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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : SBI/ RACC Nashik Branch / Trupti Mohan Chitte (Alias), Trupti Nilesh Kasture & Others (014551 /2310742) Page 1 of 5

Vastu/Nashik/02/2025//014551/2310742

25/6-392-RYBS

Date: 25.02.2025

To,
The Branch Manager,
State Bank of India
RACC Nashik Branch
RBO.2, The Wave Building, 1st Floor,
Opposite Shell Petrol Pump, Pathardi Road,
Nashik – 422 010, State – Maharashtra, Country – India.

Sub: Vetting of Estimate

Sir,

With reference to above subject, we have evaluated the Estimate for Residential Land and Proposed Bungalow on Plot No. 11, Gat No. 36+37, Behind Datta Krupa Super Specialty Hospital, Shivaji Nagar, off Saputara - Nashik Road, Mouje - Dindori, Taluka – Dindori, District – Nashik, Pin Code – 4222 02, State – Maharashtra, Country – India. belongs to Name of Owner: **Trupti Mohan Chitte (Alias), Trupti Nilesh Kasture & Nilesh Devidas Kasture.**

We have verified the rates quoted as per current market rates. Details of Estimates considered as per copy of Estimate Provided by Sanjay Pande dated.01.10.2021 The Estimate amount is **Rs.35,50,731/- (Thirty-Five Lakh Fifty Thousand Seven Hundred Thirty-One Only.)** After Considering Amenities Taken by Architect & Copy of Estimate Given to us by Owner, we have reached to Conclusion That the Above Estimate is Verified.

Note: 1) The said Cost Vetting Certificate is valid up to 6 months Only.

2) It is Advisable to get periodic work completion status prior to disbursement of loan.

Thanking you

Sincerely yours

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.25 16:19:31 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
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Estimate

DATE 01-10-2021					
Name of Work -PROPOSED RESIDENTIAL CONSTRUCTION ON G.NO.-36/37 PLOT NO.11, AT-SAMBHAJI NAGAR, DINDORI, NASHIK - 422202					
Name of Owner - MR. NILESH DEVIDAS KASTURE + 1					
No.	Item	Qty	Unit	Rate/ Unit	Amount Rs.
(A) FOUNDATION AND PLINTH					
A-1	Labour charges for removing grass, thorny shrubs, Jungli shrub, Kubabul and alike grass along roadside making the ground clean by shovel and phavaras etc. complete. Rate as per S.S.R. Item No. 21.33 P.N.151	181.9	Sq.m	7	1,273.51
A-2	1 Excavation for foundation in earth, soils of all types, sand, gravel and soft murum, including removing the excavated material upto a distance of 50 m. beyond the building area and stacking or spreading as directed, preparing the bed for the foundation and necessary back filling, ramming, watering, including shoring and strutting as necessary complete.	172	Cu.m	182	31,304.00
A-3	Providing preconstructional antitermite treatment as per I.S. 6313 (Part-II) by treating the bottom surface and sides of excavation at the rate of 5 litres of emulsion concentrate of 1.0 percent of chlorophyrifos per square meter of surface area covering 10 years guarantee on bond paper.Rate as per S.S.R. Item No. 21.24 P.N.150	153.6	Sq.m	87	13,363.20
A-4	Providing dry trap / granite / quartzite / gneiss rubble stone soling 15 cm to 20 cm thick including hand packing and compacting complete. Rate as per S.S.R. Item No. 21.38 P.N.152	26.37	Cu.m	1108	29,217.96
A-5	Providing and laying Cast in situ/Ready Mix Plain cement concrete in M-10 of trap/ granite/ quartzite/ gneiss metal for foundation and bedding including bailing out water, Steel centering, formwork, laying, etc. complete Rate as per S.S.R. Item No. 21.01 P.N.169	7.5	Cu.m	5449	40,867.50
A-6	Filling in plinth and floors with approved excavated materials in 15 cm to 20 cm layers including watering and compaction complete. Rate as per S.S.R. Item No. 21.36 P.N.152	157.5	Cu.m	109	17,167.50
A-7	Filling in plinth and floors with contractors material/brought from outside and approved by Engineer incharge in layers of 15 cm to 20 cm including watering and compaction etc. complete Rate as per S.S.R. Item No. 21.37 P.N.152	37.8	Cu.m	446	16,858.80
A-8	Providing and laying Cast in situ/Ready Mix Plain cement concrete in M-20 of trap/ granite/ quartzite/ gneiss metal for foundation and bedding including bailing out water, centering, formwork, laying etc. complete. Rate as per S.S.R. Item No. 24.10 P.N.170	24	Cu.m	6181	1,48,344.00
A-9	Providing and casting in situ cement concrete M20 of trap / granite /quartzite/ gneiss metal for R.C.C. columns up to Plinth as per detailed design and drawings or as directed, including steel centering, plywood/steel formwork, compaction, finishing uneven and honeycombed surface with	5.15	Cu.m	6440	33,166.00
A-10	Providing and casting in situ cement concrete M20 of trap / granite /quartzite /gneiss metal for R.C.C. beams (Ground & Plinth) as per detailed design and drawings or as directed,including steel centering &	11.6	Cu.m	7200	83,520.00
A-11	Providing and laying in situ, cement concrete in 1:4:8 of trap/ granite/quartzite/gneiss metal for PCC over plinth including bailing out water, plywood/steel formwork, compacting	5.07	Cu.m	4500	22,815.00

No.	Item	Qty	Unit	Rate/ Unit	Amount Rs.
(B) R.C.C. ABOVE PLINTH					
B-1	Providing and casting in situ cement concrete M20 of trap / granite /quartzite/ gneiss metal for R.C.C. work as per detailed design and drawings or as directed, including steel centering, and placing reinforcements plywood/steel formwork, compaction, finishing uneven and honeycombed surface with C.M. 1:3 of sufficient minimum thickness to give a smooth and even surface or roughening the surface if special finish is to be provided and curing etc. complete. Including use of plastisizer wherever necessary as directed by Engineer				
a)	Column Rate as per S.S.R. Item No. 25.31 P.N.173	6.25	Cu.m	7200	45,000.00
b)	floor beams Rate as per S.S.R. Item No. 25.50 P.N.175	9.25	Cu.m	7200	66,600.00
c)	floor slabs Rate as per S.S.R. Item No. 25.70 P.N.176	27.25	Cu.m	7800	2,12,550.00
d)	Staircase Rate as per S.S.R. Item No. 26.25 P.N.179	1.95	Cu.m	7950	15,502.50
f)	Pardi (For Elevation) Rate as per S.S.R. Item No. 26.17 P.N.178	0.5	Cu.m	8200	4,100.00
g)	Lintels & Chajja Rate as per S.S.R. Item No. 26.05 P.N.178	1.8	Cu.m	8200	14,760.00
B-2	Providing and fixing during laying in RCC Slab rectangular 2 mm thick M.S. sheet fan hook box of size 180x100 mm with required depth with holes or notches as required, bottom and top sides of 1.6 mm M.S. sheet fixed with 3.5 mm dia round headed screws together with 12 mm dia. M.S. bar bent	4	No's	394	1,576.00

No.	Item	Qty	Unit	Rate/ Unit	Amount Rs.
(C) BRICKWORK					
C-1	Providing first class Burnt Brick masonry with conventional/ I.S. type bricks in cement mortar 1:6 in plinth including bailing out water manually, striking joints on unexposed faces, pointing with cement mortar 1:3 on exposed face and watering etc. Complete Rate as per S.S.R. Item No. 27.02 P.N.189	75	Cu.m	6551	4,91,325.00
C-2	Providing cement based water proofing treatment to terraces (Indian water proofing or alike) with brick bats laid in required slope to drain the water for any span after cleaning the base surface. Applying a coat of cement slurry admixed with approved water proofing compound and laying the brick bats on bottom layer in C.M.1:5 admixed with approved water proofing compound filling up to half depth of brick bats, curing this layer for 3 days, applying cement slurry over this layer joints of brick bats with C.M.1:3 admixed with approved water proofing compound and finally top finishing with average 20 mm. thick layers of same mortar added with jute fiber at 1Kilogramper bag including finishing the surface smooth with cement slurry admixed with approved water proofing compound. Rate as per S.S.R. Item No. 31.04 P.N.194	150	Sq.m	1041	1,56,150.00
C-3	Providing water proof bedding for flooring of Bath and WC 25 mm thick in C.M. 1:3 including using approved water proofing compound in specified proportion as per manufacturers specifications for per bag of cement including leveling, curing and covering 10 years guarantee on court fee stamp paper of Rs.500/- including ponding test etc. complete Rate as per S.S.R. Item No. 31.05 P.N.197	15	Sq.m	386	5,790.00

No.	Item	Qty	Unit	Rate/ Unit	Amount Rs.
(D) PLASTERING					
D-1	Providing internal cement plaster 12mm thick in single coat in cement mortar 1:5 without neeru finish to concrete or brick surfaces, in all positions including scaffolding and curing complete. Rate as per S.S.R. Item No. 32.06 P.N.201	425.2	Sq.m	369	1,56,898.80
D-2	Providing neeru finish to plastered surfaces in all positions including scaffolding and curing etc. complete. S.S.R. Item No. 32.15 P.N.202	325.2	Sq.m	58	18,861.60
D-3	Providing rough cast cement plaster externally in two coats to concrete, brick or stone masonry surfaces in all positions with base coat of 12 to 15 mm thick in C.M. 1:4 and rough cast treatment 12mm thick in proportion 1:1 1/2:3 including scaffolding and fourteen days curing complete. Providing rough cast cement plaster externally in two coats to concrete, brick or stone masonry surfaces in all positions with base coat of 12 to 15 mm thick in C.M. 1:4 and rough cast treatment 12mm thick in proportion 1:1 1/2:3 including scaffolding and fourteen days curing complete. Rate as per S.S.R. Item No. 32.12 P.N.201	434.7	Sq.m	529	2,29,956.30
D-4	Providing patti/ band 100mm wide on plastered surface 12 mm to 15 mm thick in C.M. 1:3 line and level including neat finishing scaffolding curing etc. complete. Rate as per S.S.R. Item No. 32.24 P.N.202	19	Rm	63	1,197.00
D-5	Providing and fixing chicken mesh of 22 gauge, with about 30 cm. width at the junction of R.C.C members and brick work, of approved quality including fixing mesh in position by necessary drilling in concrete /B.B.masonry and or tying by binding wire etc. complete. Rate as per S.S.R. Item No. 32.26 P.N.202	145.2	Rm	128	18,585.60

No.	Item	Qty	Unit	Rate/ Unit	Amount Rs.
(E) FLOORING & PAVING					
E-1	Providing and laying vitrified matt finish tiles having size 590 mm to 605 mm x to 605 mm of 8 to 10 mm thickness and confirming IS. 15622-2006 (Group Bla) of approved make, shade and pattern for flooring in required position laid on a bed of 1:4 cement morar including neat cement float, filling joints, curing and cleaning etc. complete. Rate as per S.S.R. Item No. 33.42 P.N.209	75.2	Sq.m	1526	1,14,755.20
E-2	Providing and laying ceramic tiles having size 30 cm. x 45 cm. confirming to corresponding I.S. for dado and skirting in required position with readymade adhesive mortar of approved quality on plaster of 1:2 cement mortar including joint filling with	180	Sq.m	1171	2,10,780.00
E-3	Providing 25 mm to 30 mm thick partition of polished black kadappa stone slab of approved quality including giving required size and shape etc. Fixing in cement mortar 1:3 curing and cement etc. complete. b) Onr side polish Rate as per S.S.R. Item No. 33.32 P.N.208	8.87	Sq.m	920	8,160.40
E-4	33.37 BDM 35 Providing and fixing machine cut mirror polished 18 mm to 20 mm thick telephone black / Amba White / Cat bary brown / RBI red / Ocean Brown granite stone partition with full moulding the edges etc. complete. One side polish Rate as per S.S.R. Item No. 33.77 P.N.209	65	Sq.m	3788	2,46,220.00

No.	Item	Qty	Unit	Rate/ Unit	Amount Rs.
(F) DOORS AND WINDOW					
F-1	Providing and fixing Country cut teak wood double or single leaf second class fully panelled door shutter with 35mm thick style and rail with 25 mm thick panels with openable fan light as per detailed drawings. Excluding the door frame 60mm x 100mm stainless steel fixtures and fastening and finishing the wood work with oil painting 3 coats. Rate as per S.S.R. Item No. 39.04 P.N.235	58.65	Sq.m	8381	4,91,545.65
F-2	Providing and fixing cold rolled steel hollow door frame 105mm x 60mm for any sizes including hold fast hinges, tie members with red oxide and gray paint etc. complete as per I.S.I. specifications and code of practice prescribed including anticorrosive treatment. Rate as per S.S.R. Item No. 39.49 P.N.245	110	Rm	1747	1,92,170.00
F-3	Providing and fixing steel ventilator fully glazed partly fixed as per detailed drawing without hot dip zinc coating including fabricating glazing with plain / obscured glass panes 5 mm thick and approved type and quality and iron oxidized fixtures and fastening oil paint 2 coats etc. complete Rate as per S.S.R. Item No. 39.48 P.N.245	8.3	Sq.m	6357	52,763.10
F-4	Providing and fixing in position (as per 1868 / 1982) Aluminium sliding window of three tracks with rectangular pipe 95 x 38.10 x 0.90 mm at weight 0.637 Kilogram/Running metre. with window frame bottom track section 92 x 31.75 x 1.30 mm at weight 1.070 Kilogram/Running metre. Top and side track section 92 x 31.75 x 1.30 mm at weight 0.933 Kilogram/Running metre. The shutter should be of bearing bottom 40 x 18 x 1.25 mm at weight 0.417 Kilogram/Running metre. Inter locking section 40 x 18 x 1.10 mm at weight 0.469 Kilogram/Running metre and handle and top section 40 x 18 x 1.10 mm at weight 0.469 Kilogram/Running metre.	33.18	Sq.m	5826	1,93,306.68

No.	Item	Qty	Unit	Rate/ Unit	Amount Rs.
(G) PAINTING					
G-1	Providing and applying white-wash in one coat on old / new plastered or masonry surfaces and asbestos cement sheets including scaffolding and preparing the surface by brushing & brooming down complete. Rate as per S.S.R. Item No. 36.02 P.N.218	102	Sq.m	7	714.00
G-2	Providing and applying plastic emulsion paint of approved quality, colour and shade to old and new surfaces in two coats including scaffolding, preparing the surface, (excluding the primer coat) etc. complete. Rate as per S.S.R. Item No. 36.12 P.N.218	435	Sq.m	69	30,015.00
G-3	Providing and applying interior wall finish luster of approved make on internal wall surface as detailed below Scrapping the surface with emery paper and wipe clean wall primer with brush with mineral turpentine with brush 8 to 10% and oil 15 to 20% with roller and allowing to dry for a period 6 to 8 hours. wall putty with appropriate proportion of water allowing to dry for	599.1	Sq.m	223	1,33,599.30
G-4	Providing and applying coats of lead/zinc base oil paint/ bituminous paint of approved colour to new structural steel work and iron work in buildings including scaffolding if necessary, cleaning and preparing the surface etc. complete. (excluding primer coat). Rate as per S.S.R. Item No. 35.02 P.N.215	28.5	Sq.m	43	1,225.50
G-5	Providing and applying two coats of flat oil paint of approved colour to the old structural steel work and iron work previously painted in building including scaffolding, if necessary, cleaning and preparing the surface (excluding primer coat) etc. complete. Rate as per S.S.R. Item No. 35.09 P.N.215	28.5	Sq.m	78	2,223.00
Estimated Cost Of Project					35,50,731.59

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The **Estimate** amount is **Rs.35,50,731/-** (Rupees Thirty Five Lakh Fifty Thousand Seven Hundred Thirty One Only.)