

To,  
**The Branch Manager,**  
**Bank of Baroda**  
**Regional Office**  
BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, 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. 31+32+33/ A**, Ground Floor + First Floor, Gat No. 1970, Behind Ozar Wholesale Textile Market, Near Ganesh Madir, Sinnarkar, Mumbai - Agra Road, Village - Ozar, Taluka – Niphad, District – Nashik, Pin Code – 422 206, State - Maharashtra, Country – India. belongs **Shri. Balasaheb Deoram Walve**.

We have verified the rates quoted as per current market rates. Details of Estimates considered as per copy of Estimate Provided by Rahul Bahiram Architects Sign by (Ar. Rahul D. Bahiram) dated.09.02.2025 The Estimate amount is **Rs.41,29,568/- (Forty One Lakh Twenty Nine Thousand Five Hundred Sixty Eight 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.**

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2025.03.07 11:15:39 +05'30'

**Auth. Sign.**




### Estimate

**RAHUL BAHIRAM ARCHITECTS.**  
Architect | Interior | Landscape  
Date:09-02-2025

**The Estimate for the Proposed Bungalow (Residential unit) for Mr. BALSABHAB DEORAM WALVE on G. NO : 1970, P.No- 31+32+33/A at Ozar(MIG)In Niphad.**  
**The Proposed Bungalow, Having Ground Floor + First Floor and its Carpet Area 208.364 Sq. M. & B/Up Area 251.985 SQ. M. Detail Estimate as given below:**

Sr. No	Item	Quantity	Unit	Rate	Amount in Rs.
<b>Upto Plinth Level</b>					
1	Excavation	244.80	M <sup>3</sup>	282.00	69,033.60
2	1 : 3 : 6 P.C.C. in footing	3.67	M <sup>3</sup>	5,000.00	18,363.50
3	R.C.C footing	10.5679	M <sup>3</sup>	5,500.00	58,123.45
4	R.C.C. column up to ground	1.924	M <sup>3</sup>	5,000.00	9,620.00
5	R.C.C. beams in plinth	6.488	M <sup>3</sup>	5,500.00	35,684.00
6	Murum filling	36.72	M <sup>3</sup>	2000.00	73,440.00
7	Rubble soling	20.171	M <sup>3</sup>	1500.00	30,256.50
9	1 : 4 : 8 P.C.C. in plinth	8.77	M <sup>3</sup>	3550.00	31,133.50
10	Brick work in plinth	15.0165	M <sup>3</sup>	2800.00	42,046.20
11	Septic Tank & Underground Water Tank	30.25	M <sup>3</sup>	5,525.00	167,131.25
				<b>Total</b>	<b>534,832.00</b>
<b>Super Structure G+1</b>					
1	R.C.C. column	9.6767	M <sup>3</sup>	5,400.00	52,254.18
2	R.C.C. beams	13.599	M <sup>3</sup>	5,400.00	73,434.60
3	R.C.C slab First slab level	16.986	M <sup>3</sup>	5,525.00	93,847.65
4	R.C.C slab Terrace level	13.146	M <sup>3</sup>	5,525.00	72,631.65
5	R.C.C Chajja	3.08	M <sup>3</sup>	8,000.00	24,608.00
6	0.23 m thick brick work	100.31	M <sup>3</sup>	2000.00	200,628.00
7	0.15 m thick brick work	55.85	M <sup>3</sup>	1600.00	89,360.00
8	0.115 m thick brick work	0	M <sup>3</sup>	900.00	-
9	Powder coated Aluminium 3 track sliding window	42.67	M <sup>2</sup>	2,500.00	106,675.00
10	Doors	19.98	M <sup>2</sup>	3,000.00	59,940.00
11	Lift - add lump sum				-
12	skirting / dado	97.47	Rft	1600.00	155,952.00
13	flooring	138.92	M <sup>2</sup>	2,450.00	340,354.00
14	Granite kitchen platform with stainless steel sink 600X450	27.552	Rm	1,200.00	33,062.40
15	Mild steel Grill work 45kg/ sq.m. for windows and ventilator	50.304	M <sup>2</sup>	1,300.00	65,395.20

16	Internal cement plaster 12 mm thick	421.78	M <sup>2</sup>	550.00	231,979.00
17	external plaster	261.96	M <sup>2</sup>	400.00	104,784.00
18	Internal painting	421.78	M <sup>2</sup>	450	189,801.00
19	External painting	261.96	M <sup>2</sup>	500	130,980.00
20	Bore Well - add lump sum				110,000.00
21	Compound Wall	102	M <sup>3</sup>	2000	204,000.00
22	Sanitary	37.9215	M <sup>3</sup>	3000	113,764.50
23	Terracota jali	500	pcs	75	37,500.00
24	Railing (glass)	82.0995	M <sup>2</sup>	2500	205,248.75
				<b>Total</b>	<b>2,696,199.93</b>
<b>Total - Upto Plinth + Super Structure</b>					<b>3,231,031.93</b>
1	For electrical and fixtures add 10%				323,103.19
2	For plumbing & sanitation and fittings add 10%				323,103.19
3	For landscape - add lump sum	29	M <sup>2</sup>	1500.00	43,500.00
4	Miscellaneous				50,000.00
<b>Total Project Cost</b>					<b>3,970,738.32</b>
Architect's Fee - 4%					158,829.53
<b>Grand Total</b>					<b>4,129,567.85</b>
					Say <b>4,129,568.00</b>
In words - Forty One Lakh Twenty Nine Thousand Five Hundred Sixty-Eight only.					
 <b>Ar. Rahul D. Bahiram</b> Reg.No CA/2022/149411 Ar. Rahul Bahiram RAHUL BAHIRAM ARCHITECTS.					

The **Estimate** amount is **Rs.41,29,568/-** ( Rupees Forty One Lakh Twenty Nine Thousand Five Hundred Sixty Eight Only. )



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

