

## Vastukala Consultants (I) Pvt. Ltd.

Vetting Report/ BOB/ Regional Office/ Shri. Rahul Bhaktiram More & Others (014751 /2310916) Page 1 of 2

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Vastu/Nashik/03/2025/014751 /2310916  
07/14-113-RYBS  
Date: 07.03.2025

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. 239**, Ground Floor + First Floor, Survey No. 184/ 1+184/ A/ 1+184/ A/ 2+184/ A/ 3, C.T.S. No. 1774, Near Hindi Vidyalaya, Jai Ganesh Colony, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka – Nashik, District – Nashik, Pin Code – 422 007, State - Maharashtra, Country – India. belongs **Name of Proposed Purchaser: Shri. Rahul Bhaktiram More & Sau. Raju Bhaktiram More. Name of Owner: Shri. Ravindra Motiram Bachhav & Sau. Rekha Ravindra Bachhav.**

We have verified the rates quoted as per current market rates. Details of Estimates considered as per copy of Estimate Provided by Ar. Saurabh H. Pagar Dated.07.03.2024 The Estimate amount is **Rs.22,24,015/- (Rupees Twenty-Two Lakh Twenty-Four Thousand Fifteen 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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=C.M.D, email=cmd@vastukala.org, c=IN  
Date: 2025.03.07 16:03:10 +05'30'



**Sharadkumar B. Chalikwar**



Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
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#### Our Pan India Presence at :

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#### Regd. Office

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## Estimate



**Ar. Saurabh H. Pagar**

- ☎ 97635 24879
- ✉ ar.saurabh.pagar@gmail.com
- 📍 Flat No 13, Fourth Floor, Margarato Tower, Beside Buisness Square, Canada Corner, Nashik - 422005

**Estimate of Proposed Bunglow of P.No.239  
S.No.184/1+184/A/1+184/A/2+184/A/3, CTS NO. -  
1774, at Pimpalgaaon Bhaula, Nashik  
for, Mr.Rahul Bhaktiram More  
Mr.Raju Bhaktiram More**

Sr.No	Description	Quantity	Rate	Unit	Amount
1	R.C.C. Column	40	6500	M3	260000
2	R.C.C. Ground & Lintel Beam	30	5500	M3	165000
3	R.C.C. Chajja	20	6500	M3	130000
4	R.C.C. Staircase	25	5000	M3	125000
5	R.C.C. Floor Beam	35	6500	M3	227500
6	R.C.C. Slab	32	6000	M3	192000
7	Tor Steel	18	35000	M.T	630000
8	Brickwork (0.23 thk.)	46	2000	M3	92000
9	Brickwork (0.15 thk.)	35	2000	M2	70000
10	Internal Plaster	115	120	M2	13800
11	External Plaster	115	240	M2	27600
12	T.W. Frames	5	10000	M3	50000
13	Green Marble Otta	5	5000	M2	25000
14	Skirting	25	1000	M2	25000
15	Glaze Tiles	50	1000	M2	50000
16	Diamond Flooring	50	1000	M2	50000
17	Alluminium Window	10	3200	M2	32000
18	M.S. Grill	10	1000	M2	10000
19	Oil bound destemper	35	69	M2	2415
20	Cement Paint	115	80	M2	9200
21	Terrace Ghotai	110	250	M9	27500
			Total	Rs.	2214015
22	Casing Caping Electrifi.	Lumsum		Rs.	5000
23	Plumbing & Sanitation	Lumsum		Rs.	5000
			Total	Rs.	2224015

**TWENTY TWO LAKH TWENTY FOUR THOUSAND FIFTEEN RUPEES ONLY**

Ar. Saurabh H. Pagar

The Estimate amount is **Rs.22,24,015/- (Rupees Twenty-Two Lakh Twenty-Four Thousand Fifteen Only)**