



VEDANSH SQUARE INFRASTRUCTURE PVT. LTD.

Building Better Tomorrow

Architects, Engineers, Planners, Interiors, Surveyor

REF NO:

Date- 27-04-2022

AGREEMENT FOR THE RESIDENTIAL BUILDING (for frame structure)

An agreement is made for the construction of residence of Mr. (referred as client in further references) and **VEDANSH SQUARE INFRASTRUCTURE PVT. LTD.** (referred as Contractor in further references) on **Plot No.**

1. All civil works such as brick works, lintels, slab, plastering & terracing.
2. All sanitary works i.e. laying of water supply / sanitary lines, taps, fixtures (basin, WC etc.).
3. All electrical works such as conducting, wiring, switch boards, switches etc. but excluding the meter and main cable, fixtures such as lamps, tubes etc.
4. Wooden frames (Malaysia Sal wood) of all doors and windows and ventilators, including window / ventilator. M. S. grills of square bar 10 mm dia in rectangular design @ 4" approx., but excluding any other type of wood work such as wardrobes etc.
5. Priming / Painting of grills, walls.
6. P.O.P. work
7. Flooring and tiling work (floor tiles of cost approximately Rs.40 /- per sq. ft. & wall tiles in toilet & kitchen (wall tiles of rates Rs.35/- per sq. ft. up to a height of 7'-0") in toilets. Kitchen top shall be finished with Granite Stone.
8. Including straight line elevation works & minor decorative works in cement etc. but any ornamental work / treatment of clay tiles or stone work shall be charged extra as per actual cost.



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GomtiNagar Lucknow Near LIC Office



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MODE OF PAYMENTS:

- Mobilization(ADVANCE) money 30% of the total cost of project.
- For work up to Sill level 10% of the total cost of project.
- For erection of brick work, column up to root level 15% of the total cost of project.
- For roof casting 20% of the total cost of project.
- For electrical piping work, internal plaster, plumbing work, chaukhat 10% of the total cost of Project.
- For external plaster work 5% of the total cost of project.
- For flooring, @ sviring 5% of the total cost of project.
- For final painting, toilet fittings, switches, handing over 5% of the total cost of project.

RATES:

- | | | | |
|----|------------------------------|---|-------------------------|
| 1) | Ground Floor Area (Finished) | = | Rs.2500.00 per sq. ft. |
| 2) | First Floor (Finished) | = | Rs. 2500.00 per sq. ft. |
| 3) | Mumty (Finished) | = | Rs.2000.00 per sq. ft. |

SPECIFICATIONS:

(a) Foundation

1. PCC in Foundation stone -4.5" thick brick blast
In Foundation First class brick will be used with 1:6 cement and sand (as per design)
2. A-Plinth beam R.C.C.-M-20 (1:1.5:3 as per design)
3. B-Column R.C.C-M-20 (1:1.5:3 as per design)
4. Anti Termite Treatment -Under Footing and Floor area



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5. Boundary Wall Footing Depth-3'-0" From Plinth Lvl.

(b) **Brick work**

1. Bricks shall be first class of standard specifications & make.
2. Mortar shall be 1:4 in 4.5" thick.

(c) **Plaster**

1:5 (1 cement : 5 coarse sand) for walls.

(d) **Lintel and Beam**

Steel will be used as per structure design with 1:1.5:3 concrete

(e) **Slab**

Steel will be used as per structure design with 1:1.5:3 concrete

(f) **Flooring in Covered Area**

Tile Worth Rs.65/ Tile

(g) **Flooring in Open Area**

Kota stone worth Rs.55/-Rs.60/(approx.)

(h) **Flooring in Kitchen and Toilet**

Flooring tile (good quality of Somany) 55 rs sqft up to 7'

(i) **Wall tiles Toilet**

Up to Rs.. 55/ sqft

6. CONSTRUCTION MATERIAL

First class brick

(Sand hamirpur U.P/Banda)

Cement- ACC/ULTRATECH non trade

Steel- GALLENT



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(d) Water supply & sanitation

1. All sanitary / rain water pipes shall be of first class P.V.C. (6 Kg. pressure) Supreme (OEM) make.
2. All water supply pipes shall be of CPVC pipes (Astral / Supreme(cem)).
3. Soil pipes (Supreme make) shall be 100 mm in dia, rain & waste water pipes shall be 75 mm in dia (as per drawing).
4. All the sanitary fixture shall be of Cera / Somany light color. European type W.C. shall be provided.
5. All the sanitary fittings with jet spray ,w.c and basin shall be Cera rate around Rs. 20,000.00.(PER TOILET).

(e) Electrical

1. Wire shall be of havelles life line multi strand wire of comparable of 3/22, 3/20, 7/16 for light points, power points & A.C. points.
2. Pipes shall be Seiko/cap/ or equivalent, 1 mm thick (white).
3. Switches shall be of Modular HAVELLES make.

(f) Door and Window frames

1. The chaukhtas shall be of Malaysia Sal wood of section 2.5"x5' for double rebate & 2.5"x4" for single rebate.
2. The shutters of doors shall be of water proof flush door around Rs. 10000.00 per door.
3. outer all doors shall be provided with double rebate – outer side jali door and inner side paneled door.

(l) Finishing of Door and Window

polish finishing

(g) Painting

1. All internal walls shall be painted with Anti-Dust Plastic Paint of approved shade of Asian / Berger make.



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2. All external walls shall be painted with Asian / Berger make.
3. All doors, windows chauhats & grills shall be painted.
4. All doors, windows shutter shall be polished.
5. Terracing will be of plain cement flooring mixed with water proofing compound.

(h) P.O.P. Work

1. There shall be punning on ceilings.
2. A cornice 4" wide shall be provided on joints of walls & slabs.
3. A molding 1" thick shall be provided after 1'-0" of cornice.
4. Decorative fan rings shall be provided in each room.

(i) RAILING

1. BALCONY GLASS (1100 RUNNING FEET) / SS RAILING (450 RUNNING FEET)
2. STAIR RAILING SS RAILING (450 RUNNING FEET)

(j) FALCELLING

1. ALL BED ROOM AND DRAWING AND DINING AND KITCHEN 2 COVE FALCELLING (GIPSUM BOARD)
2. ALL TOILET 2X2 SHEET FALCELLING (GIPSUM BOARD)

(k) KITCHEN

1. KITCHEN IS MODULER KITCHEN (WITHOUT ANY KITCHEN ASSECERIES LIKE CHIMNY, OWEN)

(l) WARDROBE

1. ONLY ONE ROOM (PER FLOOR) MASTER BED ROOM WARDROBE SIZE IS 6X7(1300 RS SQFT)



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NOTE:-

- Rear covering grills are charged separately.
- Elevation treatment as per shown in perspective (viz. finishing other plane cement) shall be charged extra.
- Terracing/SLAB GHUTAI (re 80/sqft) charged separately.
- The first party shall charge any other extra demands or requirements made by the second party according on mutual consent.
- The first party will not responsible to pay or bear any penalties legal or illegal made by authority or other govt. Departments or its officials.
- The first party will not responsible to complete the construction in above said time frame if the payments would not be proper as per the given schedule.
- Also that first party shall not liable to complete the construction o\in any unforeseen conditions like droughts, calamities or other climatic hassles or any hindrances created by authority or other legal, illegal departments.
- The date of start of construction will be counted after the provision availability of light and water facilities.
- Grill and jaali provisions are to be given in all outer doors and windows.
- No wood work other than doors and windows will be given.
- Electric-connection, water connection, and earth felling(mud) upto plinth lvl. Is not included it should be charged separately.
- Water tank- 500 lt. for less than 1000 sq.lt. and 1000 lit. for more then 1000 sq.lt.
- After starting civil work no any changes in layout plan it changes than charges will be pay extra each work
- It any dispute in site than bill will be finalize as/ PWD norms and schedule
- Top parapet charge separately
- After covered area everything will be charge separately as/ item rates

Owner's Signature

Architect Signature



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