



SPEARHEAD HOME CONSTRUCTION™

Innovative Concept | Creative Design | Flawless Execution

CLIENT NAME:- Mr.

Dated:-28-12-2024

SUBJECT: Workorder/Contract proposal for the construction of Residential Building of Mr. at, Lucknow ,UP @ Rs.1700/sqft

PROJECT DETAILS

- a. Client is holding a plot area Sqft. Approx. At Lucknow, UP.
- b. Client offered “Spearhead Home Construction” to construct a residential building at the above mentioned plot
- c. Spearhead Home Construction agreed to construct a residential building at the above mentioned plot.

1) Constructible built-up area statement:

| PARTICULARS | AREA (in Square Feet) |
|-------------------|-----------------------|
| Ground Floor | As per drawing |
| First floor | As per drawing |
| Mummtly | As per drawing |
| Total Area | Approx. |

- A) Rate of Construction per square feet =Rs.1700 per square feet.
- B) Total Cost of construction =Rs.1700 * sq.ft=Rs.....
- C) Extra work 10% of the total project cost=Rs.....
- D) Grand total cost of construction(B+C)=Rs.....
INR approximately.

Advance & Schedule of Payment

| Stages of work | Amount (Rs.) |
|------------------------------------|--------------------------------|
| • Advance for Mobilization | 10% (for material procurement) |
| • Slab extension of Ground floor | 10% |
| • Slab of first Floor. | 15% |
| • Brickwork partition of FF | 10% |
| • Electric & plumbing conduit work | 10% |
| • Plaster & POP work | 10% |

| | |
|---|---------------------|
| • Electrical, Bath & sanitary-ware fittings | 10% |
| • Tile work | 10% |
| • front elevation & outer development work | 5% |
| • Putty & Paint Work | 8% |
| • After completion | 2% (PDC in advance) |
| | <u>100%</u> |

Scope of work includes:-

- a) Concrete work- R.C.C frame structure with staircase and P.C.C as per structural Drawings.
- b) Concrete columns, beams and slab as per drawings.
- c) Finishing Works- Masonry, Plaster, Doors and Windows, Flooring Dado, Skirting and Kitchen Platform work, painting work.
- d) Electrical Installation works- internal wiring, common area wiring up to meter room, wiring for inverter & Switch ,board.
- e) Plumbing and Sanitary fixtures and fittings- soil waste and anti syphonage, water supply plumbing works.
- f) Tile work, pant work & POP work.

| <u>BUILDING SPECIFICATION</u> | | | |
|--------------------------------------|------------------------------|--|--|
| Se. No | SPECIFICATION | | |
| 1 | Construction material | Description | |
| | Excavation | By mechanical (hydraulic excavator) / manual means | |
| | Foundation | isolated footing up to required depth as per structural drawings/As per columns drawings | |
| | P.C.C in plinth | M – 10 Grade 100 mm thick to be laid outer to edge of the bldg. | |
| | Grade of concrete | M-20(1:1.5:3)/M:25 | |
| | BRICK | 1 st class, awwal brick/ red brick, as per client | |
| | Slab height | 11' (including slab thickness 4.5") | |
| | Steel | TMT 500+(Gallant/Rungta 550D/RHL Gold) | |
| | Cement | Acc/Ultratech /Birla Multicem (non trade) | |
| | Gitti/Maurang | Best in class | |
| | chunai ratio | 1:4 for 4" brick wall,1:6 for 9" brick wall | |
| | Plaster | 1:5 (1 cement :4 mauram)outer plaster with acc gold cement | |
| | Brickwork | 4.5" red brick wall | |
| | Internal plaster | 12 mm thick cement plaster. | |
| | External plaster | 12 mm thick cement plaster . | |

| | | | |
|----------|--|--|--|
| | Water Tank | supreme Water tank of 1000 ltr per floor | |
| | Sunken /Toilet pit | cinder | |
| 2 | FINISHES(lobby & dining) | | |
| | Flooring (Tiles Range MRP Rs.upto 55-60) Kajaria tile/nitco/somani | a) Vitrified Tiles,2'*4'/ 2'x2'x9 mm for all the area/ marble as per specification. | |
| | Skirting | Skirting for all area 4" height | |
| | Paint Brand Putty | Burger/Asian/Nerolac/dulux Royale emulsion shyne/apcolite shyne Birla 2 coat,1coat primer, ghisayi,2 coat paint | |
| | Doors | Doors shall be flush doors , laminated with MICA both side, bidding with teak wood | |
| | Door Lock (Range upto- Rs.1,800) | Enox/linkGodrej/Doorset | |
| | Stairs | Granite up to 120/sqft | |
| | Windows | Teak wood window | |
| | Windows/doors Frame | Malaysian shakhu/Japanese steel profile ,main door frame 2.5*5 inch rest 2.5*4 | |
| | doors | Maine door flush door finish with veneer, remaining door shall be flush door finishes with mica with hardware . | |
| | Jaali door | Teak wood jaali door maximum 2 unit per floor, auto-closer not included | |
| | windows | Teak wood oanel with glass openable/fix | |
| | Glass | 5 mm clear glass | |
| | Window Grill | Frame fitted grills ,Window M.S Grill 1.5 kg per sqft/ (As per Drawing) | |
| 3 | bedrooms | | |
| | Flooring Range (Rs.upt 65) | Vitrified Tiles, 2'x2'x9mm/2'*4'*9mm | |
| | Ply/flush doors | Century/Greenply/srg premium | |
| 4 | Bathroom/Toilet | | |
| | Flooring Range Rs.upto 55/sqft tile any brand | Anti-skid ceramic tile flooring | |
| | Dado | Ceramic/digital tile dado up to 7' height | |
| | Plumbing (supreme) | Concealed plumbing astral/supreme | |
| | Fittings Range MRP Rs. up-to 15k Price range Includes all cp fighting | Cera/Varmora/Johnson/somany, diverter/mixer and other fittings Shower up-to 1700/pcs Diverter up-to 8000/unit mixer | |
| | Sanitary Ware, Indian/Western WC with flush (MRP. upto 15k) | Cera/Johnson/somany ,as per design,wall hang/floor mounted (1:1) Up to Rs.15000/ unit as per client choice | |
| | Wash Basin with pedestal Range MRP Rs. Upto 6K | Hot and cold unit with two taps and spout with overhead shower for bath .up to Rs.6000 | |

| | | | |
|---|--|---|--|
| 6 | Stair Case Granite (100-120/sqft) | Rajsthan black With SS Railing without Glass | |
| | Front railing | Mild steel/ stainless steel 304 grade with | |
| | Stair railing | Stainless steel 304 grade with glass toughened | |
| 8 | Electrical fittings (Modular fitting) | Switch box (modular) as per client choice Concealed Fitting Havells/RR/Polycab/orient | |
| | Wires | Orient/Polycab/ havells/RR kabel as per requirment | |
| | MCB | Havells/Polycab/orient/ ABB , AC point as per requirement, point/power plug for all heavy appliance | |
| | Switches | Polycab etira/rr maven /anchor | |
| 9 | Plumbing | CPVC And pvc(Astral/ Supreme)/as per drawing, with hot and cold. | |
| | Soil - waste, Vent, | PVC(Astral/ Supreme) 4 KG | |

Material specification explanation

- ❖ Stair & porch shall be finishes with granite 110/sqft.
- ❖ All bathroom shall be finishes with tile rate shall be 65/square feet.

***Extra Item Work includes in this contract 10% of the total project cost:**

- Parapet
- Front elevation (As per drawings)
- Main gate Ramp work with tile
- Main entry Gate
- Anti-termite treatment with warranty.
- Water proofing in all toilet.
- Outer development
- Outer-naali work

****Water & Light shall be arranged by client.**

**** Soil & soil shifting shall be arranged by the client. (if any).**

****All the structure and construction shall be as per drawings.**

****Brick coba work shall additional to this contract @Rs.150/sqft(if required)**

****Tiles & stone selection shall be as per client choice.**

Note 1:- Brand specifications

- **Cement:** Acc/Ultratech/MP bilrta muticem.(as per availablity)
- **Steel:** Gailent / Durgapur/Rungta 550D/RHL Gold
- **Paint:** Asian / Burger (Internal walls- Royal shine & For Exterior -ACE/Weather coat)
- **Doors:** PVC/Board costing Rs.100-110 per sqft, Century/Greenply/SRG premium
- **Sanitary fitting:** Cera/johnson/varmora
- **C P fittings:** Cera/johnson/varmora

Note 2: -

- Covered area of building will be decided after final measurement at the time of completion of slab casting. Covered area includes projections, osts & cutouts.
- selection of brand & material from the option shall be depends upon the availability of stock.
- Covered area includes projection and shall not be deduct cut outs.
- Above stages are provided to check the progress of work & accordingly the payment level.
- 1 year maintenance shall be provided by the company, physical damage does not cover.
- Quality of work shall be checked by Client time to time.

- Making should be as per agreement and it procurement would be informed time to time to the 2nd party to perform any check.
- Slab casting shall be well informed in advance to 2nd party.
- Liability of map & approval of Development authority by the client
- Any other extra expenses related to Development authority shall be meet out by the client.
- Consequences arises due to deviation in Approved map & actual construction shall be taken care by client.
- In case of any dispute civil court, Lucknow shall be the jurisdiction of the court.
- Interior work and lights and Fans e.g.- fans, lights cfl, bulbs, leds are not cover in this contract.
- Applicable Taxes(GST 18%) shall be additional.
- Expected date of completion of project is one year.

Progress and completion of project will be depending upon Payment Schedule



Spearhead Home Construction

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