

AGREEMENT

Articles of Agreement made at Bangalore on this day of between Mr. residing at ,Bangalore 560076.

Here in after referred as the OWNER which expression shall include its successor and the entire person for the time being in management of concern of the **ONE PART.**

Mr. & Mr. residing at Bangalore 5600 . Here in after called as Contractors of the **SECOND PART.**

WHEREAS the owner is desirous to get the work of construction of a residential building (Ground floor, First floor & Second floor) on Site no. Bangalore, executed by the Contractor in accordance with the drawings and specifications prepared by the

AND WHEREAS the Contractors has agreed to execute the aforesaid works on terms and conditions mentioned herein and subject to general conditions of contract and in accordance with the particulars, specifications, appendix and the schedule of rates and probable quantity as per Schedule prepared by the Architect.

Now it is hereby agreed and declared by the between the parties hereto as follows:

1. In consideration of the payment to be made to them as hereinafter provided, the contractor shall, subject to the terms and conditions, specifications, schedule of quantities, drawings etc., more particularly stated in the schedule aforesaid, execute and complete the work within 11 months from the date of commencement of work. The time limit may be extended by 1 month by mutual agreement.
2. The owner shall pay the contractor such sums after satisfying the quality and quantity of work as certified by the architect, shall become payable here under at the time and in manner specified in the condition contained in the Milestone/Payment schedule aforesaid.
3. Work will be executed by the Contractor in accordance with best engineering practices viz.
 - a) Quality of material – as indicated in the tender document
 - b) Effective curing
 - c) Workmanship
 - d) FinishFor a leak proof structure.

Anti-termite treatment will be carried out as specified during construction.

- 3a. The schedule above mentioned shall form an integral part of the agreement and the decision of the Architect in reference to all matters of dispute as to material and workmanship shall be final and binding on both the parties.
4. The owner reserves to himself the right to altering the drawing of the works and of adding or omitting any items of work from or of having portions of the same carried out departmentally or otherwise and such alteration or variations shall not violate this agreement and cost per sqft will not change by adding or omitting any built up area.
5. In case the owner supplies to the contractor any material controlled or otherwise, which are include in the rates quoted by the contractor, then deduction for the value of the materials supplied shall be made from sums payable to the contractor in accordance with those flat rate contracted in the bill of quantity mentioned herewith. In case of those materials supplied by the owner but not quoted in the bill of quantity stated herein of the contractor such deduction shall be made in the basis of market rates to be determined by the Architect.
6. Contractor hereby agrees that the sanitary and water supply installations and conditions, the electrical wiring installations and connections, will be carried out solely at his responsibility. Necessary license and connection through proper licensed person will have to be obtained by the contractor within the schedule time. The necessary documents / papers, departmental expenses and any deposits will be borne by the owner.
7. Built up area of the building measured as roof area including wall thickness, roof projection, Balconies, Portico, pergolas & parking.
8. Notwithstanding anything contained in the tender submitted by the Contractor, all the clauses of this agreement shall be binding on both parties.

In case of any dispute, the opinion of the Architect shall be final & binding no both the parties.

BUILT UP AREA

1. Ground Floor	: 960 Sqft.
2. First Floor	: 960 Sqft.
3. Second Floor	: 960 Sqft.
4. Terrace Floor	: <u>90 Sqft.</u>
TOTAL	: <u>2,970 Sqft</u>

AGREED RATES Rs. 1,800.00 per sqft (Rupees One Thousand Eight Hundred Only)
Total Cost: Rs 53,46, 000.00. (Rupees Fifty Three Lakhs Forty Six Thousands Only)

SCHEDULE OF PAYMENTS

1. Beginning of Construction, Advance: Rs
2. Completion of Column Footings & Foundation including plinth Beam ----
3. Completion of Ground Floor with Masonry -----
4. Completion of Ground floor roof with Masonry -----
5. Completion of First Floor With Masonry and Lintels -----
6. Completion of First floor roof with Masonry -----
7. Completion of Second Floor with Masonry and Lintels -----
8. Completion of 2nd Floor roof with Masonry -----
9. Completion of Terrace floor roof , Parapet wall, preliminary electrical works
Doors, and Window Frame fixing, ready for platering -----
10. Completion of Inside plastering , fixing of Balcony Railings,MeshWorks-----
11. Completion of Outside plastering , Sanitary, Water supply pipe line, Chamber
work sunken filling -----
12. Inside Flooring, Skirting Glazed tiles in toilets & Kitchen, WPC for Roof with
clay tiles -----
13. Fixing of doors windows shutters, preliminary paintings primer & Putty Work -

14. Electrical wiring First coat of paint works -----
15. Compound wall , gates, paving and out side of BS Slab -----
16. Doors/ Windows Shutters fixing, all water supply sanitary fittings. Electrical
switches etc all other misc jobs -----
17. All other Misc jobs for ready to occupy -----
18. Final payment after 180 days after completion of the project -----

For purchase of following items (cost of material) the amount is reserved and will
be released as and when purchase are made

- a. Wodden for frames, shutters for doors -----
- b. Flooring material and wall tiles -----
- c. Water supply / sanitary pipes and fittings -----
- d. Electrical wires and Switches -----

CONSTRUCTION DOCUMENT

1. Earthwork Excavation

- a. Earth work shall be done for foundation for footing concrete as per structural drawing provided by Architect.
- b. While doing excavation if rock found below ground level, contractor shall take care rock excavation work as well.
- c. Column Size of 9"*18" and steel shall be as per structural drawing provided by Architect.
- d. Foundation depth shall be at least 6'6"

2. Masonary work

- a. All outer wall of 9"(Nine) thick burnt bricks masonry with cm 1:6
- b. All Partition walls 4½" thick burnt bricks masonry with cm 1:6
- c. Red burnt bricks with basic rate of Rs7/piece shall be used for the masonry works

3. Reinforced cement Concrete works

- a. Columns: M25
- b. Footings M25 & Plinth beam
- c. RCC Chajja and Lintels M25
- d. RCC Roof slab and Beams M25
- e. All the steel structure shall be as per structural drawing provided by architect
- f. Termite proof compound shall be used on the basement before concreting the floor
- g. Indus Steel shall be used for the construction with basic rate of Rs 43000/ton
- h. ACC 53 grade cement shall be used for construction with basic rate of Rs 400/bag

4. Plastering Work

1. Outside with cement mortar 1:6 with sponge finish
2. Using Cement mortar 1:4 for ceiling for internal walls with lime rendering

5. Wood work

- a. Main door and Pooja door: Teakwood door of Burma Teak make of size 3'6" x 7'0" (section 5"*3") with 30 mm thick shutter with necessary brass fittings and 2 number of Godrej lock set. Both side of the design door shall be polished. Both side SS hinge shall be provided.
- b. Internal Doors: Door of Red Saal wood 5"*3" frames section with 30 mm thick pre-skinned shutters with teak wood veneer layer fitted with SS hinge & fittings and with locks. Polished with both side
- c. Windows: Windows of Red Saal wood of 5"*3" frames & 30 mm thickness and 2 ½" width of Honnewood shutters with stainless steel hinges & fittings both side polished/painted and 5mm thick glass from outer side of the windows and power coated fittings shall be provided. All windows shall have 12 mm hexagon bright bars with proper design.
- d. Flashing (water proofing) of door and windows shall be done.
- e. Basic rate of the Burma teak of first grade Rs 7500/ cft
- f. Basic rate of Saal wood Rs 1500/cft
- g. Basic rate of Honne Wood Rs 3500/cft

6. Flooring

- a. Flooring for Hall, Common areas including balcony, staircase and kitchen shall be done using granite with basic rate of Rs100/sqft. Skirting and fitting shall also be provided. Minimum granite thickness shall be 18mm. Minimum width and height of the granite shall be 6'x3'
- b. Room flooring shall be done using vitrified tiles which would cost Rs70/sqft. Fittings. Vitrified skirting shall also be provided.
- c. Glazed tiles of good make shall be used for bathroom up to 7'0" height and for kitchen above platform to a height of 4'0" and anti-skid flooring in bathrooms at the basic rate of Rs50/sqft.

- d. Staircase steps and raisers shall be laid and finished water cut granite and each steps shall be of paper cut finish at the bottom.

7. Electrical work

- a. All conduit pipes shall be of VIP make designer modular switches and boxes make of Anchor Roma
- b. All internal wires shall be fireproof and of Finolex make
- c. Conceal pipe size shall be of more than 1”.
- d. Required wiring shall be made for DC connections or for UPS
- e. All electrical control panel shall be provided at the Ground floor.
- f. Each floor shall have separate MCCB/ELCB controls of electrical connection.
- g. Living room electrical points: 3 tube light points, 2 LED bulb points, 2 Fan points, 1 TV points, 1 DVD, Set top box point, woofer point , Aquarium points, plug points , telephone points with internet , Water pump point
- h. 2nd floor mini living: 2 Tube light point, 1 fan point, TV, set top box, 1 LED bulb point
- i. Dining : 1 Tube light, 1 fan point, 1 LED bulb point, Wash basin point
- j. Puja room: Small tube light point, 1 LED bulb point
- k. Bedroom and study room : 1 tube light point, 1 LED bulb point , 1 fan point, AC point, plug points where ever required, bed switches for fan and light
- l. Kitchen: 1 tube light point, 1 LED light point, Micro oven point, fridge point, exhaust point, Aqua guard point, Chimney point, induction point, Mixture grinder point, 2 extra point
- m. Utility: 2 light point above sink, Washing machine point
- n. Toilets and Bathroom : 1 wash Basin light point, 1 light point, geyser point, dressing light point
- o. Balcony : 2 tube light point, 1 fan point, 1 LED light point
- p. Staircase light point: Each landing shall have one light point
- q. External staircase light point where ever required
- r. Main gate entry light point

- s. Calling bell point
- t. Parking light point
- u. Roof 2 light point
- v. Main door entry point.
- w. All the bulb holder shall be provided

8. Plumbing and Sanitary work

- a. All commodes shall be Hindware make and fittings shall be **wall mounted of owner choice. (Basic rate need to be mentioned)**
- b. All Wash basin shall be counter basin of Hindware make of Owner choice **(Basic rate need to be mentioned)**.
- c. All taps and bathroom basin fittings with Hindware make with hot and cold water of Owner choice.
- d. Stainless steel rod shall be provided for hanging cloths in the toilet.
- e. One small basin shall be provided to wash puja utensils near puja room.
- f. All CPVC pipes of make Ashirwad for internal and external connection.
- g. PVC pipes of make supreme for sanitary connection.
- h. All Rainwater connection pipes of PVC of supreme
- i. Chambers shall be provided wherever required with RCC cover.
- j. All tap fittings like wall mixer shower angle cocks pillar cocks taps shall be of Jaguar continental make (heavy duty)
- k. PVC overhead tank of 2000 ltrs shall be provided (make Sintex)
- l. Pipes shall be provided for solar heater.
- m. Provision for hanging towels and fittings near each wash basin
- n. Provision for keeping Sampoo, soap , bathroom cleaners at toilet

9. Fabrication work

- a. Internal Staircase railings would be of SS 2" round pipes of first quality on top and 4 Nos of 1" round.
- b. External Staircase railings would be of 2" round MS pipes of first quality on top and 4 Nos of 1" round MS pipe Gauge 18 for staircase railings, shall be used.
- c. For balcony railings 2" round SS pipes on top and 3 Nos of 1" round.
- d. Main gate at the good design of 20ft width would be provided.
- e. Provision for Curtain and Curtain rods and fittings shall be provided.

10. Painting

- a. For Internal walls 2 coats of wall putty (Birla super wall putty), 1 coat of wall primer and two coats of Royal Emulsion of **ASIAN PAINTS** shall be provided
- b. For External walls one coat of Primer for waterproofing white cement paint and 2 coats of Ace ACE external paint of **ASIAN PAINTS** make shall be used.
- c. Polishing for main door and Pooja door. Two coats of polish shall be done for Teak Wood doors & frames for both sides with premium quality Asian paints make
- d. For Wooden doors & Windows after 1 coat of primer & 2 coats of Enamel paints shall be used of **ASIAN PAINTS** make.
- e. For Metal railings, 1 coat of primer & 2 coats of Enamel paints of **ASIAN PAINTS** make shall be used.

11. Kitchen Work:

- a. Granite platform in kitchen of 40 mm thick shall be provided. Kitchen slab width shall be minimum 2'3".
- b. 2 Kitchen sink shall be provided one shall be at utility another shall be at kitchen
- c. Utility kitchen sink of stainless steel of make Hindware.
- d. One Granite kitchen sink shall also be provided for kitchen
- e. Gas pipe line work for the kitchen.

f. Chimney pipe shall be installed

12. Miscellaneous work

- a. BS slabs in front of main gate shall be provided.
- b. Water proofing compound wall shall be constructed using red bricks
- c. 10,000 liter of sump tank shall be constructed
- d. Rain water harvesting work shall be done
- e. Living room ceiling design work shall be done
- f. One skylight shall be provided in the staircase duct (cross mentioned) mentioned in the design.
- f. Water proofing Parapet Wall shall be provided.
- g. Ground floor 4 side wall (9" brick) (instead of only stilt floor)
- h. MS gate to the Roof water tank shall be provided.

13. Material Description

- a. Bricks: table moulded bricks with basic price of Rs 7/ piece
- b. Sand: M-Sand shall be used for structural work..
- c. River sand shall be used for plastering and finishing work
- d. Cement: ACC 53 grade shall be used for construction with basic rate of Rs 400/bag
- e. Steel: Indus TMT shall be used with basic rate of Rs 43,000/ton

THE CONTRACTOR HAS TAKEN THE FULL RESPONSIBILITY OF CONSTRUCTING THE BUILDING AT THE AGREED RATE OF RS.1,80,000/(ONE LAKH EIGHTY THOUSAND ONLY) FOR 100 SQUARE FEET AREA (10'X10'=100SQFT).

Note:

1. Basic water shall be provided by the owner.
2. Services like plan sanctioning charges shall be paid by the owner at actuals.