

QUOTATION FOR RESIDENTIAL CONSTRUCTION

This Quotation is made and executed on 10.08.2017 by and between

M/s X BUILDERS

Here in after referred as the Civil Constructors.

Mr. Nagaraja
Bangalore.

Here in after referred as the Owner.

SPECIFICATION AND DETAILS OF THE WORK:

➤ **Scope of Work:**

Civil works for Residential Building in Bannerghatta Road, Bangalore, in conformity with the items of work, specifications and other conditions. Any addition / deletion will be carried out at the request of Owner and the cost towards this will be separately settled as mutually agreed. All the material supplied by the contractor shall be of best quality as specified and shall conform to the relevant specification of Indian Standards as applicable.

➤ **Rates:**

Rates quoted by the contractor for the items work under reference for the construction is **Rs.1,70,000.00** (Rupees One Lakh Seventy thousand only) for one Square of built area i.e.10'0"x10'0" which equals to 100.00 Sqft (₹ 1700 Per Sft). Mode of measurement for the actual built area, outer to outer Roof is measured. Which also includes Portico, Cutouts, Sit out, External staircase, Balcony and any roof projections paragola with RCC Beam, Tank room.

➤ **Procurement of Construction Materials.**

- Procurement of Cement, Reinforcement Steel, River sand, Bricks and all other related materials of standard makes, tools and machinery required for the construction shall be in the scope of the contractor, which is part of the Contract value.

➤ **Water & Electricity:**

- Temporary Electric connections will be obtained from BESCO for operating the pumps and for other purpose at site by Owner.
- Supply of Water charges for construction purpose & electricity charges for operating the pump, cutting, polishing & welding work at site shall be borne by the Owner.

➤ **Payment Terms:**

- The first party has to make payment as per the payment schedule within a week from the date of completion of work at each stage.
- Final payment shall be made on the Basis of Actual Measurement of the building (Roof to Roof).

➤ **General Terms and Conditions**

1. The work shall be completed within 16 months from the date of commencement of the work
2. The Contractor should hold the agreed rates on all items throughout the period of contract.
3. In case of any non-tendered item, rate analysis should be submitted and approved by the Owner before the work commences at site.
4. The contractor should execute the civil works exactly as per the working drawings.
5. Contractor has to arrange for Ready Mix Concrete, lift for upper floors, Vibrator and any other machines required for the construction purposes.
6. The Client, at any time can have an option of replacing an item to another during the time of construction, which would be paid accordingly.
7. Permanent Services of BESCO & BWSSB charges such as Deposit, service fee etc., does not include in the contract.

➤ **Items of Works.**

1. Earth Work Excavation for Column Footing 5' to 6' (rock drilling & waterbed soil Extra cost).
2. Height compared from Road level to Parking Flooring will be 1'6" and inside Floor level of House compared from the outside Parking will be 6" (Total 2' Height from Road Level).
3. Anti termite treatment to create a chemical barrier under and all round the building Complete as per standards.
4. M sand will be used for SSM, PCC, Brick masonry, Footing, Flooring and Concrete works.
5. Sand will be used for Column, Plastering and Front finishing works.
6. P C C Works of M15 Grade 1 : 2 :4.

7. R C C Works of M 20 Grade 1: 1 ½: 3 for Column Footing, Plinth Beams, and Columns.
8. R C C Works of M 20 Grade 1: 1 ½: 3 for Lintel, Canopy Projections, Staircase and roof Slabs. Thickness of roof slab shall be 5" thick.
9. Lintel is casted just above the Window Top & Door Top to distribute the load of the above Walls onto the walls below.
10. S S M 3 Course for foundations Outer walls with granite or Basalt Size Masonry stones, with hammer dressed in CM 1: 8.
11. TMT Reinforced Steel of Meenakshi or equivalent brand at 2.25 Kgs per sft of the built up area. All Steel designs are as per Structural engineer's drawing.
12. 9" thick Brick Masonry wall in CM 1 : 6 & 4.5" thick wall in CM. 1:4
3" thick concrete band is provided @ 2'0" interval up to lintel level for 4.5" thick wall only
13. 3'0" ht. 4.5" thick parapet wall with 9" thick Brick pillar.
14. Internal Wall Plastering in CM 1: 6 with lime rendering.
15. Ceiling Plastering in CM 1: 4 with lime rendering.
16. External Wall Plastering in CM 1: 6. With sponge finishing.
17. Teak wood section 5"x4" for Main door frame & 1^{1/2}" thick for shutters.
Teak wood section 5"x3" for Pooja door frame & 1^{1/4}" thick for shutters.
18. Red Sal wood section 5"x 2^{1/2}" for all internal doors frames.
Ready-made 1^{1/4}" thick shutter for all internal doors. PVC shutters for toilets.
19. UPVC Windows and ventilator (Fenesta Rs.850/- Sft)
20. Doors & windows are provided as per the approved working plan.
21. M.S.railings for external staircase & balcony. S.S railings for internal staircase
22. 20mm Granite flooring (Cost of Tile is Rs.95/- Sft Including tax).
23. Staircase granite & Skirting (Cost of Tile is Rs.60/- Sft).
24. Anti-skid Ceramic Tile flooring for Toilets only (Cost of Tile Rs.45/Sft).
25. Daddoing Works for Toilet for 10' Height only (Cost of Tile Rs.55/Sft).
26. Parking, Portico, balcony Flooring Ceramic tiles (Cost of Tile Rs. 45/Sft).
27. Atta / Loft on any one side of Bedroom & kitchen.
28. Two coats Tractor Emulsion of ASIAN PAINT over 1 coat of primer & two coats of putty for internal Walls and Ceilings. (Light colours only).
29. Two coats of A C E of ASIAN PAINT External emulsion paint for External Walls.

30. Kitchen – 4’0” feet height Glazed tiles (Cost Rs.40/sft) over 40mm thick Black/Hassan Green granite platform ‘L’ Shape & 18”x21” S S sink.
31. Main door and Pooja door are provided with Brass fittings, Other doors and windows M.S Powder coated fitting (Hard ware) (Basic fittings).
32. Washing stone 1no. & drying line in terrace.
33. Sanitary & Plumbing Works,
- Water supply – CPVC pipes of **Ashirwadh** make for internal & external lines. Corporation line from Main to Sump & G.F kitchen & OHT delivery lines in toilet, kitchen & washing area. 2000 ltr capacity P V C HI Tank make OHT.
 - CP fittings of **Jaquar** make (Continental series).
 - PVC Soil, Waste Vent Pipes and fittings of Prince/ Supreme make for Internal and
 - External lines, Including Sanitary Fixtures commode & wash basins are **Simpolo** make.
 - PVC Rain Water Down take pipes and fittings.
 - In case the final cost for all sanitary fittings for each bath room/ toilet on average basis exceeds Rs. 15,000/- , the difference cost will be borne by the owner.
34. Electrical Works (up to Meter Board).
- 3 Light points per one square (i.e.100 Sft) including fan point and plug point
 - 1 Heating point for Each toilet & kitchen
 - Anchor Roma white switch plate,
 - Anchor Copper Cable, PVC conduit,
 - Each circuit with MCB & one ELCB.
 - Distribution Box of Havells/Anchor/Equivalent make.
 - 8g copper wired earthing point-1no.
 - AC Points for rooms.
 - CCTV Points in parking & staircase.

➤ **Other Works.**

- **Front elevation cladding such as rough stone, tiles, granite etc., as per design & market rate.**

Sl No	Description	Quantity	Unit	Rate	Amount in Rs
1	Construction of sump tank of capacity 8,000 ltrs using chamber bricks including fixing of chicken mesh and smooth plastering with water proofing	8,000	Ltrs	10	80,000.00
2	4’ Height front compound wall (as per Architectural design) over 3 course of SSM foundation including excavation, PCC, Bricks.	25	Rft	1050	26,250.00
3	4’ Height Plain Compound Wall for 3 side over 3 course of SSM foundation including excavation, PCC, Bricks with intermediate columns if	160	Rft	850	1,36,000.00

	necessary				
4	4' Height MS Main Gate as per Architect Design	60	Sft	400	24,000.00
5	Flagging concrete Protection around the building in PCC 1:3:6, plastering in CM to the exposed surface etc.	680	Sft	120	81,600.00
6	Outside drainage stone slab & bottom construction		LS		55,000.00
7	Rain water Harvesting pit 3'0" Rings 10'0" Depth		LS		35,000.00
TOTAL AMOUNT IN RUPEES					4,37,850.00

- **The cost of other works varies depending on the plot dimension and the need of the Client.**

Terms and Conditions

1. For all items, the contractors shall assist in procuring the material, logistics, organizing Etc, including those with basic rates.
2. The rate of Cement quoted as - Rs 430 per bag of 53 Grade for Concrete works & 43 Grade for other works. Any variations from the rate quoted will either be paid extra or reduced appropriately based on the market rates during the period of execution of contract on the basis of verifiable documents.
3. Rate of reinforcement steel quoted as - Rs 45,000 per MT. (Meenakshi TMT or equivalent brand). Any variations from the rate quoted will either be paid extra or reduced appropriately based on the market rates during the period of execution of contract on the basis of verifiable documents.
4. Rate of River sand quoted as Rs.110/cft. Any variations from the rate quoted will either be paid extra or reduced appropriately based on the market rates during the period of execution of contract on the basis of verifiable documents.
5. Half nosing Rs 35/Rft & full nosing Rs.40/Rft
6. Power and water to be provided by the owner of cost free at site. Hire charges for the generator to be borne by the owner in the case of power cuts or inadequate power.

➤ Approx. Total Building Area	– 2500 Sft	x ₹ 1700	= ₹ 42,50,000.00
➤ Other Work Amount			= ₹ 4,37,850.00
➤ Grand Total Amount			= ₹ 46,87,850.00

**Note: This Quotation is not for Bank Loan purpose.
Tax As Applicable.**