



# **GOLDEN PROPERTIES**

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**CONSTRUCTION AGREEMENT**



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CLIENT	NAME :
	ADDRESS : Ranchi, Jharkhand
	CONTACT: *****

COMPANY	<b>GOLDEN PROPERTIES</b>
	RANCHI:- OLD AG CO-OPRATIVE HOUSE NO 197, KADRU - 834002
	OFFICE:- 4 <sup>TH</sup> FLOOR BANSAL ARCADE, SUJATA CHOWK MAIN ROAD, RANCHI- 834001
	CONTACT – 9430768566/9431755466

**Dear Sir,**

*We are extremely thankful towards you for your concern and interest shown in our company. We vehemently believe in the ethos of corporate governance, where customer is at the core of value based quality services. We believe in strengthening the legacy of customer satisfaction and thus we aspire to deliver the best available services for our long term relationship. With a sense of pride and faith, we strongly believe that we are one of the pioneers in the field of architecture, interior and construction.*

## SECTION-I : DETAILS OF PARTIES

AGREEMENT BETWEEN	
Mr. (Owner/Client/Customer)	Mr. (On behalf of the Company)
FOR CONSTRUCTION WORK OF RESIDENCIAL BUILDING AT , RANCHI.	
Agreement Number	GP_JH/R/105
Agreement Made On	28-05-2024
Agreement Signed On	
Place, Date and Time of Meeting	RANCHI

SECTION	DESCRIPTION
Section- I	Details of Parties
Section- II	General Information
Section- III	Work Specifications
Section- IV	Nature of Work With Detailed Specifications
Section- V	Standard Conditions of Contract, Project Duration & Price Quote



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## SECTION II – GENERAL INFORMATION

- 1 This agreement is a contract between “Mr. ....” and “Mr. ....” and is intended to be used for the architecture and construction works of the mentioned building in accordance with the requirement of Client.

### PROJECT DETAILS

NATURE OF PROJECT :	RESIDENTIAL
LOCATION OF SITE:	PITHORIYA (RANCHI) Jharkhand
AREA OF PLOT:	2000 sq ft (APPROX)
CONDITION OF BASE LAND:	NORMAL
STATUS OF BOREWELL :	WILL GET BEFORE CONSTRUCTION
NO OF FLOORS:	G+2
TOTAL CONSTRUCTION AREA:	1500X3=4500 SQFT (APPROX)
NO. OF ROADS TOUCHING LAND WITH DIRECTION- ONE	
SIZE OF ROAD:	20 feet approx

- 2 This agreement assumes that:
- Owner of property, Mr. wish to complete the construction of her residential building and have already cleared the land available for construction and will obtain the required electrical connection for the same before start of construction works.
  - The architectural plans will be designed in accordance with the requirements of the owner in all respects.
  - GOLDEN PROPERTIES** has submitted the price as well as technical quotation to the owner and the owner has approved the same before entering into this agreement.
  - The Owner and his representatives will have the complete right to inspect the ongoing works to ensure that GOLDEN PROPERTIES carries out the work in accordance with the plans approved by the owner.



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## SECTION III – WORK SPECIFICATION

### LIST OF WORKS

STRUCTURE	FINISHING
Site cleaning & Foundation Work	Doors and windows
Plinth work	Flooring and tiles work
RCC work: Column + Slab casting	Paint work
Brickwork	CP and sanitary ware fittings
Plumbing and Electrical	Other necessary works
Plaster	
	<b>Extra Works:</b> Bore well work, Outer boundary with gate, Mumty slab, Soil filling, Material for Elevation Design if other than cement, sand, paint and rustic & any other extra works will be charged extra

## SECTION IV- NATURE OF WORK WITH DETAILED SPECIFICATION

### STRUCTURE

Following specifications are based on standard parameters and there might be variation depending upon the technical observation of our technical expertise team.

- **Foundation:** Heavy RCC Pile/ footing foundation as per the structural design with TMT rebar of Fe500 grade of **JINDAL 550SD/JSW/SAIL SEQR** and with batch mixed/ machine mixed concrete with cement of **ACC/Ultratech/Nuvoco**, coarse aggregate(stone chips) of 1st grade and fine aggregate(red sand) of 1st grade. Advanced construction materials to check leakage of water and termites would also be used as per requirement. The concrete of M20 grade (1:1.5:3) would be used after proper shuttering.
- **Structure:** RCC framed/load bearing structure as per the design with reinforcement work of Fe500 grade cement of **JINDAL 550SD /JSW/ SAIL SEQR** and machine mixed concrete of **ACC/ Ultratech/ Lafarge** cement will be used after proper shuttering, cantering and propping work. The concrete of M20 grade would be used after proper shuttering.
- Complete RCC work for pile, pile cap/ footings, tie-beam, plinth beam (Plinth height up to 2.5'), column, piers, abutments, posts and struts, suspended floor, roofs, roof beam, landing, balconies, staircase (only one), lintel, weather shade and chhajja & cantilevers.



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- **Walls:** As per the requirement with 1<sup>st</sup> grade red mud brick and mortar (1:6) with cement of **ACC/Nuvoco/Ultratech** and 1<sup>st</sup> grade fine aggregate (red sand). (Outer wall-10" and inner wall 5")
- **Plaster:** Finishing of the brickwork with plaster of 12 mm thickness on both sides of wall and 6 mm in roofs, suspended roofs, chajja etc. with mortar (1:6) of cement of **ACC/Nuvoco/Ultratech** as per the availability in the market.
- The quoted price in the agreement is for construction work with **roof height of 10'**. If additional height is required, **Rs 62.00 per square feet would be added for each feet in the increment of the roof height.**

## PLUMBING & BATHROOMS

- Plumbing work with **CPVC/UPVC** plumbing material of **Supreme/Ashirvad** or equivalent and installation of the pipes and fittings with CPVC solvent.
- Internal and external water supply works.
- 1 wall mixer in each of the bathrooms.
- Providing and fixing water closet squatting pan (**Indian type W.C. Pan**) with 100 mm sand cast iron P or S trap, 10 litre low level white P.V.C. flushing cistern, including flush pipe, with manually controlled device (handle lever) with all fittings and fixtures in each bathroom.
- Septic Tank will be constructed by the Company only.
- Providing and fixing white vitreous European type **W.C. pan** with seat and lid, 10 litre low level white P.V.C. flushing cistern with manually controlled device (handle lever) with all fittings and fixtures in rest of the bathrooms.
- Providing and fixing over-head shower with shower arm, bib cock with all type of fittings and fixtures in each of the bathrooms.
- Providing and fixing wash basin with tower spout, waste pipe and waste lid of standard pattern in each of the bathrooms.
- Providing and fixing Stainless Steel kitchen sink with brackets and tap in kitchens with drain board.
- All the CP fittings for the Bathrooms would be of **Hindware /Jaquar/Parryware** and sanitary ware fittings would be of **Hindware/Parryware** as per the customer's choice.

## ELECTRICAL WORK

- Wiring for light point / fan point /exhaust fan point/ call bell point with PVC insulated copper conductor single core cable in surface / recessed medium class PVC Conduit, with modular switch, modular plate, suitable GI Box etc. as required.
- Wiring for light / power plug with insulated copper conductor single core cable in surface / recessed medium class PVC conduit along with 1 No PVC insulated copper conductor single core cable for loop earthing as required.
- All electric wiring of **Polycab/ RR Kabel/Havells**
- ISI Modular switches of **Anchor /Havells**



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## DOORS & WINDOWS

- Flush door shutter for each of the doors with both side door skin and all the fittings such as L-drop, tower bolt, hinges, handle, door stopper etc. of ISI quality.
- The main door on each flat would have mortise handle lock of **Yale/Godrej/Quba/Link** as per requirement.
- All the bathroom doors would be Fibre/Aluminium doors with all the fittings of ISI quality material.
- All the door frames would be wooden (SAL wood).
- All the windows would be sliding windows with 2 Track powder coated Aluminium profile with glazed glass

**Grills and railings:** MS grills for all the windows and SS railings for stairs

## PAINT WORK

Paint work include following aspects:

- Wall Putty: 2-3 coats (**J.K wall putty**)
- Primer: Oil based cement primer
- Paint: **Asian paints** : 2-3 coat
- Outside paint with weather coat over Rustic or equivalent

## FLOORING AND TILES WORK

- Flooring in the drawing hall, dining hall, bedrooms and kitchen would be completed using Double charged GVT of size 2'X2' of **Kajaria/ RAK /Varmora/ Johnson** with grouting material of matching shade
- Flooring in the bathrooms would be completed using anti-skid ceramic tiles of **Kajaria** of size 1'X1'
- Wall tiles in the bathroom with glazed ceramic tiles of **Kajaria** of size 1.5'X1' up to the height of 7'
- Wall tiles over the back splash in the kitchen of **Kajaria** up to the height of 2' from the working station
- Granite slab over the working platform in the kitchen
- Granite slab skirting work in the staircase
- Providing and fixing Checkered Floor Tiles (Minimum Size of 1'X1') in the parking area

## OTHER AMENITIES

- **Supreme/Sintex** water tank on the roof top- 1000 Litre
- Main staircase
- SS/MS railings for the stairs
- MS Grills for all the windows
- Waterproofing work with **Sika/Chryso/Dr.Fixit** waterproofing chemicals in bathrooms



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## SECTION V – STANDARD CONDITIONS OF CONTRACT

### TERMS AND CONDITIONS FOR MEASUREMENT AND PAYMENT

- The above price includes , construction, materials and labour charges. The final amount would be decided **after final measurement of the total roof area and extra works.**
- The total slab area casted with all the projections for the construction works would be taken into consideration while taking measurements for final amount of the total works signed
- The price noted is for the roof height of 10’ on each floor. If the customer requests to increase the height, the cost would be increased by Rs. 62/- per square feet for increment in every feet of height.
- The price is as per the discussed area and materials noted in the quotation. Any difference in the material, works and the area will affect the price of the construction work.
- The tax value would be adjusted for each installment paid via cheque/NEFT/RTGS.
- The site would be handed over to the client after clearance of final payment and issuance of no dues certificate from the construction company.
- For any type of loss due to theft or handling of material, the company shall be responsible.
- Any dispute shall be resolved by mutual understanding

### PAYMENT SLAB

PAYMENT SLAB	% OF TOTAL AMOUNT
At the time of signing the agreement(Before start of actual work)	05%
During foundation work ( after excavation at site )	15%
At the Start of Ground Floor bricks work	5%
Ground floor column up to 9’ feet Hight	5%
At the start of Ground Floor slab casting ( with start of shuttering work	20%
1 <sup>st</sup> floor column up to 9’ feet Hight	5%
At the start of 1 <sup>st</sup> floor slab casting ( with start of shuttering work	20%
At the start of 2 <sup>nd</sup> floor slab casting	20%
At the start of electrical, cp and sanitary ware installation & final paint	05%

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### SOME RELEVANT POINTS OF MUTUAL UNDERSTANDING

**GOLDEN PROPERTIES shall carry out the works in accordance with the drawings and specifications and in accordance with any reasonable instructions from the Owner and his/her representatives.**

- a. Good quality of shuttering material to be used.
- b. Utmost care has to be taken for curing / ponding. Minimum 7 days for R.C.C work will be given and for other works as per code of practice (curing is done minimum three times or more as per weather



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- condition on any specific day).
- c. The owner is committed for timely payment to GOLDEN PROPERTIES, as the delay in payment can cause extension of time to complete the work.
  - d. It is the responsibility of the owner to clear the land and make it ready for the construction.
  - e. The owner shall provide the place to dump the material and provide the electrical connection and water to start the work.
  - f. The client shall clear all the hindrance due to neighbors/ administration/ legal reasons, etc. In such circumstances, reasonable time extension shall be demanded.
  - g. If the customer requests to postpone the work for the certain time duration, the rate would escalate by 8% for each 6 months.
  - h. The company will submit the date of commencement and completion of work after approval of design to the client. If company fails to complete the project within specified time, reasonable penalty would be imposed on the company.
  - i. If the place to dump the material is away from the site, there would be escalation of price by 4% for each 200 meter distance.

## **ACCOUNT DETAILS FOR ALL TRANSACTION FOR PURPOSE OF THIS AGREEMENT**

ACCOUNT NUMBER : 40022900000541  
IFSC CODE : DCBL0000400  
ACCOUNT HOLDER NAME : GOLDEN PROPERTIES  
CONTACT : 9431755466

## **PRICE QUOTE--**

**Duration for completing the work: 8 Months + 1 Month Grace Period**

**PRICING: The rate for the above mentioned works with material specifications would be Rupees - 1699/- per square feet (in word- Rupees Eighteen hundred only, per square feet)**





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We agree on the above mentioned terms and conditions and any deviation from agreement will be on basis of mutual consent.

**OWNER**

Signature

**Mr.**

**For**

**GOLDEN PROPERTIES**  
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Signature and Stamp

**Mr.**