



**WE BUILD YOUR DREAM HOME**

# What all we do

## DESIGNS AND DRAWINGS

- 2D Floor Plans
- 3D render of the front façade
- 2D Furniture Layout
- Structural Designing
- MEP Drawing: Plumbing and Electrical Layout
- Working Drawings for Execution

## SUB STRUCTURE WORK

- FOUNDATION- By Footing Method
- STRUCTURE DESIGN - As per Licensed Structural Engineer with his Certification.
- FOUNDATION DEPTH- Maximum Upto 6' depth from the natural ground level on yellow soil.
- Anti Termite Treatment

## CORE CONSTRUCTION MATERIALS

- TATA Tiscon, Moyra, etc TMT
- Ultratech/ JK Super cement
- Concrete Grade: M20. (Mix 1:1.5:3)
- Best Quality Open Bhatta Red Bricks. Rs 9/Brick
- Shuttering MS Sheets, Plywood
- Coarse Aggregate: 12mm, 20mm
- Fine Aggregate: Narmada River Sand
- Ceiling height: 10.5 ft ( Floor to Slab top)
- Plinth height: 1.5 feet height from the Road Level

## PLASTERING AND PAINTING

- Internal plastering with 2 coat in cement sand mortar of the ratio 1:4
- External plastering with 2 coat in cement sand mortar with the ratio 1:4 mixed Dr. Fixit Waterproofing chemical
- Putty (2 coats)-JSW, Asian Paint, BirlaWhite, etc
- Interior & Exterior Primer (1coat)-JSW, Asian Paint, Birla White, etc
- Interior & Exterior Painting (2 Coat)- JSW, Asian Paint, Birla White, etc
- Windows grills-JSW Paint, Asian Paint, etc

# OUR PLANS

## (FLOORING & WALL TILING)

FLOORING & WALL TILING	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1550/- Sqft	1850/- Sqft	2150/- Sqft
LIVING, DINING, KITCHEN, BALCONY & BEDROOM	Vitrified Tiles Rs. 40/Sqft (Size - 2'x2', 2'x4')	Vitrified Tiles Rs.80/Sqft (Size - 2'x2', 2'x4')	Vitrified Tiles Rs.120/Sqft (Size - 2'x2', 2'x4')
KITCHEN DADO (2' HEIGHT)	Tiles Rs.40/Sqft (Size – 1'x1.5', 1'x2')	Tiles Rs.60/Sqft (Size – 1'x1.5', 1'x2')	Tiles Rs. 80/Sqft (Size – 1'x1.5', 1'x2')
PARKING TILES	Heavy Duty Tiles Rs.40/Sqft	Heavy Duty Tiles Rs.50/Sqft	Heavy Duty Tiles Rs.60/Sqft
STAIRCASE	Upto Rs.90/Sqft	Upto Rs.135/Sqft	Upto Rs.200/Sqft
TOILET DADO (7' HEIGHT) & FLOORING	Tiles Rs.40/Sqft (Size – 2'x4', 2'x2')	Tiles Rs.60/Sqft (Size – 2'x4', 2'x2')	Tiles Rs.80/Sqft (Size – 2'x4', 2'x2')
WASHAREA DADO (5' HEIGHT) & FLOORING	Tiles Rs.40/Sqft (Size – 2'x4', 2'x2')	Tiles Rs.60/Sqft (Size – 2'x4', 2'x2')	Tiles Rs.80/Sqft (Size – 2'x4', 2'x2')
KITCHEN COUNTER GRANITE	Granite with Kota Stone Rs.90/Sqft (Upto 15 RFT)	Granite with Kota Stone Rs.200/Sqft (Upto 15 RFT)	Granite with Kota Stone Rs.200/Sqft (Upto 15 RFT)
KITCHEN SINK: STAINLESS STEEL	Upto Rs.3000/Unit	Upto Rs.5000/Unit	Upto Rs.8000/Unit
PLUMBING	CPVC Pipes for plumbing work – Supreme, Kasta or equivalent	CPVC Pipes for plumbing work – Supreme, Kasta or equivalent	CPVC Pipes for plumbing work – Supreme, Kasta or equivalent
	SWR pipes for Drainage, Rainwater (6"/4"/3") – Supreme, Kasta or equivalent	SWR pipes for Drainage, Rainwater (6"/4"/3") – Supreme, Kasta or equivalent	SWR pipes for Drainage, Rainwater (6"/4"/3") – Supreme, Kasta or equivalent

# OUR PLANS

## (DOORS & WINDOWS)

DOOR & WINDOWS	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1550/- Sqft	1850/- Sqft	2150/- Sqft
MAIN DOOR SIZE: 3'3" X 7'0"	Frame: Plywood Paneling with Mica	Frame: Plywood Paneling with Veneer	Frame: Plywood Paneling with Veneer
	Shutter: Flush door with Mica	Shutter: Flush door with Mica	Shutter: Flush door with Veneer/Teakwood
	Fixtures: SS finish accessories Rs.15,000/- (Total Cost)	Fixtures: SS finish accessories Rs.25,000/- (Total Cost)	Fixtures: SS finish accessories Rs.40,000/- (Total Cost)
INTERNAL DOOR SIZE:3'0" X 7'0"	Frame: Saal wood 4" x 2.5"	Frame: Plywood Paneling with Mica	Frame: Plywood Paneling with Veneer
	Shutter: Flush door with mica	Shutter: Flush door with mica	Shutter: Flush door with Veneer
	Standard SS Finish Accessories Rs.10,000/- (Total Cost)	Standard SS Finish Accessories Rs.18,000/- (Total Cost)	Standard SS Finish Accessories Rs.25,000/- (Total Cost)
BATHROOM DOORS SIZE:2'6" X 7'0"	PVC Doors or Equivalent Rs.7,500/- (Total Cost)	PVC/Flush Doors or Equivalent Rs.10,000/- (Total Cost)	PVC/Flush Doors or Equivalent Rs.15,000/- (Total Cost)
WINDOWS (Area upto 10% of Buildup Area)	3 Track Aluminum Windows (2 glass and 1 mesh) With Granite jamming Rs.300/Sqft	3 Track Aluminum Windows (2 glass and 1 mesh) With Granite jamming Rs.450/Sqft	2.5 Track UPVC Windows (2 glass and 1 mesh) With Granite jamming Rs.600/Sqft
FABRICATIONS	(Window grills, MS Gate, Headroom door, OTS Cover, Headroom Ladder) 200Kg/1000Sqft B/U Area	(Window grills, MS Gate, Headroom door, OTS Cover, Headroom Ladder) 250Kg/1000Sqft B/U Area	(Window grills, MS Gate, Headroom door, OTS Cover, Headroom Ladder) 300Kg/1000Sqft B/U Area
BALCONY RAILINGS	Stainless Steel 304 Rs.500/RFT	Toughened glass(10mm) with Stainless stell 304 Top Rail Rs.1,300/RFT	Toughened glass (12mm) with Wooden Finish Top rail Rs.1800/RFT

# OUR PLANS

(DOORS & WINDOWS)

DOOR & WINDOWS	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1550/- Sqft	1850/- Sqft	2150/- Sqft
STAIRCASE RAILINGS	Stainless Steel 202 Rs.400/RFT	Stainless Steel 202 with glass panel Rs.800/RFT	Toughened glass(10mm) with Stainless steel Top Rail Rs.1,600/RFT
WIRING	Polycab KEI or equivalent	Polycab KEI or equivalent	Polycab KEI or equivalent
SWITCHES/SOCKETS	Anchor/Havells/Western or equivalent basic models Rs.20/Switch	Anchor/Havells/GM or equivalent basic models Rs.35/Switch	Anchor/Havells/GM or equivalent basic models Rs.55/Switch

# OUR PLANS

## (SANITARY FITTINGS)

DOOR & WINDOWS	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1550/- Sqft	1850/- Sqft	2150/- Sqft
BATHROOM FITTINGS	Jaquar Essco / Parryware or equivalent. List as below: 1. EWC, Seat cover & PVC cistern – floor mounted 2. Health Faucet & 2way bib cock 3. Washbasin & Pillar cock – wall hung 4. Wall Mixer & Shower 5. Angle cocks – For Geyser, Basin and Flush tank Rs.20,000/Toilet	Jaquar Essco or equivalent. List as below: 1. EWC, & its accessories – Wall Mount 2. Health Faucet & 2 way bib cock 3. Washbasin, PVC Bottle trap & Pillar cock – Counter Top 4. Diverter, Spout & Shower 5. Angle cocks – For Geyser, Basin and Flush tank Rs.40,000/Toilet	Jaquar Essco or equivalent. List as below: 1. EWC, & its accessories – Wall Mount 2. Health Faucet & 2 way bib cock 3. Washbasin, PVC Bottle trap & Pillar cock – Counter Top 4. Diverter, Spout & Shower 5. Angle cocks – For Geyser, Basin and Flush tank Rs.60,000/Toilet
KITCHEN SINK COCK	Rs. 1,500/- each	Rs. 2,500/- each	Rs. 3,500/- each
OTHER TAPS	1. Bib cock with nozzle- 1 for washing machine and 1 for parking 2. Bib cock without nozzle – 1 in Wash area, 1 for Terrace Rs. 800/each	1. Bib cock with nozzle- 1 for washing machine and 1 for parking 2. Bib cock without nozzle – 1 in Wash area, 1 for Terrace Rs. 1,200/each	1. Bib cock with nozzle- 1 for washing machine and 1 for parking 2. Bib cock without nozzle – 1 in Wash area, 1 for Terrace Rs. 1,500/each
WATERPROOFING	In Toilet – Brick Bat Coba	In Toilet – Brick Bat Coba	In Toilet – Brick Bat Coba
	At Terrace – Crush/fine aggregate (Churri) + Chemical Waterproofing (Grading) with Dr. Fixit Chemical	At Terrace – Crush/fine aggregate (Churri) + Chemical Waterproofing (Grading) with Dr. Fixit Chemical	At Terrace – Brick Bat Coba with Dr. Fixit Chemical
UNDERGROUND WATER TANK	In 4” Bricks & 4” RCC Capacity – 6000 Liters	In 4” Bricks & 4” RCC Capacity – 6000 Liters	In 4” Bricks & 4” RCC Capacity – 6000 Liters
OVER HEAD TANK	Sintex, Plasto or equivalent (3 Layered) Capacity – 1000 Liters	Sintex, Plasto or equivalent (5 Layered) Capacity – 1500 Liters	Sintex, Plasto or equivalent (7 Layered) Capacity – 2000 Liters



# OUR PLANS

## (PAINTING WORK)

PAINTING WORK	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1550/- Sqft	1850/- Sqft	2150/- Sqft
INTERNAL PAINTING:			
WALL PUTTY	Wall Putty (JSW / Birla / JK / Asian / Berger) 2 Coat	Wall Putty (JSW / Birla / JK / Asian / Berger) 2 Coat	Wall Putty (JSW / Birla / JK / Asian / Berger) 2 Coat + Acrylic Putty 1 Coat
WALL PRIMER	(JSW / Asian Paints / Berger / Nerolac / Indigo Paints) Interior Primer (1 Coat)	(JSW / Asian Paints / Berger / Nerolac / Indigo Paints) Interior Primer (1 Coat)	(JSW / Asian Paints / Berger / Nerolac / Indigo Paints) Interior Primer (1 Coat)
WALL PAINT	(JSW / Asian Paints / Berger / Nerolac / Indigo Paints) Interior –2 Coat Performance Endurance – 3 Years	(JSW / Asian Paints / Berger/ Nerolac / Indigo Paints) Interior –2 Coat Performance Endurance – 3 Years	(JSW / Asian Paints / Berger / Nerolac / Indigo Paints) Interior –2 Coat Performance Endurance – 5 Years
PAINT ON FABRICATION	(JSW / Asian Paints / Berger / Nerola) Metal Primer (1 Coat)	(JSW / Asian Paints / Berger / Nerolac) Metal Primer (1 Coat)	(JSW / Asian Paints / Berger / Nerolac) Metal Primer (1 Coat)
	(JSW / Asian Paints / Berger / Nerola) Color Enamle Paint (2 Coat)	(JSW / Asian Paints / Berger / Nerola) Color Enamle Paint (2 Coat)	(JSW / Asian Paints / Berger / Nerolac) Color Enamle Paint (2 Coat)
EXTERNAL PAINTING:			
EXTERNAL WALL PRIMER	(JSW / Asian Paints / Berger / Nerolac / Indigo) Exterior Primer (1 Coat)	(JSW / Asian Paints / Berger / Nerolac / Indigo) Exterior Primer (1 Coat)	(JSW / Asian Paints / Berger / Nerolac / Indigo) Exterior Primer (1 Coat)
EXTERNAL WALL PAINT	(JSW / Asian Paints / Berger / Nerolac / Indigo) Exterior – (2 Coat) Performance Endurance – 3 Years	(JSW / Asian Paints / Berger / Nerolac / Indigo) Exterior – (2 Coat) Performance Endurance – 3 Years	(JSW / Asian Paints / Berger / Nerolac / Indigo)Exterior – (2 Coat) Performance Endurance – 5 Years

# **STRUCTURAL CRACK: 10 YEARS WARRANTY WITH CERTIFICATION**

Structural Cracks are due to poor construction works, poor soil bearing, or overloading .

The common characteristics of structural cracks include:

1. Vertical Cracks that are wider at the top or bottom
2. Stair-Step Cracks in Walls.
3. Cracks in Beams or Foundation slabs.
4. Cracks wider more than 2mm.

## **Precautions:-**

1. Structural design as per soil bearing capacity, certified by Structure engineer and 99 Real Estate Group
2. Homogeneous Concrete mix and required water cement ratio with in all structural member.
3. M20 Concrete, high quality reinforcement and skilled workmanship.
4. A Grade quality materials (Cement, Sand, Aggregates and Steel)
5. Curing up to sufficient period.



# **NON-STRUCTURAL CRACK: 1 YEARS SERVICE WARRANTY**

Non-structural cracks are caused by changes in the moisture content and thermal movement. They can occur anywhere in the wall and plaster surface.

Some characteristics of nonstructural cracks include:

1. Narrow, 1-2 mm wide cracks
2. Vertical or diagonal cracks
3. Cracks on plaster surface

## **Precautions at the time of construction :-**

1. A Grade quality materials at the time of plastering. (Cement, Sand)
2. Curing up to sufficient period.
3. Required and homogeneous Mortar ratio.
4. Skilled workmanship

# **SERVICE WARRANTY OF 1 YEAR AT DOOR STEP ON ONE CALL**

- 1. Water leakages, Seepages due to poor waterproofing work (Toilet, Balcony, Terrace, Wash area, UG Water tank)**
- 2. Issue in electrical lines (circuit issues, burnt wires, Switches and Sockets)**
- 3. Issue in Plumbing work (CP fittings, Water pipes, Plumbing fixtures, Drainage)**
- 4. Carpentry (Doors, Windows, Fittings)**
- 5. Loosening of tiles and slopes issue**
- 6. Rusting of SS railing Pipe work**
- 7. Peel off of paints**
- 8. Railing glass**

# ITEMS NOT INCLUDED IN PLANS

- Special Elevation Features (Deviations from standard Architectural Elevation.
- Isolated Foundation above 5' depth
- Circular/Helical staircase & Lift
- Safety Doors
- External & Internal Electrical & lighting Fixtures
- Surrounding Boundary wall, Compound Wall, Main Gate.
- Solar System (Electric & Water) & DG Back up
- Video Door Phone with intercom, Door Bell
- Geyser, Invertor & Earthing Work
- Borewell
- Earthing Work
- False Ceiling, Interior Design, Landscaping Works
- Setback development area i.e. area outside plinth/Built-up area for parking & other development
- Back Filling above specified Limit
- Rain Water Harvesting
- AC Copper line Work
- Water Pump, Pressure Pump, RO, Water Softener
- Name Plate, SS Lettering
- Glass bath shower Partition, Bath Tub
- Home Automation
- Vanity, Gas Line, Camera & WIFI Line
- Terrace Flooring & Tiles in UG Water Tank

# PAYMENTS TERMS

PAYMENTS ON MILESTONES	CONTRACTUAL %
Start of Architecture, Structural & Mechanical, Electrical, and Plumbing Design Completions	5%
Start of Excavation, Foundation & Column Pedestals – Set 1	15%
Start of Backfilling, Plinth Beam & CRS / Basement Works	5%
Start of Sub-Base Preparation, Anti-Termite Treatment & Plinth Plain Cement Concrete Works	10%
Start of Ground Floor Column, Brickwork, Staircase, Lintel & Sunshade Works	10%
Start of First Floor Column, Brickwork, Staircase, Lintel & Sunshade Works	10%
Start of Terrace, Headroom & Parapet Superstructure & Brickwork	10%
Start of External Plaster incl. Headroom, Parapet & Drip Moulds	10%
Start of Supply of Tiles, Electric Work & Other Flooring Materials – Part 1	10%
Start of First Coat Internal Painting	10%
Start of Chrome Plated & Sanitary Installation Works	5%
Total	100%

A dark, atmospheric photograph of a construction site at dusk or dawn. Several large tower cranes are silhouetted against a dim, orange-tinted sky. In the background, the skeletal frames of buildings under construction are visible. The foreground is dark, with some distant lights from the site or surrounding area. The overall mood is quiet and industrious.

***Thank You***