



Building Dreams One Square at a Time!

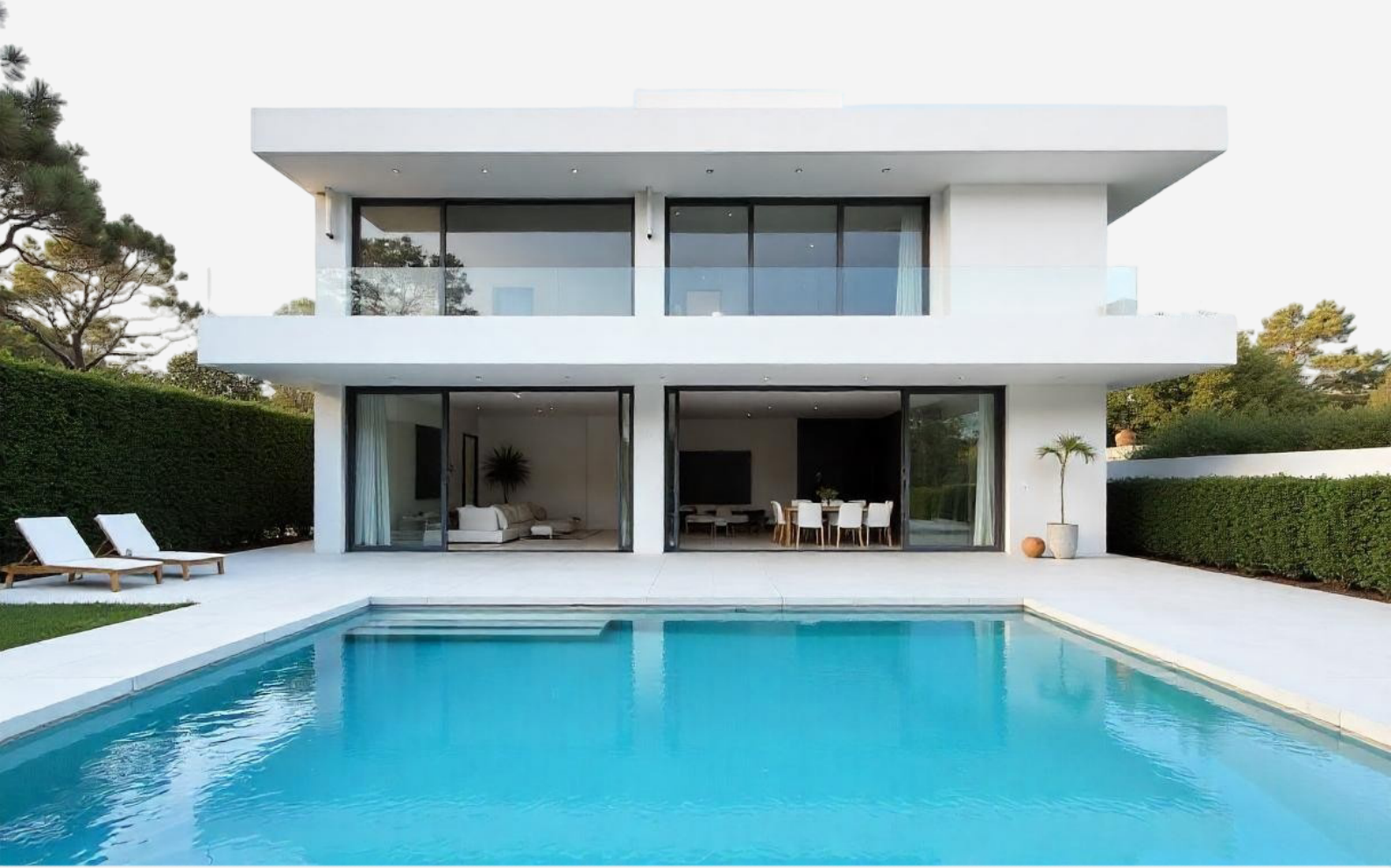
Nitin Suryawanshi (PRJ9286057)

Date: 26-07-2025

#### Price Shield - Your Price Protection Guarantee

At 99SquareWall, we understand how important your dream home is to you. That's why every quote we provide comes with Price Shield, ensuring your price is locked for up to 2 months. Build with confidence and peace of mind, knowing that your budget is protected with us.

Validity - From 26 Jul 2025 to 26 Sept 2025





## A - Basic Package For Construction Project

(Specification & Quotation For Turnkey Project)

### Design & Drawings

#### Architectural Floor Plan

Two 2D floor plan options will be provided.

Customization and modifications will be made as per the client's requirements.

##### Deliverables:

- Finalized 2D floor plan incorporating client feedback.
- Dimensions, area breakdown.

#### 3D Elevation

Realistic 3D visualization of the exterior design.

Front view and two side views will be provided to give a comprehensive perspective.

Focus on aesthetic appeal and harmony with surrounding structures.

##### Deliverables:

- Rendered 3D elevation in high-quality resolution.
- Suggestions for materials and colors for facades (if required).

#### Architectural Drawings for Execution

Comprehensive working drawings to ensure seamless execution on-site.

Each layout will be clear, precise, and aligned with the approved floor plan.

##### Deliverables:

- Electrical Layout: Detailing positions of switches, sockets, lights, and wiring.
- Plumbing Layout: Positions and routing of pipes, drains, and fixtures.
- Brickwork Layout: Detailed wall placement with specifications for materials.
- Door and Window Schedule: Positions, sizes, and specifications.

#### Structural Drawings

Preparation of structural drawings by certified structural engineers

Calculations and designs will ensure compliance with building codes and structural stability.

Detailed reinforcement and load-bearing designs for foundations, columns, beams, and slabs.

##### Deliverables:

- Foundation layout and details.
- Column placement with reinforcement specifications.
- Beam and slab designs with dimensions and reinforcement details.



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### Structure

#### Foundation

Assumed as Isolated Footings in regular soil with a bearing capacity of 180 kN/m<sup>2</sup>, up to a depth of 5 feet.

#### Plinth Level

Height: Provided at 1'6" above the existing ground level.

#### Backfilling and Soil Management

Soil carting for constrained sites: 6,000 per hyva truck load (up to 5 km lead).

#### Concrete Grades

PCC: M15 grade.

RCC: M20/M25 grade with 20mm and 40mm aggregates as per RCC design mix.

Concrete elements include column footings, plinth beams, slabs, lintels, and staircases.

#### Steel

TMT 500 Grade Steel from Kalika, kamdhenu, rajuri or equivalent.

#### Walls

External Walls: 9-inch red bricks or equivalent at 14 per brick.

Internal Walls: 6-inch red bricks or equivalent.

#### Plastering

Internal: 1:6 cement mortar, 15mm thickness.

External: 1:5 cement mortar, 12mm + 8mm thickness applied in 2 coats.

Ceiling: Gypsum POP punning for a smooth finish.

#### Waterproofing

Applied to terrace slabs, bathrooms, balconies, and mortar for fixing washroom tiles using Dr. Fixit, or equivalent brands.

Weatherproofing: Terrace treated with Dr. Fixit Brushbond or equivalent.

#### Chicken Mesh

Applied at beam-column junctions, masonry wall junctions

#### Lintels

Provided over openings with 6" bearing into the edge of the openings.



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### Cement

43/53 Grade Cement from Chettinad, Dalmia, jk super strong, ultratec, acc or equivalent prices at Rs. 380/- per Bag.

Usage: 53 Grade for concrete works. 43 Grade for brickwork, plastering, and other general works.

### Sand

M-Sand for masonry.

P-Sand for plastering.

### Height of Floors

Floor-to-floor height will be maintained at 10 feet from finished floor level to finished floor level.

## Flooring and Tiling

### General Flooring Guidelines

Leveling and Alignment: All flooring, dado, and skirting will be laid level and to plumb for accuracy and durability.

Grouting: Tile joints to be grouted with polymeric cement grout from Roff, Weber, or equivalent brands.

### Balcony and Open Areas

Material: Anti-skid tiles up to 80 per sq. ft.

Grouting: Grouted with polymeric cement for better adhesion and durability.

### Parking Area Flooring

Material: Anti-skid tiles up to 80 per sq. ft.

### Living, Dining Room, and Kitchen Flooring

Material: 2'x4' Vitrified tiles up to 140 per sq. ft.

### Skirting

Material: Matching Vitrified Tiles or Granite with a height of at least 100mm.

### Staircase Flooring

Material: Granite up to 110 per sq. ft.

### Granite Details (if opted)

Material: Hard and sound granite with a minimum thickness of 19 mm.

Additional Costs: Laying charges: 30 per sq. ft.



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Free from cracks, cavities, holes, or injurious veins.  
Buffing/nosing: 40 per running foot.

### Italian and Indian Marble (if opted)

Italian Marble: Laying charges: 70 per sq. ft.

Indian Marble: Laying charges: 25 per sq. ft.

Additional chemical treatment: 30 per sq. ft.

### Wall Dado

Material: Ceramic tiles (18"x12") up to 80 per sq. ft.

Quality: Tiles will be free of cracks, grazes, and chipped edges, with a minimum thickness of 6mm.

### Plinth Protection

Included: Included, up to two feet wide, to protect the plinth from weather and soil erosion.

## Kitchen

### Water and Utility Provisions

Water Purifier Inlet: A water inlet near the kitchen sink will be provided based on the design.

Washing Machine Provisions: One inlet and one outlet in the utility or dry balcony as per design.

Exhaust Fan: Provision for an exhaust fan is included (fixture not included).

### Fixtures and Accessories

Kitchen Sink: Single bowl stainless steel sink or granite finish (Futura, Carysil) worth 8,000.

Faucet: Kitchen faucet with accessories of Parryware/Hindware/Jaquar or equivalent brand, up to 3,500.

Bib Cock: A bib cock in the utility area of Jaquar or equivalent make, up to 800.

### Wall Tiles

Material and Coverage: Ceramic tiles up to 7'-0" height above the kitchen countertop, costing up to 80 per sq. ft.

### Kitchen Countertop

Material: 18mm Granite countertop, 2'-0" width, costing up to 140 per sq. ft.

Edge Finishing: Double-layer nosing at the front edge is included with polishing.

Bib Cock: A bib cock in the utility area of Jaquar or equivalent make.

### Kitchen Dimensions and Inclusions

Standard Size: One kitchen of size up to 100 sq. ft. per dwelling unit is included.



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### Doors and Windows

#### Timber Quality and Finishing

Material: All timber (for doors/door frames) will be well-seasoned, free from defects such as knots, warps, cracks, and sap.

Finishing: Sal wood / teakwood components will be painted with two coats of paint.

Joints: Strong, accurately fitted, and glued joints.

#### Windows

Material and Make: 3-track UPVC windows (gauge 92mm) or equivalent brand at 350 per sq. ft. featuring: Two glass shutters. One mesh shutter.

Grills: MS grills (10mm thick rods) with a maximum spacing of 125mm, costing up to 150 per sq. ft.

Chajjas: Provided for all windows with a 1-foot outward projection and 6-inch bearing on either side.

Area Calculation: The total window and ventilator opening area, including frames, is assumed as 15% of the package built-up area.

#### Main Door

Material and Size: Hardware Included: Two brass tower bolts. Three brass hinges. One Europa/Godrej lock (up to 2,000). One wall-mounted magnetic door stopper.

Quantity: One main door per 1000–1500 sq. ft. of built-up area.

#### Internal Doors

Material and Size: Membrane/Flush doors, 32mm thick, size 3'0" x 7', costing up to 12,000, including Sal wood frames (2.5" x 4" thickness).

Hardware Included: Two MS/Aluminum tower bolts. Three MS hinges. One wall-mounted magnetic door stopper.

#### Bathroom Doors

Material and Size: Waterproof Flush doors, 32mm thick, size 2'6" x 7', costing up to 9,000, including Sal wood frames (2.5" x 4" thickness).

Hardware Included: Two MS/Aluminum tower bolts. Three MS hinges. One wall-mounted magnetic door stopper.

#### Additional Door Guidelines

Bedroom and Bathroom Doors: One bedroom door and one bathroom door will be provided for every 500 sq. ft. of built-up area.

Intermediate Doors: Not included.

Additional doors will be supplied for every incremental 500 sq. ft. of built-up area.

Teakwood or equivalent, 32mm thick, size 3'6" x 7', costing up to 30,000, including the frame (3" x 5" thickness).



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### Puja Room Door

Material: Burma Teak along with teak frame (5" x 2.5").

Cost: Worth 20,000, including fixtures.

Quantity: One Puja Room Door provided for every 2000 sq. ft. of built-up area.

## Painting

### MS Steel Grills & Railings

All MS steel grills and railings will be treated with an anti-corrosion coat.

Final finishing will be done with a coat of high-quality enamel paint for durability and elegance.

### Exterior Walls

A base coat of Asian Primer will be applied for better paint adhesion.

Followed by two coats of premium Apex Exterior Emulsion Paint or an equivalent product for a weather-resistant and long-lasting finish.

### Interior Walls & Ceilings

Two coats of JK Putty will be applied to achieve a smooth surface.

A primer coat will be applied for uniformity.

Finished with two coats of premium Tractor Shyne Emulsion Paint or equivalent for a vibrant and elegant look.

Finished with two coats of Apcolite Premium Emulsion Paint or equivalent for a vibrant and elegant look.

### Choice of Colors

The choice of colors is restricted to up to two colors per room and up to six colors overall for a harmonious design.

Additional colors can be provided at an extra cost.

## Electrical Work

### General Room Wiring

Fireproof wires: All wiring will use fireproof cables from Finolex Silver FR or equivalent.

Switches and sockets: From Anchor Roma Plus or Legrand Myrius for superior quality and durability.

### Bathroom and Kitchen Points

2 light points.

1 geyser point (15AMP).



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Bathroom: 5 5/15AMP switches and sockets for refrigerator, mixer, grinder, oven, water purifier, and one above the kitchen platform.

Kitchen: 3.

### Living, Dining, and Family Rooms

2 fan points.

4 light points.

4 5AMP switches and sockets.

1 TV Cable Point for entertainment systems.

### CCTV Provision

Parking Area will include a CCTV Provision to enhance security.

### Corridor, Passage, and Outdoor Areas

5 Light Points and 5 5AMP Switches & Sockets will be installed per 1000 sq. ft. of package built-up area, strategically placed for optimal lighting and utility.

### Earthing and Safety

One earthing pit per 1000 sq. ft. of built-up area to ensure electrical safety.

All wiring will use fire-proof cables from brands like Finolex or equivalent.

1 5AMP switch and socket near the washbasin.

### Other Rooms

3 light points.

1 fan point.

4 5AMP switches and sockets.

1 16AMP socket for air conditioning.

### Main Distribution Board

A distribution box from a trusted domestic brand will be installed for organized power distribution and safety.

The main panel board and associated road cutting charges and mainline from the pole to the panel board will remain under the owner's scope.

### Additional Features

1 Calling Bell Point per dwelling unit.

MCB Board of Anchor, Finolex, or equivalent for circuit protection.

Two-way switches for light control in rooms, staircases, and the living area.





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(Specification & Quotation For Turnkey Project)

### Two-Way Switches

Provided for light control in rooms, living area, and staircase lighting.

## Bathroom

### Bathroom Flooring

Anti-skid ceramic tiles will be used for flooring, ensuring safety and durability.

Tiles valued at 80 per sq. ft. will be included in the package.

### Bathroom Wall Tiles

Ceramic wall tiles will be provided up to the ceiling height of 10'0", enhancing the aesthetic and ensuring full coverage.

Tiles valued at 80 per sq. ft. will be used.

### Sanitary Ware and CP Fittings

Each bathroom will include:

Floor-mounted WC seat

Wash basin

Health faucet.

Brands: Jaquar, Hindware, Parryware, or equivalent.

### Plumbing Work

All internal and concealed plumbing will use PVC/UPVC pipe fittings from reputable brands such as Prince, Ashirwad, or equivalent, ensuring leak-proof and long-lasting installations.

### Grouting

Spacer joints and gratings will be grouted with cementitious grout from brands like Roff or equivalent for better adhesion and durability.

### Exhaust Fan Provision

Provision for exhaust fans will be included in all bathrooms. (Fixtures not included).

### Rainwater Discharge

2 rainwater discharge pipes (6 inches) will be provided per 1000 sq. ft. of plot area.

Additional pipes will be charged on a pro-rata basis.

### Sewer Line Connection

Connection to the main drain line is included in the package up to 10 feet from the building.



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Any road cutting permissions or charges will be the owner's responsibility.

### Bathroom

Basin mixer.

Overhead shower with 2-in-1 shower wall mixer.

Value: 80,000 per 1000 sq. ft. construction.

### Additional Features

Solar Water Heater Pipe Network: Provision included for efficient water heating.

Bathroom Accessories: Mirror, soap dish, and towel rail worth 7,000 per 1000 sq. ft. of construction.

## Miscellaneous

### Site Barrication

Simple shade net barrication is included during construction.

Additional charges will apply for alternative types of barrication.

### Staircase Railing

SS Railing (304 grade) with a simple design is provided at 1,500/running foot, including material, painting, welding, fixing, and finishing.

### Compound Wall

5 ft. high compound wall constructed with solid cement block masonry (115 mm thick).

Includes buttresses every 10 feet and expansion joints as needed.

Includes buttresses every 10 ft., expansion joints, and stone masonry foundation (450 mm thick, 2 ft. deep with 80 mm concrete base).

Finished with plastering and painting.

### Overhead Tank

5000L double-layered tank (Ekon make) is included.

Additional capacity will be charged at 10/L.

Platform cost will be charged separately based on design and specifications.

### Underground Sump

10000L capacity included with concrete block masonry and 125mm PCC base.

Inside walls treated with chicken mesh plastering and waterproofing chemicals.

Additional capacity for RCC sump will be charged at 27/L.



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### Parapet Wall

3'6" high parapet wall, 150mm thick, with buttresses every 10 feet for structural support.

### Balcony/Utility Railings

MS railings for balcony and utility areas, provided at ₹50 - 450 per sq. ft..

Includes material, painting, welding, fixing, and finishing.

Complex patterns will be charged extra.

### Elevation

Includes basic plastering and external painting.

No cladding, grooves, projections, or aesthetic elements like pergolas.

### Antitermite Treatment

Available at an additional charge of ₹24/sq. ft..

### Rainwater Harvesting

₹30,000 for a 7-foot depth system with rings installation, coarse and fine aggregate bed.

### External Drain Covers

Provided in natural stone (100mm width), costing ₹300/sq. ft..

### Lofts

Lofts provided in rooms and kitchen at ₹80/sq. ft..

### Puja Room

Burma Teak door with teak frame (5" x 2.5"), worth ₹20,000, including fixtures for every 2000 sq. ft..

### Mirror and Accessories

Mirror, soap dish, and towel rail worth ₹7,000 per 1000 sq. ft. of construction.



Construction Overview for {details.projectId}

Construction Details

Plot Area = 4500.0 sq.ft

Parking Floor => 1960.0 sq.ft

1st Floor => 1000.0 sq.ft

Total Built Up Area = 2470 sq.ft

Excluding Package as per drawings provided:

Plinth height as per given drawing 10 (Included up to 1'6" in package). 8.4' plinth is chargeable per 1000 sq.ft at '57000/- per 1' height.

| S. No. | Particulars                      | Rate                      | Quantity/Area   | Total Cost (INR) |
|--------|----------------------------------|---------------------------|-----------------|------------------|
| 1      | Plinth Built-Up Area             | 980/sq. ft.               | 1000 sq.ft      | 9,80,000         |
| 2      | Parking Area                     | 1,470/Sq. ft.             | 1000 sq.ft      | 14,70,000        |
| 3      | 1st Floor                        | 1960/Sq. ft.              | 1000 sq.ft      | 19,60,000        |
| 4      | Additional Plinth Height Charges | 57,000 per sq.ft per foot | 8.50 ft (extra) | 4,84,500         |

| S. No. | Particulars                                   | Billed amount in Rs      |
|--------|---|--------------------------|
| 1      | Total cost estimate for P+2 residential house | Rs. 4,894,500 (+18% GST) |



### Site Evaluation Criteria

| S. No. | Check Points  | UOM             | Standards |
|--------|---|-----------------|-----------|
| 1      | Offsets provided by left, right, and back neighbors?                            | Ft              | >3 Ft     |
| 2      | Electric Pole/Transformer location near the site?                               | Yes/No          | No        |
| 3      | Existing infrastructure on site which needs to be demolished?                   | Yes/No          | No        |
| 4      | At least 100 sq. ft. area available for a labor shed?                           | Yes/No          | Yes       |
| 5      | Is labor allowed to stay at the site?   | Yes/No          | Yes       |
| 6      | 10% of site area for storage of materials?                                      | Yes/No          | Yes       |
| 7      | If storage area is available, is it near the site?                              | Yes/No          | Yes       |
| 8      | What is the road width in front of the plot (excluding foot-path)?              | Ft              | >20 Ft    |
| 9      | Road traffic conditions at the plot?  | High/Medium/Low | Low       |
| 10     | Difference in level of the site with respect to the center of the road?         | Ft              | 0 Ft      |
| 11     | Is there any slope in the plot?   | Yes/No          | No        |
| 12     | Is there any rocky terrain present on-site?                                     | Yes/No          | No        |
| 13     | Is there any rocky terrain present on-site, shared with a neighboring building? | Yes/No          | No        |
| 14     | Is the water table high?  | Yes/No          | No        |
| 15     | Is the site contour provided?   | Yes/No          | Yes       |
| 16     | Drainage line marking and information provided?                                 | Yes/No          | Yes       |



## Key Points to Know

### Preliminary Specification Document

This document outlines the preliminary specifications for your project and does not constitute a legal contract. It will be converted into a binding agreement once the customer officially begins the project with 99SquareWall.

### Quotation Confirmation & Validity

The quotation becomes final and unchangeable only after receiving at least 5% of the total project value as a booking amount. Once confirmed, it remains valid for 30 days.

### Revisions to Quotation

Any changes in specifications, materials, or design after the quotation has been issued will result in a revised quotation. Updates will be made based on the latest requirements and agreed upon rates.

### On-Time Project Completion

At 99SquareWall, we are dedicated to completing projects on schedule. We have robust processes in place to meet deadlines while maintaining quality standards and transparency. Our team ensures that timelines are met without compromising on workmanship.

### Delay Management Policy

If unexpected delays occur due to external factors, we proactively communicate with clients and adjust timelines as needed. Every effort is made to minimize disruptions and maintain trust while prioritizing quality and adherence to project goals.

### Optimized Structural Designs

Quotations are based on structural designs optimized for safety, stability, and adherence to IS construction codes. If the client opts for custom designs, additional charges may apply based on complexity and approval requirements.

### Initial Pre-Construction Activities

- Site Survey and Assessment
- Soil Testing
- Structural Drawings and Approval
- Drafting of Contract
- Initial Site Meeting

These activities take about 64 days to complete, and work on the site will commence only after their completion.

### Construction Scope & Adjustments



## Key Points to Know

The construction will follow the specifications, dimensions, and quantities detailed in this quotation. Any deviations requested by the customer will incur additional charges, mutually agreed upon in writing.

### Handling Design Changes

All modifications to project specifications, materials, or dimensions must be routed through 99SquareWall. These changes will be reflected in the updated quotation and follow the terms outlined in our agreements with both customers and contractors.

### Secure Payment Protocols

All payments must be made directly to 99SquareWall's official bank account. Cash transactions are strictly prohibited. The company takes full responsibility for ensuring transparency and accountability in all financial transactions with its clients, as no third-party contractors are involved in the process.

### Price Protection Policy

With our Price Protection Promise, your quoted price is locked for 2 months from the date of the quotation. After this period, a new quotation will be issued based on current market conditions.

### Utility and Temporary Infrastructure Exclusions

Arrangements for temporary electrical and water connections are outside the contractor's scope of work. Customers are requested to manage these requirements independently.