

AGREEMENT FOR CONSTRUCTION OF BUILDING

THIS AGREEMENT FOR CONSTRUCTION OF HOUSE made and executed at Pune on this date
17/11/2025

BY and BETWEEN

1. **Nitin Suryawanshi**, Occupation: _____, R/at: San Francisco, California, United States.

(hereinafter called as "OWNER", which expression, unless repugnant to the context or meaning thereof, shall include his/her legal heirs, assigns and successors.)

AND

1. **99Squarewall Home Construction Company**, having its registered office at Office C-213, 2nd Floor, Gravity Commercial Complex, Behind Mitcon, Balewadi, Pune – 411045, through its Authorized Signatory.

(hereinafter called as "BUILDING CONTRACTOR", which expression, unless repugnant to the context or meaning thereof, shall include its legal heirs, assigns and successors.)

WHEREAS

The OWNER possesses a plot of land bearing the above-mentioned details, more particularly described as a residential plot located at San Francisco, California, United States. The OWNER is desirous of constructing a house on the said plot of land as per the approved architectural and structural drawings and as per the items, specifications, rates and quantities annexed hereto and forming part of this agreement.

NOW, THIS AGREEMENT IS AS FOLLOWS:

The total cost for construction of the building is fixed at **Rs.45,37,500/-** (Rupees Eighty Six Lakh Sixty Seven Thousand Eight Hundred Rupees only – or as per final approved estimate) towards carrying out the work in respect of the complete construction of the said building, as per the approved drawings, specifications and mutually agreed terms.

Any additional work other than what is covered in the approved drawings, items, rates and specifications under this agreement shall be executed and charged separately as per the rates mutually decided by both the parties at the time of such additional work.

The agreed construction rate shall remain constant for up to 5% variation in the market rate of major materials. Any variation beyond this 5% shall be discussed and decided with mutual understanding between the OWNER and the BUILDING CONTRACTOR.

FOLLOWING ARE THE CONDITIONS & SPECIFICATIONS:

Economy – Construction Specification

Specification & Quotation for Turnkey Construction Project

DESIGN & DRAWINGS

1. 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.

2. 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).

3. 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.

4. 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.

STRUCTURE

5. Foundation

- Assumed as Isolated Footings in regular soil with a bearing capacity of 180 kN/m², up to a depth of 5 feet.

6. Plinth Level

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

7. Backfilling and Soil Management

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

8. 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.

9. Steel

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

10. Walls

- External Walls: 9-inch red bricks or equivalent at ₹14 per brick.
- Internal Walls: 6-inch red bricks or equivalent.

11. 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.

12. 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.

13. Chicken Mesh

- Applied at beam-column junctions, masonry wall junctions

14. Lintels

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

15. 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.

16. Sand

- M-Sand for masonry.
- P-Sand for plastering.

17. Height of Floors

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

FLOORING AND TILING

18. 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.

19. Balcony and Open Areas

- Material: Anti-skid tiles up to ₹80 per sq. ft.
- Grouting: Grouted with polymeric cement for better adhesion and durability.

20. Parking Area Flooring

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

21. Living, Dining Room, and Kitchen Flooring

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

22. Skirting

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

23. Staircase Flooring

- Material: Granite up to ₹110 per sq. ft.

24. Granite Details (if opted)

- Material: Hard and sound granite with a minimum thickness of 19 mm.
- Additional Costs: Laying charges: ₹30 per sq. ft.
- Free from cracks, cavities, holes, or injurious veins.
- Buffing/nosing: ₹40 per running foot.

25. 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.

26. 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.

27. Plinth Protection

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

KITCHEN

28. 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).

29. 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.

30. Wall Tiles

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

31. 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.

32. Kitchen Dimensions and Inclusions

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

DOORS AND WINDOWS

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

38. 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 ₹60,000, including the frame (3" x 5" thickness).

39. 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

40. 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.

41. 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.

42. 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.

43. 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

44. 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.

45. Bathroom and Kitchen Points

- 2 light points.
- 1 geyser point (15AMP).
- Bathroom: 5 5/15AMP switches and sockets for refrigerator, mixer, grinder, oven, water purifier, and one above the kitchen platform.
- Kitchen: 3.

46. Living, Dining, and Family Rooms

- 2 fan points.

- 4 light points.
- 4 5AMP switches and sockets.
- 1 TV Cable Point for entertainment systems.

47. CCTV Provision

- Parking Area will include a CCTV Provision to enhance security.

48. 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.

49. 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.

50. Other Rooms

- 3 light points.
- 1 fan point.
- 4 5AMP switches and sockets.
- 1 16AMP socket for air conditioning.

51. 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.

52. 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.

53. Two-Way Switches

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

BATHROOM

54. 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.

55. 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.

56. Sanitary Ware and CP Fittings

- Each bathroom will include:
- Floor-mounted WC seat
- Wash basin
- Health faucet.
- Brands: Jaquar, Hindware, Parryware, or equivalent.

57. 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.

58. Grouting

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

59. Exhaust Fan Provision

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

60. 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.

61. Sewer Line Connection

- Connection to the main drain line is included in the package up to 10 feet from the building.
- Any road cutting permissions or charges will be the owner's responsibility.

62. Bathroom

- Basin mixer.
- Overhead shower with 2-in-1 shower wall mixer.
- Value: ₹80,000 per 1000 sq. ft. construction.

63. 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

64. Site Barrication

- Simple shade net barrication is included during construction.
- Additional charges will apply for alternative types of barrication.

65. Staircase Railing

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

66. 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.

67. 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.

68. 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.

69. Parapet Wall

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

70. Balcony/Utility Railings

- MS railings for balcony and utility areas, provided at ₹350 - 450 per sq. ft..
- Includes material, painting, welding, fixing, and finishing.
- Complex patterns will be charged extra.

71. Elevation

- Includes basic plastering and external painting.
- No cladding, grooves, projections, or aesthetic elements like pergolas.

72. Antitermite Treatment

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

73. Rainwater Harvesting

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

74. External Drain Covers

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

75. Lofts

- Lofts provided in rooms and kitchen at ₹380/sq. ft..

76. Puja Room

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

77. Mirror and Accessories

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

NOTE: The above specification and quotation cover the turnkey construction scope as discussed and approved. Any work beyond this scope (for example, compound wall, full pergola, custom furniture, modular kitchen, or other add-ons) will be treated as extra and will be charged separately as per actual design and site conditions.

CONSTRUCTION OVERVIEW

For Project: PRJ3885478

This overview is based on the approved estimate and package selected for your project. It shows area-wise breakup, applicable construction rate and the corresponding values considered in the contract value.

Total Built-Up / Chargeable Area	2,000 sq.ft
Base Construction Rate (Package Rate)	
	Contract Value

Project Summary & Digital Acceptance

Project: G+1 · San Francisco, California, United States

Project ID: PRJ3885478

Configuration: residential

Plot Area: As per approved estimate

Site Address: San Francisco, California, United States

Total Contract Value: ₹45,37,500/-