

In the name of Allah the Most Merciful and beneficent

Construction On Turn key Basis (Grey Structure)

## CONTRACT AGREEMENT

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Between

1. Plot owner Mr ..... S/O.....cnic.....

AND

**Lahore Pak Properties** – ARCHITECTURE ,INTERIOR, CONSTRUCTION-

(Both expression shall wherever the context so permit, mean and included their heirs, Executors, Administrators Successors, and assigns)

Witnesses as under

That the contractor agrees to sign this agreement for the construction of mentioned building as per Architect drawing duly signed by first party and relevant approvals basis on (plot no ..... Block.....st.....phase.... .....) for the owner of the said plot.

### 2. AGREED CONSTRUCTION COST:

GRAY STRUCTURE 10 Marla : Rs.2400 / SQ.FT ( Ground and First Floor )

GRAY STRUCTURE 1 Kanal : Rs.2300 / SQ.FT ( Ground and First Floor )

BASEMENT & Sunken and Mumty RATE 3100 / SQFT .

Canopy + Taper Shade will be Charged @ 1 % of the Agreement Price

Spanish Bungalow Rate : Rs.125 / - Extra.

Company will charge 200 Rs / - extra for single story house.

**Architecture Fee :**

Rs.100/ SQ.FT (Map fees 30 %) (Working Drawing + Structure 50 %) (3D Elevation 20 %.)

**BIG OFFER.** At the starting of construction, Map Fee will be adjust in advance amount.

This agreement is valid for 30 Days.

**A. Ground Floor + First Floor + Basement + Mumty + Open area + terraces**

Total Covered area ( ..... ) sqft

**3. TIME LIMIT OF CONSTRUCTION**

180 Days from of lesco connection demarcation & Mobilization advance.

**4. SCHEDULE OF PAYMENTS**

Payment schedule for Construction of GREY STRUCTURE.

Total Contractual Amount as per above mentioned Agreement (Term & Condition)

**Payment stages**

Note : If client pays advance 60 % of the Total Payment than no escalation will be charged

Payment stages by	%age	Amount Received
Mobilization Advance	20%	
After kassu filling +dpc level	10%	
After shuttering for ground floor slab	15%	
On the starting of walls on first floor	10%	
After shuttering for first floor	10%	
After shuttering for mumty	6%	
On starting of plaster inside of G.F	7%	
On starting of plaster inside of F.F+mumty	7%	
On starting of plaster outer side (complete)	5%	
On starting of pcc floor inside GF+FF	5%	
On starting of roof insulation + pcc floors outside	5%	

Grey structure will be handed over within one month of final payment.

**Total Amount Rs: ...../-**

## 5. TERMS & CONDITIONS

- A. Contractor is liable to buy required material as per agreed quality, quantity and brand specification mentioned in this contract.
- B. Contractor is liable to follow construction work as per architectural drawings & recommendation during work.
- C. Contractor is liable to remain within the total agreed cost of construction.
- D. Contractor shall be responsible for housing. Sanitation and medical treatment of the work force.
- E. Contractor has agreed to carry out the work and complete the job as per drawing and will arrange to provide and supply all the materials i.e. scaffolding steel shuttering skilled and unskilled laborers.
- F. Contractor will provide a watchman for the construction tenure approx. 4.5 months.
- G. All drawings will/shall be collected / verified /studied/discussed / changed / amended /and finalized by party No.01 from architect's office and delivered at site to party No. 02 once job is complete as per drawing, any changes/alteration will be made at party No 01's cost . To be decided before starting of job.

Party No.1 and party No .2 will perform, fulfill and comply with the conditions and all matters contained in the drawings and both parties are clear about the scope.

### **items of work which are not covered by the contract as below**

- 1. Horticulture / Landscaping.
- 2. Water, Gas and Electric connection & its monthly or connection charges.
- 3. Charges for approval of plan.
- 4. Chandeliers and any other electric appliances.
- 5. Electric motor's geysers, pressure pump. water pump + boring
- 6. Architectural, engineering cantonment board or any society fees, etc.
- 7. Earth filling (ghassu)
- 8. Any steel work like Door frames main gate or inner/outer stairs etc.
- 9. In short anything that is not specified in this contract.

## 6. SPECIFICATIONS OF WORKS.

The following describe the agreed specification of works:

### **A. CIVIL WORKS**

- 1. **Site clearance:** Removal of complete debris and demarcation as per exaction plan.
- 2. **Excavation:** The excavated up to 1.5 feet depth from natural surface level.

3. **Termite Proofing:** The termite proofing will be done on two different stages.
4. **Earth filling:** It consists of two parts) filling under floors with surplus.
5. **Foundation:** As Per Drawing .
6. **PCC Floor:** laying 1.5" thick PCC 1:2:4 including 4" thick brick blast under all floors.
7. **Foundation:** (Awal Brick) upto working using 1:6 cement, sand mortar will be laid in foundation.
8. **D.P.C; i)** 1.5" thick PCC 1:2:4 will be laid at plinth level & floor level of the building as horizontal open space (1:3) cement sand, plaster.
9. **Super structure)** 9" thick (Awal Bricks) work using (1:6) cement Ravi sand mortar will be laid.
10. **Steel Reinforcement:** Steel 60 Grade Deform steel bar will be used in 4.5" RCC Slab.
11. **RCC:** The reinforced cement, concrete with (1:2:4) ratio will be used for slabs, beams lintels, stair etc.
12. **Parapet Wall:** parapet wall height 01' more than specified height will be charged extra.
13. **Roof insulation:** Roof insulation will be carried out with proper slopes descending toward khurras for proper drainage of rain water with following specifications: i. Bitumen treatment. ii. Polythene sheet iii. 3" to 4" thick compacted earth over. iv. 1.5" thick brick tiles are laid with (1:6) cement sand mortar over.
14. **Plasters :** ½" thick (1:4) cement sand plaster will be laid using Chenab sand (as required)
  - ii 1/5" thick (1:4) cement sand plaster will be provided on internal / external sides of walls by using Chenab sand, it also includes making the corners, edges, sills. Niches and jambs of doors and windows.
15. **Crush:** Concrete Sargodha Special will be used wherever required for the construction of the said project.
16. **Cement:** Lucky/payedar/best way or DG cement will be used for brick lying plaster and all slabs pouring.
17. **Water supply:** Water supply testing at 80 psi before plaster.
18. **Quality assure for all material to be used.**

i.	Steel	Mughal ,Saeed
ii.	Cement	Luck , Payedar or Best way
iii.	Water Supply	Turk Plast , popular
iv.	Electrical Pipe	Popular

## **B. PLUMBING, SANITARY WORK**

Sewerage Pipe of UPVC pipes brand popular medium quality will be provided for soil and waste pipes lines.

Water supply lines in all bathrooms and other specified places will be providing with PPRC pipes popular/turkplast.

All exposed water supply lines will be of G.I (III. M brand)

Rain water pipes will be use of 4" UPVC pipes of brand Popular.

## **C. ELECTRICAL WORK**

Electrical points will be provided as per design drawing.

The PVC conduit having size not less than 1.5" dia of popular brand will be provided for electrical wiring.

## **E. Important NOTES.**

### **ADDITION / ALTERATION CASE**

a . In case of addition / alteration during the construction in the approved and agreed plan by the owner , it shall be charged separately accordingly 9 " inch thick wall with plaster Rs 1000 / SQ.FT , 4 ½ inch thick wall with plaster @ 800 / SQ.FT and Front elevation beam structure with steel @ 2500 CFT will be charged .

b . Actual measurements of covered area shall be measured from Roof at final stage .

ROTHE EXTRA WORK WILL BE CHARGED ACCORDINGLY

a . Boundary wall Rs.2300 / - ( 10 Feet ) . Foundation Brick Work will be ( 9 " inch Thick ) till DPC level from DPC to 6 Feet above will be ( 4.5 " inch thick ) .

b . Water Tanks and Septic Tank Rs.200 per Gallon . ( All R.C.C )

c . Swimming pool will charge Rs 275 per Gallon ( ALL R.C.C ) Piping Schedule 80 Imported , Valves , Schedule 80 Imported , Skimmers + Inlet + Outlet Point , Light Casings , Electric

d.Shelves will be charged half of covered area .

e . Pergolas fully charged @agreed agreement price .

f . 3 inch thick shade will be charged @ 50 % of Agreement Price and 5 / 6 inch thick shade will be charged @ Fully Charged .

g . Passages and open car porch and drive way area will be charged Rs.475 / SQ.FT . If Client himself prepays outer catcha than GI pipe for Sewerage and up to Water Tank will not be provided by the company .

h . If Steel / Ply Sheet Shuttering used for slab pouring then no plaster at roof , If steel / Ply : shuttering used and roof also plaster then owner shall pay Extra amount Rs.80 / - per Sft

i . The height of Ground Floor & First floor is 10.5 Feet and Basement is 10 Feet , If Clint increase the height it will be charged.

j . The Cost of Concrete / Steel Stairs will be provided by the House Owner .

k . Double Height will be charged double of the agreement Price and Dome will be charged 2 times of the agreement Price .

l . Lift Box size 5 multiply 5 height 10 feet cost of one floor Rupees 350000.Exept Lift Foundation ( that foundation will be charged according to the market rate .

m. Work cost and Material Rate Difference cost will be paid by the client on all construction .

n . Central Terrace will be charged 1000 Rs / Sqft o . If Plot is located in Bahria Town and as per drawing if steel and concrete are present in brick wall foundation the Rs.150 / - Sft will be charged Extra of Total Covered Area.

p . If any Gaddar or Steel Pillar will be used on House Elevation than its charges will be paid by the House Owner .

q . If foundation of house will increase from 5.5 feet or owner increase the ceiling height from 10.5 feet it will be charged accordingly : 1. For 10 Marla ( Each Floor will be charged Rs 150,000 / for 1 feet ( Whole of the Plot ) 2. For 1 Kanal ( Each Floor will be charged Rs 250,000 / - for 1 feet ( whole of the Plot ) 3. For 2 Kanal ( Each of the Floor will be charged Rs 350,000 / - for 1 feet ( whole of the Plot ) 4. More than 2 kanal bungalow Rs.75 / SQ.FT in depth / height will be charged . 5. Each of floor will be charged Rs 250,000 / - in the case of increase of Height .

The above –mentioned items are included in this estimate. Any additional work will be charged as an extra item. All drawings must be checked and verified by the owner and should be delivered to the contractor.

- In case of any dispute, initially the matter will be settled with consent of the following person: Through mutual agreed arbitrates.
- God forbid in ease of emergency or expiry of client or contractor during the construction process. The nominees will settle the details and issue with consent of the witnesses of the agreement.
- At the time of Contract steel rate is ..... per kg and cement rate is ..... per bag. Bricks rate is ..... and crush rate is ..... in case of any change in these rates. Plot owner will pay the difference. And except these items builder will not demand to pay any price difference.
- Due to payment or any other reason from plot owner if project delay then the builder will not be responsible of construction rate difference and time frame.

**This contract is made in two original sets, one each of which will be kept by owner and builder.**

Nominee of the client are:

Nominee of the builder are:

**Owner,s Signature**

**Lahore pak properties (CEO)**