

# ELITE DREAM BUILDERS

*"we build your dream home"*



# INDEX

ABOUT US

CONSTRUCTION AGREEMENT

CIVIL WORKS

WOOD & GRILL WORKS

FLOORING, TILES & SLAB WORKS

PAINTING & POLISHING

ELECTRICAL WORKS

PLUMBING

SANITARY

BUILDERS COMPLEMENTARY

MATERIAL BRAND LIST

PAYMENT TERMS & CONDITIONS

SPECIFICATION AND MATERIAL

# WHO WE ARE !

Elite Dream Builders is a one stop solution for all your construction related Needs.If you are searching for residential building contractors in Trichy your search ends here. We provide finest quality construction Services. Customer satisfaction is our top most priority. We started this company after listening to multiple customers' pain points. We decided to solve it and provide best quality service.



**10+ YRS  
EXP**



**70+ Happy  
Customers**



**15  
Professional  
Awards**



**TAKE A STEP AHEAD  
AND TRUST US!**

**Price Starts**

**₹ 2299**

**per sqft**

**DREAM BUILDERS**

**COMPLIMENTARY:**

**SOIL  
TEST**

**SEPTIC  
TANK**

**SUMP**

# CONSTRUCTION AGREEMENT

This Agreement is made on the 28th date of April 2025

## **BETWEEN**

**Elite Dream builders**, No.9 - MKS Building, Ganesh Nagar, Kattur, Trichy-19.  
(GSTIN-33AKTPH2053F1ZC) Hereinafter called as the “**BUILDER**” of the first part.

## **AND**

**Mr/Mrs.**\_\_\_\_\_ (**Aadhaar No:** \_\_\_\_\_), (**Address :** \_\_\_\_\_ )  
Hereinafter called as the “**OWNER**” of the second part.

Whereas the Owner is desirous of getting a building at (**Address :** \_\_\_\_\_ )  
construct building there on as per schedule B and whereas the Builder has  
offered to build.

WHEREAS the partly of the First and second part have mutually agreed to the  
terms and conditions governing the construction. The Value Of proposed  
construction Agreed: **RS.00,00,000 /-**

## **NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWING:-**

1. This in pursuance of this agreement and the consideration of the sum of –  
**RS.00,00,000 /-** to be paid by Owner to Builder, provided the Builder shall do  
construction work at above said house plot to the specification mentioned in  
Schedule **B** Which is made part of this agreement.
2. The Owner hereby appoints the builder to carry out the **work of  
construction** at premises mentioned hereunder, with the Builder supplying  
materials and his own labour
3. The Owner agreed to pay the builder the amount mentioned towards the  
lump sum contact value in respect of the items of work detailed in  
**Schedule B**, here to and as per the guidelines given below

**4.** The Owner shall pay by cheques or cash or by **DD** or by **online transfer** only and obtain stamp receipts from the builder. This will only be the **proof of payment** made by the Owner.

**5.** The owner shall make regular part payments to the Builder in various stages, from time to time, according to **the progress of work** as agreed to hereunder without expecting any notice or intimation for such payments from the Builder.

**6.** The owner shall bear the **cost of all additions** extension and charges in the works involving additional cost.

**7.** The Owner shall visit the premises at frequent intervals and make all objections before completion of every portion of work to enable on the **open rectification of work**. Otherwise, the Owner will be deemed to have been satisfied with a work already executed.

**8.** The Builder will not be made liable for **any delay or non-delivery** of possession due to non delivery availability of steel, cement or other building materials or any other reasons beyond the control of the Builder.

**9.** The Builder will **not be liable or responsible** for any delay on the part of the local authority or the Tamil Nadu Electricity Board for giving their service connections.

**10.** The Builder shall have the **first charge or lien** on the said premises in respect of all the balances due by the owner to the Builder.

**11.** The Owner shall at his own cost bear the **water and sewerage** connections charges and deposits etc., in respect of the house separately as and when demanded by the concerned authorities at the appropriate time .

**12.** The Owner shall put all the electrical fittings at his **own cost**.

**13.** In case of dispute, the builder and owner will discuss to resolve without affecting the progress of **the work and monetary loss** of both in an amicable way.

**14.** The Builder shall complete the work in time and handover the possession of the completed building to be owner provided the owner shall make the **payment of installments** in time as per schedule B. The Builder should ensure that he completes the work in stages in time to claim the money from the bank for the smooth functioning of the job entrusted.

**15.** The Owner shall not under any circumstances put an end to this contract and **no other Builder or Contractor** will be allowed to work at the site, provide to builder goes as per the terms and conditions of this agreement.

**16.** Work completion plan – Builder is expected to complete the building in the **span of 6-9 months**. Any delay beyond 9 months builder shall compensate by paying a **penalty of RS.10,000/-** for each month delay except for reason like delay from owner side, or natural calamity, Accidents in site or any other factors beyond the builder control.

**17.** If builder does not receive payments on time as per schedule, he is entitled to receive **Rs.1000/-** per week as a **penalty** to manage his loss of handling the labors during that time and safeguarding the material on site.

**18.** After the completion of building, **1 year's warranty** will be provided for the structural integrity, During the first six months any issues occurring in electrical, plumbing, painting and flooring and wall crack it will be repaired at **free of cost**.

**19.** Builder shall submit the relevant **Structural and Electrical** drawings to owner after the project completion.

**20.** Builder shall take responsibility for the **safety of the labors** working for him. He shall be accountable for preventive and corrective measures related to this safety aspect.

**21.** As per specification, if any changes to be made, the **differential cost** should be applied to owner.

**22.** Cost Escalation will apply following Material if it is gone **more than 10%**

□ **Steel FE550D**-Rs.65 to 75 per Kg (Current rate)

□ **Tile** – Rs.60 to 65 per Kg.

### **SCHEDULE – A**

Parcel of land bearing at (**Address: \_\_\_\_\_**)- **620000**.

### **SCHEDULE – B**

Specifications of the proposed house with built up area the Ground, First & Second floor respectively as per plan enclosed.

### **CIVIL WORKS:**

- The structure is **R.C.C.** Framed structure with bricks masonry walls.
- **7'-0"** depth earth work (Maximum).
- Earth back filling with excavated earth and then with filling M. Sand for **depth of 4"** including good consolidation by water .
- Inside and outside portion of basement will be plaster with **CM 1:4**
- Providing and laying flooring plain cement concrete of 1:5:10 using  $1\frac{1}{2}$ "**blue metal to a thickness of 4"** including well ramming.
- Providing and laying Reinforced Cement Concrete 1:1.5: 3 using  $\frac{3}{4}$  "**Blue metal**", cement of mixing by mixer machine and Manul mixer including centering, shuttering with necessary scaffolding arrangements and curing etc.

- Footing concrete
- Column concrete
- Plinth Beam concrete
- Lintel, loft & sunshade
- Roof slab
- Stair case
- Refilling Gravel

- Supplying and fabrication of steel to the size including cutting, straightening, bending and tying by using **20-gauge** MS binding wires for all **RCC** works.

□ **9" brick work:** Providing and laying brick work in cement mortar 1:6 using chamber bricks of size 8<sup>3</sup>/<sub>4</sub>" x 4<sup>1</sup>/<sub>2</sub>" x 2<sup>1</sup>/<sub>2</sub>" including necessary scaffolding arrangements, curing, etc .

□ **4.5" brick work:** Providing and laying half brick masonry work in cement mortar 1:5 using bricks of size 8<sup>3</sup>/<sub>4</sub>" x 4<sup>1</sup>/<sub>2</sub>" x 2<sup>1</sup>/<sub>2</sub>" in partition walls with necessary scaffolding arrangements.

- **Ceiling plastering:** Providing and laying ½" thick plain plastering by cement mortar 1:3 over concrete surface in rough finishing including scaffolding, curing etc.

- **Inner and outer plastering:** Providing and laying ½" thick plain plastering by cement mortar 1:4 in smooth finishing in the inside and outside walls including necessary scaffolding, curing etc.

- **Lofts:** Providing and laying 3" thick 2'-0" wide loft in R.C.C. wherever mentioned in the working drawing in bed rooms & kitchen.

- **Parapet wall:** Providing and laying 9" thick parapet wall to a height of 2'-6" in cement mortar 1 : 6 using bricks of size 8<sup>3</sup>/<sub>4</sub>" x 4<sup>1</sup>/<sub>2</sub>" x 2<sup>1</sup>/<sub>2</sub>" including necessary scaffolding arrangements, curing,etc.

- **Water Proofing:** Dr.Fixit (Basement, Plastering, Concreting and Painting)

## • Standard heights to be followed in the building

a) Basement Level	-----	4'-0" from the Natural ground level
b) Portico level	-----	2'-6" from the storm water drainage top level
c) Sill level	-----	2'-6" from the finished floor level
d) Lintel level	-----	8'-0" from the finished floor level
e) Roof slab level G.F	-----	10'-0" from the finished floor level
f) Roof slab level F.F	-----	10'-0" from the finished floor level
f) Head room level	-----	8'-0" from the finished floor level

- Anti termite treatment – As per the standard norms.



## **WOOD & GRILL WORKS :**

- **Main door** (3.5'x7'-0") Frame (5" x 4") — providing and fixing teak wood frame and teak wood finish flush door of specified design with Brose hinges, tower-bolt, handles and locks.
- **Other- Doors** – (3'0" x 7'0") Frame (4" x 3") with Teak wood and shutters with readymade flush door with aluminum powder coated hinges, tower bolt, screws, handles and locks.
- **Toilet doors** – Providing and fixing PVC frame and shutters of specified design with fittings.
- **Windows** – Providing and fixing UPVC windows (White frame 4" x 3") and glazed shutters (pin head type) of specified design with aluminum power coated hinges, tower bolt, screws, handles
- **Ventilators** – Providing and UPVC frame (4" x 3") and louvered ventilators of specified design with 4 mm thick pinhead glass and ½" M.S. round rods in between.
- **Window grills** – Providing and fixing M.S. grill (into the frame type) of specified design with M.S. flat / square. (Size 12mm)



## **FLOORING, TILES & CUDDAPAH SLAB WORKS :**

### **• Living, dining, kitchen, bedroom, etc:**

Supplying and laying Vitrified tiles Size 4'-0" X 2'-0" approximate cost Rs. 60 - Rs.65/Sq.ft. flooring in CM 1:5, with 4" skirting on walls, curing. Etc.

Owners have the provision to choose the size of the tile within the agreed base price. If any changes on the base price will subject to escalation

### **• Toilets & bath rooms:**

Supplying and laying non-skid ceramic tiles flooring 2' X 2' size tiles approximate cost Rs 55/Sft. and ceramic dado of 4' x 2' size tiles up to 7'0" height approximate cost Rs 55/Sft. flooring in CM 1:5, with 4" skirting on walls, curing. Etc.

### **• Kitchen slab:**

Supplying and fixing granite top for kitchen counter and Stainless Steel sink including polishing over Ferro cement slab on 3" brick on edge work with CM 1:3 including plastering, curing, etc. upto 10" including sink

Supplying and fixing Glazed tile of size 4' x 2' dado on wall up to 4ft. over counter

### **• Shelves:**

Supplying and fixing 1'-6" Cuddapah slabs for wardrobes, shelves & store including polishing on 3" brick on edge work with CM 1:3 including plastering, curing, etc.



## **PAINING & POLISHING**

- **Exterior wall:**

Supplying and painting outside walls by 1 coating with lime, 1 coating with Asian Primer, 2 coating with Asian ace color.

Supplying and painting ceiling by 1 coat with lime, 1 coat with Asian Primer. 2 coating with Asian ace white.

- **Elevation:**

Supplying and painting ceiling by 1 coat with lime, 2 coats wall Putty, 1 coat with Asian Primer. 2 coating with Asian ace white.

- **Inner walls:**

Supplying and painting inside walls by 2 coats of internal wall putty and 2 coats emulsion paints color as specified. (Asian, Nippon, M.R.F, Berger)

- **Main door:**

Supplying and painting for Main door with polished finish

- **Doors, windows & grills:**

Supplying and painting doors and windows including grills with two coats of enamel paint color as specified over one coat of primer.

1. Door frames to be painted with anti-termite paint prior to installation.
2. Window grills to be painted one coat of epoxy prior to the two final coats.



## **ELECTRICAL WORKS**

### **• Wires:**

Supplying and fixing of electrical wires are of exclusively electrical (copper) wiring as per ISI code wiring 1/18, 3/20, 7/20 cables wherever applicable through PVC line and junction boxes and connects to main board with all necessities etc. The following provisions will be included in builder's package.

□ MCB, Invertors wiring, speaker provisions at hall, calling bells, compound light points, /switches, CCTV conduit line.

### **• Switches:**

Supplying and fixing of half modular switches.

•6A: Supplying and fixing concealed 6 A points (lights, fan and plug) including concealed PVC electric conduits, wiring and switches with all necessities etc.

•16A: Supplying and fixing power points of 16A, including pipe laying, wiring, switches fixing with all necessities etc.

### **• TV points:**

Supplying and fixing concealed TV plug point (in half) including pipe laying wiring and switches with all necessities etc.

### **• AC Points:**

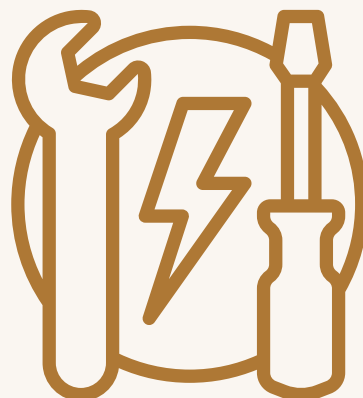
Supplying and fixing 20A A/C points with metal sockets of make MDS including pipe laying wiring all necessities etc.

### **• Kitchen:**

Openings for exhaust fan will be provided and Chimney switch point also provided

### **• Geyser:**

Electrical provisions for Geyser in all toilets will be provided.



## **PLUMBING**

### **• PVC Pipes:**

Supplying and fixing rigid CPVC threaded concealed pipes of make Avon Plast or equivalent & CPVC pipeline for geysers as specified in the plumbing layout complete with necessary fitting of quality GI including cutting, threading and fixing in the walls and finishing by CM 1:4 etc.

### **• SANITARY:**

•Supplying and laying UPVC concealed pipe of make Avon Plast or equivalent for waste water line and sewage lines as specified in the sanitary layout including with necessary PVC fitting and filling by brick jelly concrete etc.

• 75 mm, b. 100 mm

### **• Wash basins:**

Supplying and fixing ordinary white wash basins (Parry ware) as specified with all necessary fitting complete etc.

### **• Closet:**

Supplying and fixing of European water closet (White Color - Parry ware) with slim line flush tank.

Supplying and fixing white Indian water closet (Parry ware) as specified including necessary connection etc.

### **• Shower mixture:**

Supply and fixing of 2 in 1 shower mixture with over head shower • Traps: Providing and laying UPVC floor traps of standard size as specified with necessary arrangements etc.

### **• Angle cock:**

Supplying and fixing Parry ware CP (or equivalent) angle cock of ½" dia with all necessary arrangement etc.

### **• Tap Fitting:**

Each toilet Inos will provide.

• **Pillar cock:**

Supplying and fixing Parry ware CP (or equivalent) pillar cock for ½” dia with all necessary arrangement etc.

• **Bib cock:**

Supplying and fixing Parry ware CP (or equivalent) bib cock of ½” dia with all necessary arrangement etc.

**Builders Complementary:**

- 1. Terrace** : Cooling Tile.
- 2. Overhead Water tank** : Supplying & fixing of 1000 liter Sintex tank.
- 3. Septic tank** : Provide of 1,500 liter tank.
- 4. Sump tank** : Provide of 1,000 liter tank
- 5. AC Points** : Supplying and fixing 20A A/C points in all bedrooms.
- 6. Safety Gate** : We provide and fix Safety gate in per floor 1 Nos.
- 7. Elevation** : Cement finish will do.

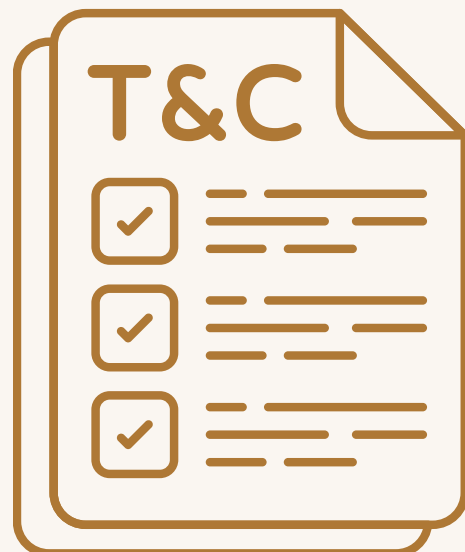


### **Material Brand List**

<b>S.NO</b>	<b>MATERIAL</b>	<b>BRAND NAME</b>
<b>01</b>	Cement (G53)	Ultratech, Sankar & Ramco
<b>02</b>	Steel (Fe550)	JSW
<b>03</b>	Fine Aggregate	M.Şand
<b>04</b>	Brick	Chamber Bricks
<b>05</b>	Tiles	Kajaria, AGL, Somany or Any Equivalent Brand
<b>06</b>	Electrical	Finolex
<b>07</b>	Plumbing	Avonplast, Parryware
<b>08</b>	Wood Frame	1st Quality Teak Wood
<b>09</b>	Shutters	1st Quality Teak Wood (for Main Door and Room doors)
<b>10</b>	Windows	UPVC(White color) frame and shutters with MS Grill and Glass Partition
<b>11</b>	Paint	Asian, Nippon & Berger

## Payment Terms & Conditions :

S.No	Payment Stage	%	Amount
1	Initial	20%	₹ 0,00,000
2	After Basement	15%	₹ 0,00,000
3	After Roof	20%	₹ 0,00,000
4	After Plastering	15%	₹ 0,00,000
5	After painting and tile	15%	₹ 0,00,000
6	After Joineries	10%	₹ 0,00,000
7	Handing over	5%	₹ 0,00,000



**Payment Terms & Conditions :**

S.NO	Description	Sq.ft Rate	Area	Amount
1	Ground Floor	2200	0	₹0
2	First Floor	2100	0	₹0
3	Bore & Pump	1	0	₹0
4	Tem.EB	1	0	₹0
5	Building around Setback	0	0	₹0
6	Compound	0	0	₹0
7	Building Approval	0	0	₹0
			<b>TOTAL</b>	<b>₹ 0</b>

IN WITNESS WHERE OF BOTH THE PARTIES HAVE SET THEIR HANDS TO THIS DEED ON 00-00-2025 ABOVE WRITTEN WITNESSES:

1.

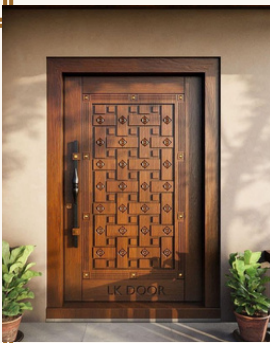




**BUILDER**

2.



**OWNER**

**SPECIFICATION AND MATERIAL :**


**DOOR DETAILS**

S.NO	DESCRIPTION	MATERIAL IMAGE	DETAILS	BUILDER'S PRICE
01	TEAK DOOR FRAME		Frame Size:5*4 width of door 7'x3'6"	RS.15,000/-
02	TEAK DOOR		Main door frame 4x3 and Shutter size 7'*3'6"	RS.20,000/-
03	READYMADE DOOR		Room door frame size 4"*3"	RS.5,000/-
04	TOILET DOOR		readymade door and frame size 3'*7'	RS.7,000/-
05	SAFETY DOOR		MS door size 3'6'*7'	RS.8,000/-

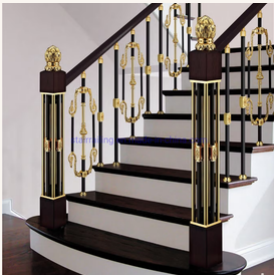
**WINDOWS**

S.NO	DESCRIPTION	MATERIAL IMAGE	DETAILS	BUILDER'S PRICE
01	UPVC WINDOWS (white clr)		As per plan	Rs.460 /-per sq.ft
02	WINDOW GRILL		Maximum per weight sqft 1.5kg	Rs.100/- per kg

**GRANITE**

S.NO	DESCRIPTION	MATERIAL IMAGE	DETAILS	BUILDER'S PRICE
01	KITCHEN COUNTER TOP AND ENTRANCE DOOR STEP		Granite size -2ft width	Rs.160 /-







**STAIRCASE HANDRAIL**


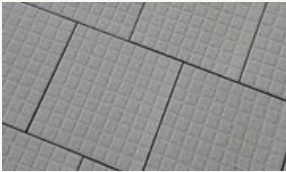
01	STAIRCASE HANDRAIL		SS handrail basic model	Rs.850/-
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**TOILET ACCESSORIES**




01	WALL MOUNT WBC		As per plan	Rs.8000/-
02	IWC TOILET		As per plan	Rs.4000/-
03	WASH BASIN COUNTER TOP FITTING		As per plan	Rs.3500/-
04	WALL MIXER		As per plan	Rs.4000/-
05	LONG BODY TAP		As per plan	Rs.1000/-
06	SHOWER HEAD		As per plan	Rs.1500/-

**TILE**


01	HALL FLOORING		Tile size-4*2	Rs.65/-
02	BED ROOM FLOOR		Tile size -2*2	Rs.65/-
03	KITCHEN AND DINING FLOOR		Tile size -2*2	Rs.65/-
04	TOILET FLOOR AND WALL		Tile size wall-2*1 Floor tile size-1*1	Rs.55/-
05	KITCHEN WALL		Tile size wall-2*1	Rs.55/-
06	STEP TILE		Floor tile size -1*1	Rs.55/-

07	PORTICO TILE		Floor tile size -1.5*1.5	Rs.55/-
08	COOLING TILE		Floor tile size-1*1	Rs.25/-

DINNING AND KITCHEN

01	WASH BASIN COUNTER AND TAP FITTING		As per plan	Rs.3500/-
02	KITCHEN SINK		As per plan	Rs.3500/-
03	KITCHEN SINK TAP		As per plan	Rs.2000/-

ELECTRICAL

01	SWITCHS AND SOCKET		<p><b>IN HALL</b> :Fan,tupe,light,and wall light and TV control will provide</p> <p><b>IN BED ROOM:</b> Fan,tupe light,night lamp,two way control and AC point</p> <p><b>IN KITCHEN:</b> Tupe light,fan,fridge,microven and additional,RO point</p>	Rs.20/-
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**THANK YOU!!!**

