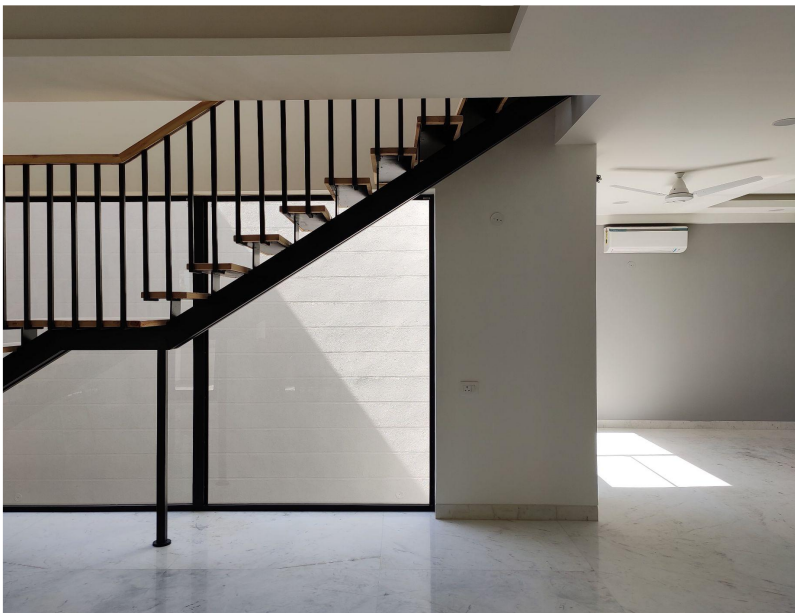
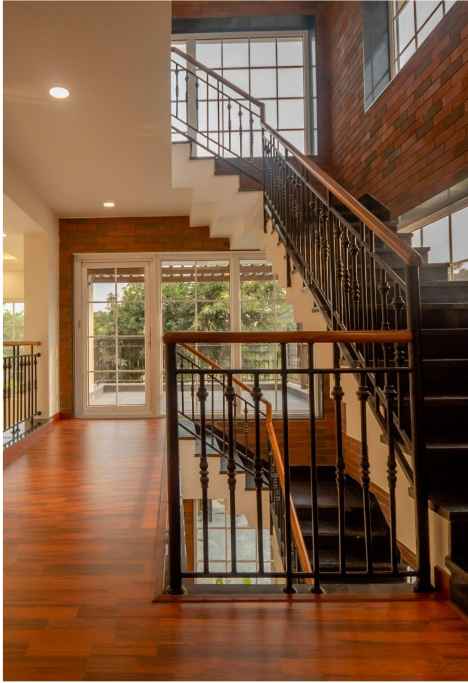


HomeEssential

Simple and Cost-effective way
to design and build a beautiful, custom home



PRITHU
HOMES
A Dalmia Bharat Initiative

+91 9599818105
www.prithu.in
sales@prithu.in



About Prithu Homes



Actual image of a living room of a Independent floor built by Prithu

Prithu Homes is the largest builder of custom villas and stilt + floors homes in Delhi, Gurugram, Noida, Ghaziabad and Faridabad. We have 50+ projects under execution and have delivered 43+ projects. We are backed by the Dalmia Bharat family - promoters of one of the largest cement companies in India. Our team consists of 140+ full-time employees consisting of 30+ architects, and 60+ construction professionals drawn from professional institutes like IIMs, DCE, SPA, etc.

Every home we build comes with three promises: Fixed prices, a Fixed delivery timeline, and up to 10 years of warranty. Competitive prices, tech-backed construction tracking with checklists for our clients, and catalogs for the project's complete life cycle for easier decision-making for clients make us the largest design + execution company in a short span of 4 years.

We offer following services:

1. Turnkey Services
2. Collaboration
3. Buy an under-construction floor
4. Construction Services

Sign (First party):_____

Sign (Second party):_____



Warranty



Actual image of a double heightened living room in a project in Noida built and designed by Prithu

1. Warranty is for:
 - a. 10 years warranty on structure
 - b. 10 year warranty on window profiles
 - c. 5 year warranty on the wardrobe, modular kitchen, vanity and similar items
 - d. 5 year warranty on the doors and frames
 - e. 2 year warranty on all the hardware
 - f. 1 year warranty on seepage
 - g. 1 year warranty on all work done
2. Warranty covers defects arising due to the bad workmanship and/ or use of wrong/ defective material.
3. If a defect is found, we will repair it at our cost to the extent technically possible. If repair cannot be done, we will refund the value of the defective item.
4. At the time of handover, we will share with Plot Owner all the warranty documents of all third party products which come with a warranty

Extended Warranty

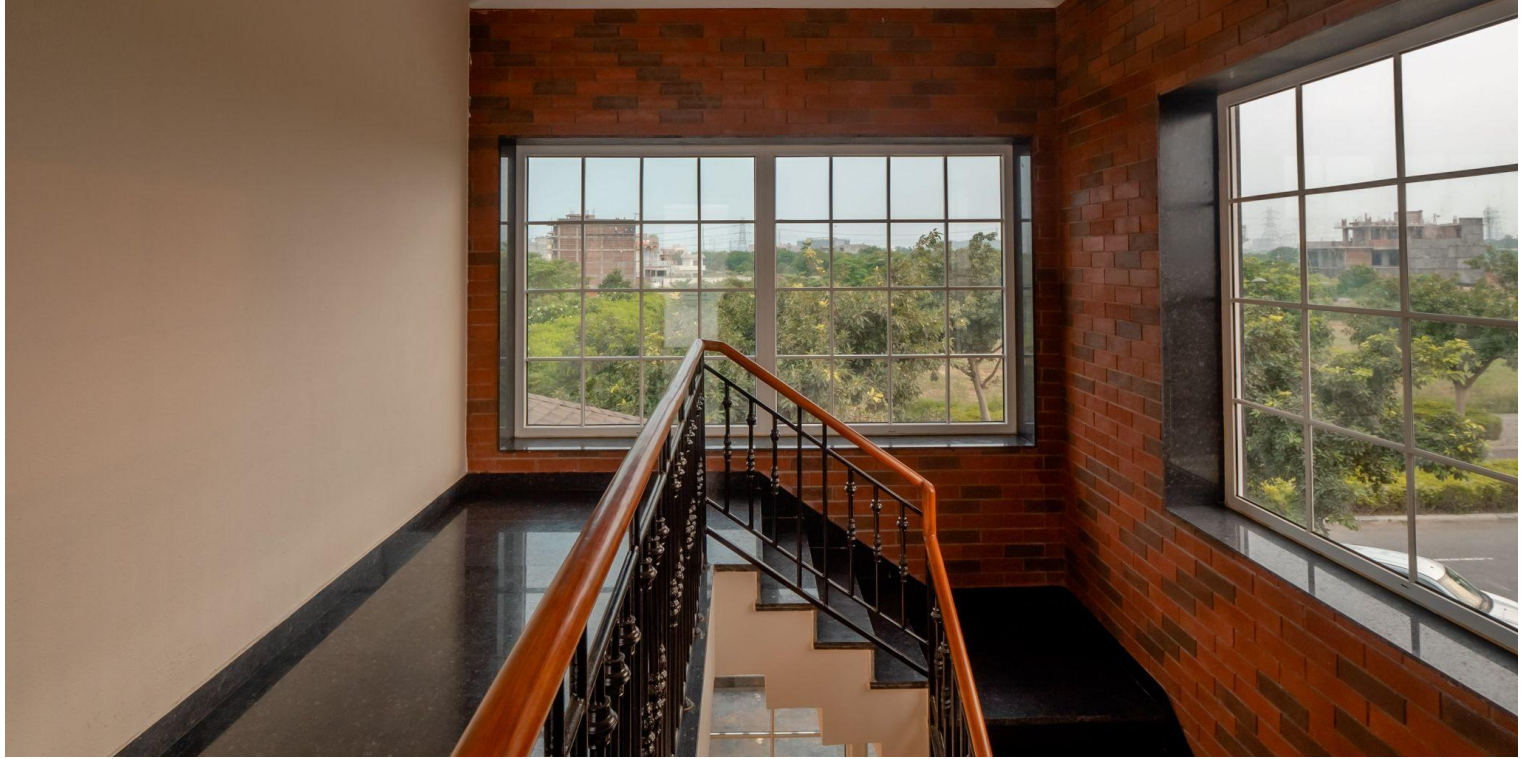
1. Clients have the option of buying extended warranty for seepage, cracks in paint/ plaster and electrical wiring.
2. Price for the Extended Warranty is Rs. 12 per sqft per annum of covered, semi-covered and basement area.

Sign (First party):_____

Sign (Second party):_____



Project Duration



Actual image of a Staircase in a project in Gurugram built and designed by Prithu

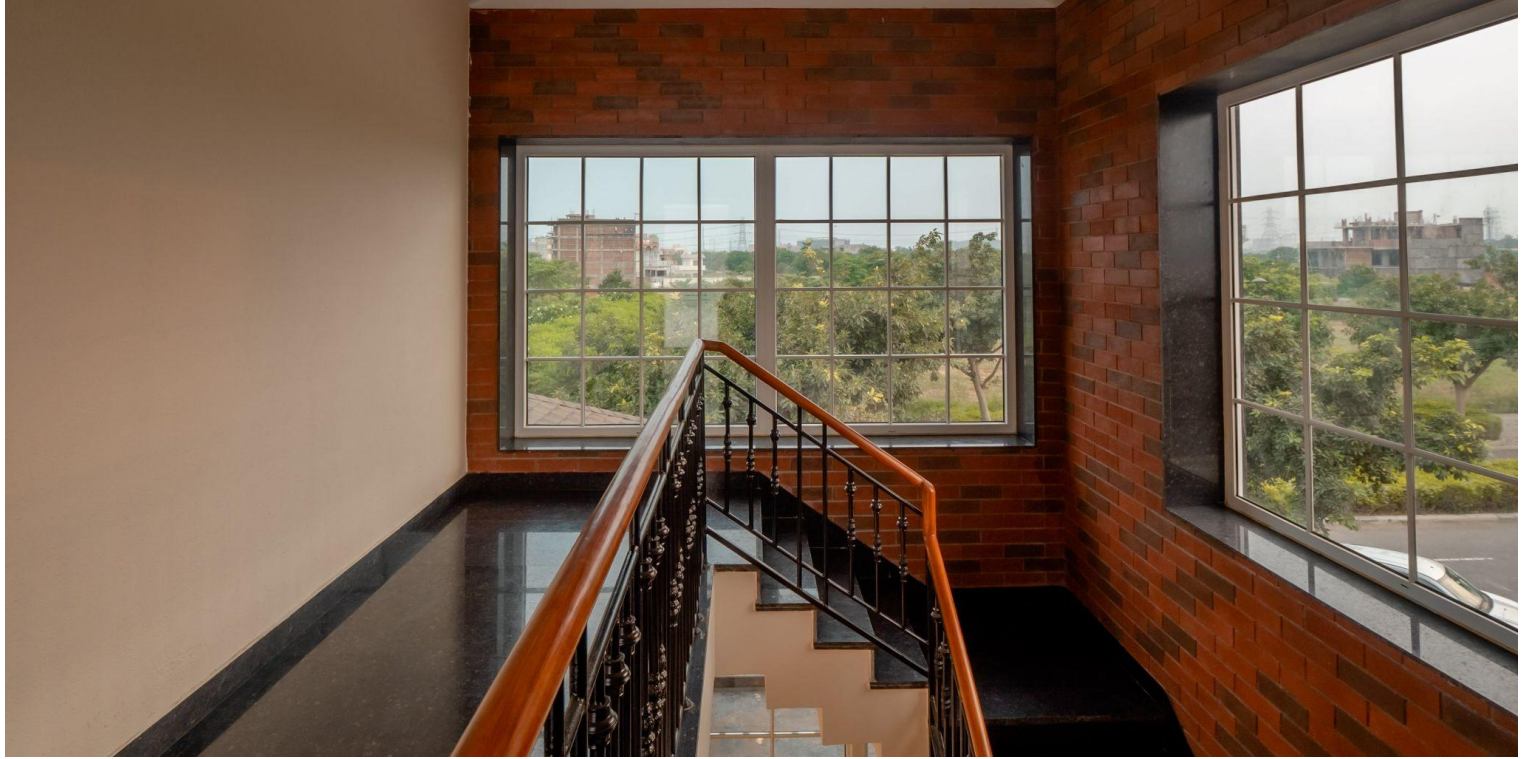
1. Prithu Homes commit delivery of a 6 slabs (Basement + Stilt + 4 habitable floors) home in 14 months. For lesser number of slabs, project duration reduces by 1 month per slab.
2. Project duration starts when approvals are received, plot is handed over by owner to Prithu and all decisions related to design and material selections has been taken by the Plot Owner.
3. Project duration ends for the purpose of calculation of Delay Penalty when CC is received and invitation is made to the owner for handover inspection by Prithu Homes.
4. Committed delivery time line is extended in the following cases:
 - a. By 30 days if there is demolition required of an existing structure on the site
 - b. By duration of full or partial construction ban by government for less than 5 days
 - c. By duration of full or partial construction ban + 7 days by government for 5 or more days
 - d. Force majeure conditions
 - e. Project duration assumes ability to work 7 days a week at site without time restrictions. In case there are site specific restrictions, project duration will be changed accordingly.
5. Due to the nature of business, there can be delays. To convey our commitment to timely delivery, we will pay Delay Penalty to the Owner if timely delivery is not made by us. Delay Penalty is 0.25% of the Contract Value as finalised at the time of agreement signing for each month of delay. For a period of less than month, Delay Penalty will be calculated on per day basis.
6. A forecasted handover date will be shared at regular intervals. Client should refer to this date only as a forecast and not plan any activity or event linked to this forecast. We will share the firm date of handover three days after the 'Invitation for handover inspection'.

Sign (First party):_____

Sign (Second party):_____



Design Process



Actual image of a Staircase in a project in Gurugram built and designed by Prithu

1. Post the signing of agreement, we will start the design activity
2. Stage 1: Floor plan designing: Principal Architect will work with you to design the floor plan. Based on past experience, this stage takes 5 weeks from the day of first meeting between the client and the Principal Architect.
3. Stage 2: Post the sign-off by the Client on the floor plan, following activities are started in the parallel:
 - a. Preparation of elevation brief and design with client
 - b. Preparation of structural drawings
 - c. Preparation and submission of approval drawings
 - d. Material selection by the client from Lookbooks and in discussion with Principal Architect

This stage, in our experience, will take around 8 weeks. Once client shares all the material selection, construction will be started on site within 7 days.

In case demolition is required on site, Client and Principal Architect can take a mutual decision to start the demolition 3 week before the anticipated date of all material selections.

4. Owner and Prithu will work together to complete all the decisions as captured above in 13 weeks from the first meeting between the Client and Principal Architect. If for any reason, it cannot be done in 13 weeks, then the process outlined in the agreement will be followed.

Sign (First party):_____

Sign (Second party):_____



Internal doors and frame



Actual Image of Main door with smart lock for a home built by Prithu

Main door for dwelling unit & basement	Door height is upto 2350 mm and width is 1200 mm. Door finish will be of veneer as per the selection made by the Plot Owner. Finished door panel thickness will be 44 mm. Door comes with a pull handle with SS/brass finish as per the concept selected. Locking system will be a Godrej vertibolt or equivalent from Dorset or IPSA. Magic eye and chain is included. Buffer will be provided if feasible as per floor plan. There is an automatic drop down seal below the door panel to keep insects away.
Bedroom and bathroom door inside dwelling unit	Door height is upto 2350 mm. Width of bedroom door is upto 1050 mm and bathroom door is upto 900 mm as per design feasibility. Door finish will be of laminate as per the selection made by the Plot Owner. Finished door panel thickness will be 38 mm. Mortise lock body and the key cylinder will be of Godrej. Door comes with a matt finish SS handle. Magnetic catcher will be provided if feasible as per floor plan.
Door at stilt	Door height is upto 2350 mm and width is 1200 mm. Door finish will be of veneer as per the selection made by the Plot Owner. Finished door panel thickness will be 44 mm. Door comes with a long matt finish SS handle. Buffer will be provided if feasible as per floor plan. Below the door is a door-seal to keep insects away.



Scan or [click here](#) to read
the warranty card

Sign (First party):_____

Sign (Second party):_____



Internal doors and frame



Actual Image of room door for a home built by Prithu

Brand for above doors	Factory made engineered wood doors and frame from Mikasa (Greenlam) with 5 year warranty, termite resistance, better finish and no warpage or swelling in monsoon. Door panels are of engineered wood and door frames are engineered frames made of real wood. Door frames are wrapped in laminate or veneer that has been wrapped on the door panel.
Kitchen	Door opening is as per floor plan selected. We do not recommend door in kitchen for plots of 300 sq yds and below. In case there is no door, then granite is cladded on the door jamb. If door is taken, then it is wall mounted swing door and granite is not cladded on the door jamb. Choice is with the client.
Door at terrace stairs	Door opening is as per floor plan selected. Door will be plain steel door with dark wood look finish from Tata Pravesh..
Servant, stilt and terrace toilet	Fabricated aluminium door and frame with ACP/WPC panelling, as per sizes in plan selected.

Sign (First party):_____

Sign (Second party):_____



External doors and windows



Actual image of a Park facing Living Room of a Independent floor built by Prithu in South Delhi

In dwelling unit & basement	Height of windows is upto 2400 mm from the finished floor. Width will be as per the plan finalised. Total area of the windows will be upto 15% of the covered area and basement area. Window operating mechanism will be sliding or fixed as per details shown in the plan with clear toughened glass as per window company's internal technical rules. Sliding windows come with a slider bug mesh.
In staircase	Opening sizes are as per plan finalised. It will be a sliding window in the mumty and the fixed window on other floors with clear toughened glass.
Brand for above	Imported, pre-engineered system anodised aluminium windows from Tostem (Japan). These windows come with a 10-year warranty on the profile and 1 year warranty on the hardware.
In all bathrooms	Fabricated aluminium window will be provided in the bathrooms. Design will be a top hung window with frosted glass without bugmesh.



Scan or [click here](#) to read the Lixil warranty card

Sign (First party):_____

Sign (Second party):_____



Wardrobes



Actual image of a wardrobe of a Independent floor built by Prithu

Material

Carcass: It will be made of Duro or Century Sainik Ply. Ply thickness will be 18 mm for the sides, top, bottom, drawer and shelves. The back ply and the drawer base will be of 6 mm ply. It will be finished with 0.72 mm thick laminate on all sides of Minilam. Edges will have edge bending of Rehau or E3 on 0.8 mm thickness.

Shutters: It will be made of high quality MDF from Century/ Green/ Adlerwud of 16 mm thickness. It will be finished with laminate from Merino of 1 mm thickness on the external side of upto Rs. 1,100 per sheet and on the internal side the same laminate as Carcass. Edges will have edge bending of Rehau or E3 on 2 mm thickness.

Hardware: Drawer channel will be a soft close quadro channel and hinges will be soft close from Hardwyn or Ozone. Wardrobe lock, drawer lock, 2 tower bolt inside will be of Godrej. Handle will be from Prithu LookBook.

Upgrade options: Shutter finish can be upgraded to PU, Acrylic or Veneer finish for an additional price. Hardwyn or Ozone can be upgraded to Hettich, Duro or Century Sainik ply can be upgraded to Greenply or Merino. Additional drawers can also be added.

Sign (First party):_____

Sign (Second party):_____



Wardrobes



Actual image of a wardrobe of a Independent floor built by Prithu

Wardrobe location	<p>Location is as shown along with the floor plan selected by the Plot Owner. Height of the wardrobe will be upto ceiling or false ceiling. Total area of the wardrobe considered is upto 15% of the covered area.</p> <p>In case actual wardrobe area is less than this, then we will refund you the value of unused wardrobe as per the prices mentioned in the Addons and Upgrade sheet.</p>
Warranty	<p>Your wardrobe comes with warranty by Prithu. 5 year warranty on the woodwork and 2 year warranty on the hardware.</p>
Technical design	<p>Wardrobe is cut and prepared in factory and assembled at site with mini-fix structure. There will be filler between wardrobe and wall, if wardrobe side is adjoining wall.</p>
Internal design	<p>Internal module design of each wardrobe is as per the choice made by the Plot Owner from the Lookbook.</p>

Sign (First party):_____

Sign (Second party):_____



Vanity in bathroom



Actual image of a Bathroom of an Independent floor built by Prithu

<p>Material</p>	<p>Carcass: It will be made of Duro or Century Sainik BWR Ply. Ply thickness will be 18 mm for the sides, top, bottom and shelves. It will be finished with 0.72 mm thick laminate on all sides of Minilam. Edges will have edge bending of Rehau or E3 on 0.8 mm thickness.</p> <p>Shutters: It will be made of high quality MDF from Century/ Green/ Adlerwud of 16 mm thickness. It will be finished with laminate from Merino of 1 mm thickness on the external side of upto Rs. 1,100 per sheet and on the internal side the same laminate as Carcass. Edges will have edge bending of Rehau or E3 on 2 mm thickness. It will be a handleless design.</p> <p>Hardware: Hinges will be soft close from Hardwyn or Ozone.</p> <p>Upgrade options: Shutter finish can be upgraded to PU, Acrylic or Veneer finish for an additional price. Hardwyn or Ozone can be upgraded to Hettich, Duro or Century Sainik ply can be upgraded to Greenply or Merino. Drawers can also be added.</p>
<p>Layout & design</p>	<p>Design is as per selection from our lookbooks. Width of the vanity will be upto 900 mm based on the size of the bathroom counter. Height of the vanity will be 400 mm. It will be installed on the wall and raised from the floor for ease of floor cleaning.</p>
<p>Warranty</p>	<p>Vanity comes with warranty by Prithu. 5 year warranty on the woodwork and 2 year warranty on the hardware.</p>

Sign (First party):_____

Sign (Second party):_____



Modular kitchen



Actual image of a wardrobe of a Independent floor built by Prithu

Material

Carcass: It will be made of Duro or Century Sainik BWR Ply. Ply thickness will be 18 mm for the sides, top, bottom, drawer and shelves. The drawer base will be of 6 mm ply. It will be finished with 0.72 mm thick laminate on all sides of Minilam. Edges will have edge bending of Rehau or E3 on 0.8 mm thickness.

Shutters: It will be made of high quality MDF from Century/ Green/ Adlerwud of 16 mm thickness. It will be finished with laminate from Merino of 1 mm thickness on the external side of upto Rs. 1,100 per sheet and on the internal side the same laminate as Carcass. Edges will have edge bending of Rehau or E3 on 2 mm thickness. Shutter design will be handleless.

Hardware: Drawer channel will be a soft close quadro channel and hinges will be soft close from Hardwyn or Ozone. Utensil tray, cutlery tray & dust bin will be of Hardwyn/ Godrej/ Ozone.

Upgrade options: Shutter finish can be upgraded to PU, Acrylic or Veneer finish for an additional price. Hardwyn or Ozone can be upgraded to Hettich, Duro or Century Sainik ply can be upgraded to Greenply or Merino. Additional drawers can also be added.

Layout

Layout will be as made by the Architect based on the location of the Hob, Sink and Fridge decided at the time of the Floor Plan finalization. Counter will be at 910 mm from finished floor, skirting margin for 50 mm, 720 mm high modular kitchen below the counter. Over the counter, modular kitchen will be 720 mm tall and 340 mm deep (except for above Hob).

Sign (First party): _____

Sign (Second party): _____



Modular kitchen



Actual image of a wardrobe of a Independent floor built by Prithu

Modular kitchen cabinetry design

Below the counter, modular kitchen will consist of

- Set of 3 drawers (2 medium & 1 large) below the Hob for cutlery & utensils, along with cutlery tray in top drawer
- Set of 2 drawers (1 medium and 1 extra large for atta/ rice bin)
- Set 2 large drawers below the counter
- A 150 mm wide bottle pull out
- Provision for Dishwasher
- A tall unit (subject to space) with 4 drawers and shelves on top of it,
- A inbuilt microwave and oven unit (subject to space) with drawers below it
- L-shutter in corners for easy access to shelves
- Balance space will be shelves with single or double shutter as per space
- Provision for water filter below the sink with a filter water supply tap in sink

Above the counter, modular kitchen will consist of

- Open shelf in a corner with concealed light
- Single or double shutter shelves
- A utensil tray unit above the sink
- Cover for Chimney and Chimney pipe

We believe there should be more drawers below the counter. They are easy to access and provide more usable space. Hence, in a kitchen designed by us we have 12 drawers. To maximise the use of corner space, we suggest L shutter for easier access to corner and use it for putting stock. If you want to add any other accessory, you can add it for an additional price.

Sign (First party): _____

Sign (Second party): _____



Modular kitchen



Actual image of a wardrobe of a Independent floor built by Prithu

Warranty	Your kitchen comes with warranty by Prithu. 5 year warranty on the woodwork and 2 year warranty on the hardware.
Hob & chimney	Pre-fitted hob is a 4 burner hob with auto-electric ignition & glass top. Pre-fitted chimney is a auto-clean chimney with a minimum CFM of 1000 cum/ hr. Brand will be Kaff/ Faber/ Elica/ Hindware. Chimney pipe is concealed in the kitchen woodwork.
Sink and tap	A double bowl sink with drain board or a single bowl sink with drain board as per space. Sink and rotating table mount tap is from Jayna, Jaquar or Hindware.
Dado & counter	Granite counter as per selection made by the Owner from the Prithu Lookbooks
Technical design	Modular kitchen is cut and prepared in factory and assembled at site with mini-fix structure. There will be filler between modular kitchen and wall, if modular kitchen side is adjoining wall.

Sign (First party):_____

Sign (Second party):_____



Fittings & fixtures provided



Actual image of a Bathroom of an Independent floor built by Prithu

Full bathrooms	<p>Bathroom fittings and fixtures from Jaquar as per choice made by the Plot Owner from our Selection Set</p> <ol style="list-style-type: none"> 1. Basin Area: Wall mounted faucet with concealed divertor, counter mounted basin, towel ring 2. WC area: Wall hung WC with soft closing seat and concealed cistern, health faucet, tissue holder. 3. Shower area: Single lever mixer with overhead shower, bath spout
Powder bathrooms	<p>Bathroom fittings and fixtures from Jaquar as per choice made by the Plot Owner from our Selection Set</p> <ol style="list-style-type: none"> 1. Basin Area: Wall mounted faucet with concealed divertor, counter mounted basin, towel ring 2. WC area: Wall hung WC with soft closing seat and concealed cistern, health faucet, tissue holder. <p>Bathroom in basement and terrace will be designed as a powder bathroom (without shower area)</p>
Servant/ Stilt bathroom	<p>Bathroom fittings and fixtures from Jaquar Essco, including mirror</p>
Bathroom mirror	<p>As per shown in the choice made by the Plot Owner from the Selection Set</p>



Scan or [click here](#) to read Servant Bathroom Fixtures

Sign (First party): _____

Sign (Second party): _____



Fittings & fixtures provided



Actual image of a Bathroom of an Independent floor built by Prithu

Water motors with automation	<p>If there is UGT and OHT in a home design: one motor (1 HP) is placed near each water meter and one motor (1 HP) is placed in each underground tank.</p> <p>If there is only OHT in a home design: 1 (one) water motor (1 HP) for each dwelling unit is installed near each water meter.</p> <p>Brands for motors are Kirloskar/ Crompton/ Havells. Water motors are connected to an system for automatic start and stop of motor to transfer water as per pre-decided criteria. Water level indicator in kitchen is provided to display the water level in underground tank and overhead tank. Switch to control the automation system is provided in kitchen.</p>
Exhaust fan	<p>Exhaust fan is provided in all bathrooms, kitchen and basement. Location is as per the floor plan finalised by the Plot Owner. Brands are Orient, Havells, Crompton or Anchor</p>
CCTV	<p>Two CCTV Cameras on stilt and one CCTV Camera on the terrace. Live feed can be seen on the mobile. Brand will be Godrej or CP Plus. Camera will be wireless, 2 MP, with an SD card for 7 days storage and a theft protection cage. Camera will be connected to modems provisioned for on stilt and terrace respectively. Stilt modem provision will be connected with ground floor model and terrace modem provision will be connected with top floor modem provision through a Cat6 cable.</p>

Sign (First party):_____

Sign (Second party):_____



Fittings & fixtures provided



Actual image of a Staircase in a Duplex designed and built by Prithu in B+S+4 home in South Delhi

Geyser in full bathrooms	Provision is made in bathrooms (including servant bathrooms) as per location in the plan selected. 25 ltr geyser is provided of Jaquar, Racold, Havells or Hindware.
Geyser in kitchen & powder room	Provision is made as per location shown in the plan selected to install an instant geyser. 1 ltr instant geyser is provided of Jaquar, Racold, Havells or Hindware.
Ceiling fans	Fans are provisioned and provided in all rooms, bathrooms, kitchen, basement and balconies. Generally, if room/ space is bigger than 10 ft by 10 ft, then 1200 mm fans are provided. Else, 600 mm fans are provided. 1200 mm fans will be energy efficient BLDC motor fans of Atomberg/ Ottomate/ Havells. These fans saves you upto Rs. 1,500/ year compared to an ordinary fan. Fans of sizes smaller than 1200 mm will be white colour fans from Havells/ Orient/ Crompton.
Video Door Phone	A separate video door phone for each floor with an outdoor unit either at the main gate or the entry door of stilt (depending upon the stilt plan selection of the plot owner) and indoor monitor inside the home near the entry door. Brand will be Godrej, Panasonic, CP Plus or Yale. An electronic lock will be installed on the door and connected to the VDP.
Occupancy sensor in stilt	In stilt, a few lights as per the Architect's design are linked with an occupancy sensors. So, when stilt is being used lights switch on automatically and switch off when stilt is not being used.

Sign (First party):_____

Sign (Second party):_____



Walls and ceilings



Actual image of a Lobby of an Independent floor built by Prithu

Internal walls	Asian Paints (Apolite) or Rangoli (Berger)
Internal ceiling	Asian Paints (Apolite) or Rangoli (Berger)
Staircase	Superfine texture on walls and flat paint on ceilings Wherever there is a texture paint in the house, a groove or a band of flat paint will be planned by the architect in such a way that no panel is bigger than 10 ft by 10 ft.
Servant room & toilet	Asian Paints (Tractor Emulsion) or Bison (Berger Paints)
Lift shaft	Distemper paint
Stilt	Superfine texture on walls and flat paint on ceilings
Terrace	Superfine texture on walls and flat paint on ceilings
Shafts	Superfine texture on walls and flat paint on ceilings
Primer & putty	Berger or Asian Paints

Sign (First party):_____

Sign (Second party):_____



Walls and ceilings



Actual image of a Lobby of an Independent floor built by Prithu

External walls	Apex from Asian Paints or weathercoat glow from Berger on external face of side walls and rear walls of your home
False ceiling	Flat MR board based false ceiling to conceal under slump pipes. Boards will be of Gyproc/ USG Boral.
Cove	A 9 inch cove on all 4 sides of a bedroom and drawing dining room. In the space above the wardrobe, width will be increased by width of wardrobe for aesthetic purpose.
Lift	Lift jamb will be cladded with granite with a 12 inch border on the wall. Granite will be as per concept selection made by the Plot Owner.

Sign (First party):_____

Sign (Second party):_____



Lights



Actual image of an Independent floor built by Prithu

General purpose lighting	<p>Complete home comes with pre-fitted ceiling mounted 18W LED panels fixed in the true ceiling. In Bathrooms, terrace, staircase mid landing & servant room light fixtures are wall mounted instead of ceiling mounted.</p> <p>Alignment of fixtures will be as per Architect's discretion. Number of fixtures are as per lumens norm: 25 lumens / sqft for habitable space & basement. 15 lumens / sqft for common areas and terrace. In stilt & staircase light colour is cool white. Rest of the home, the colour is natural white.</p>
Mood lighting in coves	Coves in false ceiling comes with a 28W pre-fitted light strip. Light colour will be warm white.
Brand	Light fixture for general purpose and mood lighting is Panasonic/ Jaquar/ Usha (Tisva)
Wall lights	Provision for walls lights is made in following spaces: on each side of the bed, above dressing mirror (if planned), one additional wall light in bedroom and three in drawing dining space. Junction is covered with a plate after installation of wiring. Light fixture is not included.
Gate lights	Provided as per Architect's selection
Facade lighting	Fixture is installed as per the elevation finalised.

Sign (First party): _____

Sign (Second party): _____



Flooring



Actual image of Flooring Treatment of a home built by Prithu

<p>Drawing, dining, entry, passage area</p>	<p>Design is as per the choice made by the Plot Owner from the Selection Set. We use large format vitrified tiles (upto 600 mm x 1200 mm) from Kajaria or Somany. Tiles will be laid without gaps with cement grouting. Skirting is 4 inch high, flushed with wall.</p> <p>Upgrade to Imported/ Italian marble or Wooden flooring can be done from the Selection Sets for an additional charge.</p>
<p>Bedrooms & other rooms</p>	<p>Design is as per the choice made by the Plot Owner from the Selection Set. We use large format vitrified tiles (upto 600 mm x 1200 mm) from Kajaria or Somany. Tiles will be laid without gaps with cement grouting. Skirting is 4 inch high, flushed with wall.</p> <p>Upgrade to Imported/ Italian marble or Wooden flooring can be done from the Selection Sets for an additional charge.</p>
<p>Bathrooms</p>	<p>Floor: Vitrified tiles (upto 600 mm x 600 mm) from Kajaria or Somany. Walls: Large format vitrified tiles (upto 600 mm x 1200 mm) from Kajaria or Somany are laid upto the bottom of false ceiling.</p> <p>Tiles will be laid without gaps with cement grouting. Joints will be butt joints. Design is as per the choice made by the Plot Owner from the Selection Set.</p>

Sign (First party):_____

Sign (Second party):_____



Flooring



Actual image of Flooring Treatment of a home built by Prithu

Kitchen	Floor and wall: Large format vitrified tiles (upto 600 mm x 1200 mm) from Kajaria or Somany. Tiles will be laid without gaps with cement grouting. Joints will be butt joints. In Kitchen, tiles will be installed in the dado area between the counter and overhead cabinets. Design is as per the choice made by the Plot Owner from the Selection Set. White commercial tile will be installed on the wall behind the modular kitchen area.
Balcony	Matt vitrified tiles from Kajaria or Somany of size upto (upto 600 mm x 600 mm). Skirting is 6 inch high if there is a toe-wall in elevation. Design is as per the choice made by the Plot Owner from the Selection Set. Tiles will be laid without gaps with cement grouting.
Stairs	Polished granite with flushed skirting of 4 inch. Top edge of the tread will be softened for a modern look. Granite design and laying pattern of granite is as per the choice made by the Plot Owner from the Selection Set.
Stilt & ramp	Granite with 1 ft high skirting. Granite design and laying pattern of granite is as per the choice made by the Plot Owner from the Selection Set.

Sign (First party):_____

Sign (Second party):_____



Flooring



Actual image of Flooring Treatment of a home built by Prithu

Terrace	Heat reflective tiles of size upto 600 mm x 600 mm. Skirting is 1 ft high. Tiles will be laid without gaps with cement grouting. Design is as per the choice made by the Plot Owner from the Selection Set.
Bathroom counter	Granite as per the choice made by the Plot Owner from the LookBooks. Top edge of the stone is softened for a modern look.
Parapets & sills	Civil work parapets in front balcony, front boundary wall and window sills in staircase will have same granite as used in staircase. Window sills in rooms will have same marble as used in floor inside. In case of tiles or wooden flooring, granite used in stilt will be used.
Servant (room/toilet), stilt toilet	White commercial tile of 300 mm by 300 mm
Mumty top	White commercial tile of 300 mm by 300 mm or spare tile from other areas

Sign (First party):_____

Sign (Second party):_____



Waterproofing



Actual image showing barricading in one of the Prithu project

Water proofing

The crystalline compound is mixed in the concrete to convert the complete slab into a water-proof structure. Even if there is chipping in the slab, it still remains waterproof.

On the periphery of all the bathrooms, a concrete toe wall is made. Crystalline compound is mixed in the concrete for toe wall. This creates a waterproof concrete bowl in bathrooms (except for door space).

At terrace and the edges of balconies, a concrete toe wall is made below the parapet wall and the mummy structure. Crystalline compound is mixed in the concrete for toe wall.

In Underground tanks, crystalline compound is mixed in the concrete used for the floor and walls of the underground tank.

In case of basement, crystalline compound is mixed in the concrete for foundation and the retaining walls.

Waterproofing chemical is added to the external plaster for added protection.

Preferably, plumbing pipe socket is casted in the concrete wherever sleeve is required in the slab or wall to create a watertight bond of pipe and slab.

Brands used are Penetron/ Kryton/ BSF/ Pidilite

Sign (First party): _____

Sign (Second party): _____



Railings and more



Actual image of a Lobby of an Independent floor built by Prithu

Staircase	MS railing finished with black enamel paint as per design selected from Prithu LookBook.
Balcony	MS railing finished with enamel paint as per design selected from Prithu LookBook.
Gate	MS gate with enamel paint as per design selected from Prithu LookBook.
Mumty ladder	Wall mounted service ladder in MS finished with black enamel paint to access mumty top
Name plate	<p>Name of the house as per client's choice will be written in steel alphabets of upto 175 mm height and 25 mm width as per the space availability.</p> <p>Plot no. is written in steel alphabets of upto 125 mm height and 20 mm thick as per space availability</p> <p>On letter box, a 60 mm high steel plate with etching for each floor showing floor number or client name along with floor number as per client's choice.</p>
Letter Box	A letter box for each dwelling unit in the gate pillar as per elevation selected by the Plot Owner

Sign (First party): _____

Sign (Second party): _____



Approvals



Actual image showing one of Prithu's completed Projects

Plan approval	File preparation, submission and obtaining approval is responsibility of Prithu. All official expenses for building permit (including labour cess) are to be paid by the Plot Owner on actual and are not included in our price.
Coordination during construction	Day to day coordination with police, malaria department, road department & pollution dept will be part of Prithu scope. All out of pocket expenses related to this are borne by Prithu.
Completion certificate	File preparation, submission and obtaining approval is responsibility of Prithu. All official expenses for Completion Certificate (including compounding fees) are to be paid by the Plot Owner on actual and are not included in our price. Out-of-pocket expenses related to this are not included in our price and will need to be added at the time of agreement signing based on the prices mentioned in the pricing page.

Sign (First party):_____

Sign (Second party):_____



Approvals



Actual image showing one of Prithu's completed Projects

Permanent connection for water, electricity etc.	File preparation, submission and installation is responsibility of Prithu for water, electricity, sewage and piped gas connection. All official expenses for this are not included in our price. Out-of-pocket expenses for this are included in Prithu's scope.
Method of payment for all official expenses	For operational ease, all official payments for approvals will be made directly by Prithu, unless department needs a direct cheque from the plot owner. We will share the payment estimate along with the 'Reimbursement Proforma Invoice' with the owner. Once payment is done, 'Reimbursement Invoice' and Challan/ Receipt issued by the Department will be shared with owner; along with the adjustment of any difference in amount.
Exclusions	Tree cutting, pole shifting, metro and ASI approval. Costing for this will be shared post assessment of the requirement and ground situation.

Sign (First party):_____

Sign (Second party):_____



Plumbing



Actual image of a Pergola in a home built by Prithu in Gurugram

Plumbing Design for sewage and drainage

Sewage piping is underslung to provide easy access for future repair and maintenance. Vertical plumbing stack for sewage and drainage is a single stack. Sewage and drainage pipes are joined underslung. Underslung pipes are covered with false ceiling. Vertical plumbing stack in elevation, bathroom, kitchen, staircase and service balcony is covered by the brickwork or WPC board as per design with an access panel for service. Access panel is an aluminium shutter with WPC Sheet. Vertical plumbing stack in shaft or rear side are not covered.

Main pipes (vertical pipes, pipes connecting to manholes/ gully trap) are 160 mm dia if pipes are buried in ground, otherwise 110 mm dia and 4 kg pressure pipes. Rest of the pipes which branch out from main pipes are 63 mm and 40 mm depending upon the usage.

Overhead tanks

There will be one separate tank for each dwelling unit. In case basement is there, its water connection will be linked to the overhead tank of ground floor. Capacity of each tank will be 1000 litres. A separate overhead tank of 500 litres capacity is provided for stilt. This tank for stilt will draw water from all main tanks.

Tanks will be four layer tank of white colour from Sintex / Vectus. Location of tanks will be on the top of mumty.

Sign (First party):_____

Sign (Second party):_____



Plumbing



Actual image of a bathroom built by Prithu for a home in Gurugram

<p>Underground tanks</p>	<p>Underground tank will be made in concrete. The floor and walls of the tank will be covered with white commercial tiling or spare tiles from those used in the habitable area of the home. Tanks will not be inter-connected. There will be an overflow discharge pipe from UGT to the rainwater harvesting pit. There will be an NRV in this pipe to ensure there is no reverse flow into tank. Manhole cover will be of CI or FRP with a water seal. There will be one tank for each habitable unit. Capacity of the tank will be as follows (if there is a front setback of 3 mtr or more): Upto 350 sq yds: 2000 ltr each 351 sq yds and above: 4000 ltr each</p>
<p>Plumbing design for water supply</p>	<p>Water supply pipes used are 25 mm dia for connection between a) water meter and UGT and b) UGT and OHT. Water supply pipes coming out from OHT are 40 mm or 32 mm depending upon requirement. Vertical supply pipe dia is 25mm and inside the bathroom or kitchen pipe dia is 20 mm. Water supply pipes on terrace between OHT and the vertical stack are taken from inside the parapet wall and are concealed inside the parapet wall, like in bathroom. A separate control valve in each vertical stack is provided on the terrace. Pressure testing will be done @ 5MPa. Direct supply pipe is connected to underground tank only and underground tank is connected to overhead tank only. If there is an existing borewell, it is connected to all underground tanks.</p>

Sign (First party):_____

Sign (Second party):_____



Plumbing



Actual image of bathroom at a home built by Prithu

Water meters	One water meter is provided for each dwelling unit in Delhi and one water meter for the plot in Haryana and Uttar Pradesh.
Service taps	Other than in bathrooms and kitchen, following taps are provided: a) one tap with double outlet is provided in identified space for the Washing Machine, b) one tap in stilt near the motors connected to common tank, c) one tap on terrace connected to top floor tank, d) one tap in the sunken courtyard, e) one tap in each balcony
Manholes, Catch-basins & Gully Traps	Provided as per the plan selected by the Plot Owner. Internal appx. sizes are: Manholes: 600 by 600, catch-basins and gully traps: 300 by 300. Depth will depend upon the slope required for soil/ rain water line. They are covered by cast iron cover with stone on the top.
Pipes	Astral / Finolex / Supreme pipes for fresh Water Supply (CPVC) and Sewage & drainage (UPVC).
Rainwater harvesting	<p>RWH tank design and capacity is provided as per the government rules. There will be an overflow discharge pipe from RWH to the drainage manhole. There will be an NRV in this pipe to ensure there is no reverse flow into RWH tank/ system.</p> <p>At terrace, we plan for one rain water vertical stack per 500 sq ft of terrace area appx.</p>

Sign (First party): _____

Sign (Second party): _____



Electrical



Actual Image of a DB Box in home of the homes constructed by Prithu

Wire sizes	Sizes of wire used is as follows: Main Panel to Distribution Board: 10 sq mm; Light circuit: 1.5 sq mm; Power and AC circuits: 4 sq mm if wire is carrying load for 2 circuits, 2.5 sq mm if wire is carrying load of one circuit, Light points, Earthing: 1 sq mm
MCB/ ELCB capacity	ELCBs: 1 ELCB per apartment; MCBs: 10A MCB for light circuit, 20A MCB for power circuit and 32A MCB for AC circuit
Circuits	Separate light circuits for a) each bedroom, attached toilet and balcony; b) kitchen and c) drawing/ dining area. Power and AC circuit will be for maximum of 2 points on one circuit.
Load balancing	For load balancing, we give provision for all light and fan points of the home on Red phase; AC, power and geysers points for bedrooms on Yellow phase and remaining AC, power and geyser points on Blue phase. Joints in wire will be with I-joint.
Conduits in slab	Conduits in the roof are laid in the slab at the time of casting. In case any conduit is blocked, then that conduit is laid on top of the slab before flooring.

Sign (First party):_____

Sign (Second party):_____



Electrical



Actual image of a staircase in one of the homes built by Prithu in Delhi

Earthing pits	2 earthing pits for the home and 2 earthing pits for lift (if lift is planned). Concrete conductive earthing instead of chemical up to depth of 3 mtr from Markonite UK.
ELCB/ MCB Brand	Approved brands are Anchor / Havells / Schneider / ABB
Switches	White colour switches from Anchor Penta
DB & LT panel	ISI mark Distribution Board. LT Panel fabrication from CPRI approved tested vender.
Power sockets provided	<p>Keeping in mind needs of a home, we provide power points in following spaces:</p> <ul style="list-style-type: none"> a) Geyser points in each bathroom and kitchen, including servant toilet, pantry and laundry room b) 1 power point for washing machine in each dwelling unit c) AC point in each bedroom, drawing/ dining room & basement d) 1 power point per room on the habitable floor of upto 225 sq ft. For larger rooms, an additional power point per 225 sqft of more area. e) 1 power point per 500 sqft of space in the basement and per 1,000 sqft on the stilt f) 1 powerpoint on the terrace and one on the mumty g) 5 power points in each kitchen (microwave, oven, geyser, dishwasher, extra) h) 2 powerpoint for each inverter (per dwelling unit) and 1 for each motor planned
Sign (First party): _____	Sign (Second party): _____



Electrical



Actual image of a Niche in a Bathroom from one of the homes built by Prithu

Electric car charging	Provision of conduit and junction box for 1 electric car charging point per apartment in parking area
TV Wiring	<p>A single co-axial wire is provided from</p> <ul style="list-style-type: none"> a) mumty dish to each LV junction box b) From LV junction box to each TV junction point as per plan <p>A splitter in LV junction box is installed to split coaxial wire.</p>
Wi-fi provision	Provision is made for 2 connections per dwelling unit and 1 connection each for basement and terrace. Steel wire is laid in the conduit provided so that internet service provider can pull the wire with ease. Location for wi-fi router is as per the plan approved by the Plot Owner.
Electricity meters	<ul style="list-style-type: none"> a) One meter for each dwelling unit b) One common meter for common areas if allowed, else we provide one sub-meter, c) One meter for basement if allowed, else submeter is provided for this with connection to ground floor meter d) Terrace is connected to the top floor meter

Sign (First party):_____

Sign (Second party):_____



Electrical



Actual Image of a bathroom from one of the homes built by Prithu

6 amp sockets provided	<p>Keeping in mind needs of a home, we provide 6 amp 5 pin sockets in following spaces:</p> <ul style="list-style-type: none"> a) One in each bathroom, balcony, stair lobby b) One on each side of the bed c) Three behind the TV provision d) One in each study table & dressing table location e) Two each near sitting in drawing room and dining table f) One for each 500 sq ft of basement and terrace area g) Four in each kitchen h) Two in each servant room provision
DB Location	<p>A mini electric shaft/ niche is planned in the staircase area for MV and LV supply.</p>
Wires brand	<p>Approved brands for Fire Retardant copper Wires are Anchor/ Finolex / KEI/ RR Kabel. Aluminium wire of Kalinga/ Polycab/ Havells from electricity pole till LT panel/ meter.</p>
Conduits	<p>ISI mark conduits - heavy conduits in slab and medium conduits in walls. There are separate conduits for light and power circuit.</p>

Sign (First party):_____

Sign (Second party):_____



Home Design & Architecture



Actual image from a home designed and built by Prithu in South Delhi

Floor plan

Development of a floor plan is the first and most crucial activity. We follow a 3-step process for this:

- 1) Our Principal Architect will take a design brief from the family
- 2) We will present one or two options after 7-10 days
- 3) Based on your feedback, floor plan is modified till finalised. Generally, 2-3 iterations is what it takes to finalise a plan.

In case design brief is changed and process is to be re-started, then a token re-design fees of Rs. 50,000 will be charged.

Elevation/ Facade

Once the floor plan is finalised, development of elevation or look of the house from outside is next crucial activity. We follow a 3-step process for this:

- 1) Principal Architect will show 3 to 5 reference/ indicative images and various materials that can be used in elevation.
- 2) A design brief and indicative budget will be developed based on client's views and preference
- 3) Principal Architect will share elevation design with 3D rendering, day and night view and additional construction cost of elevation, if any.

In case, elevation is to be re-designed, then a token re-design fees of Rs. 25,000 will be charged. In case, elevation presented is to be re-rendered (not more than 2 times) with different colour or railings or such changes, then a re-design fees of Rs. 5,000 will be charged.



Scan or [click here](#) to see the structure certificate

Sign (First party): _____

Sign (Second party): _____



Home Design & Architecture



Actual image from a home designed and built by Prithu in South Delhi

Structure drawings

Certified structure design: Structural engineer will issue a certificate that structural design is done keeping in mind IS codes for structure design and earthquake zone.

Work on site as per design: Structure engineer also certifies that he has checked and that the work done on site is as per his drawings.

Structure load will be considered for the number of floors being built. A 50 mm sunk is planned in slab in bathroom and balcony.

Selection of finishing material

Finishing material like tiles, marble, granite, paint, wardrobe and kitchen finish etc. will be selected by the Client in one of the following two ways:

- 1) Our team of Architects have put together multiple lookbooks. You can select the looks from there or our Principal Architect can recommend to you what he/she thinks will match your home, budget and preferences
- 2) You can put together a look yourself from the catalogues and showrooms and share with Principal Architect. He/She will share opinion on that.

Construction will be started within 7 days of selection of all materials.

Architect will not be visiting the market or showrooms with you for material selection. For the look put together by you, a addon 3D version can be developed for Rs. 2,500 per 3D view in the same model as in our lookbook, if the digital images for the material selected are available.

For the look/ elements selected from our LookBook, if you want to see a render in the space as per our floor plan, then a charge of Rs. 10,000 per space will be applicable. For each space, 2 views from different angles will be shared. This can increase the time duration for selection of finishing material stage, depending upon the number of spaces for which renders are required.

Sign (First party): _____

Sign (Second party): _____



Home Design & Architecture



Actual image from a home designed and built by Prithu in Gurugram

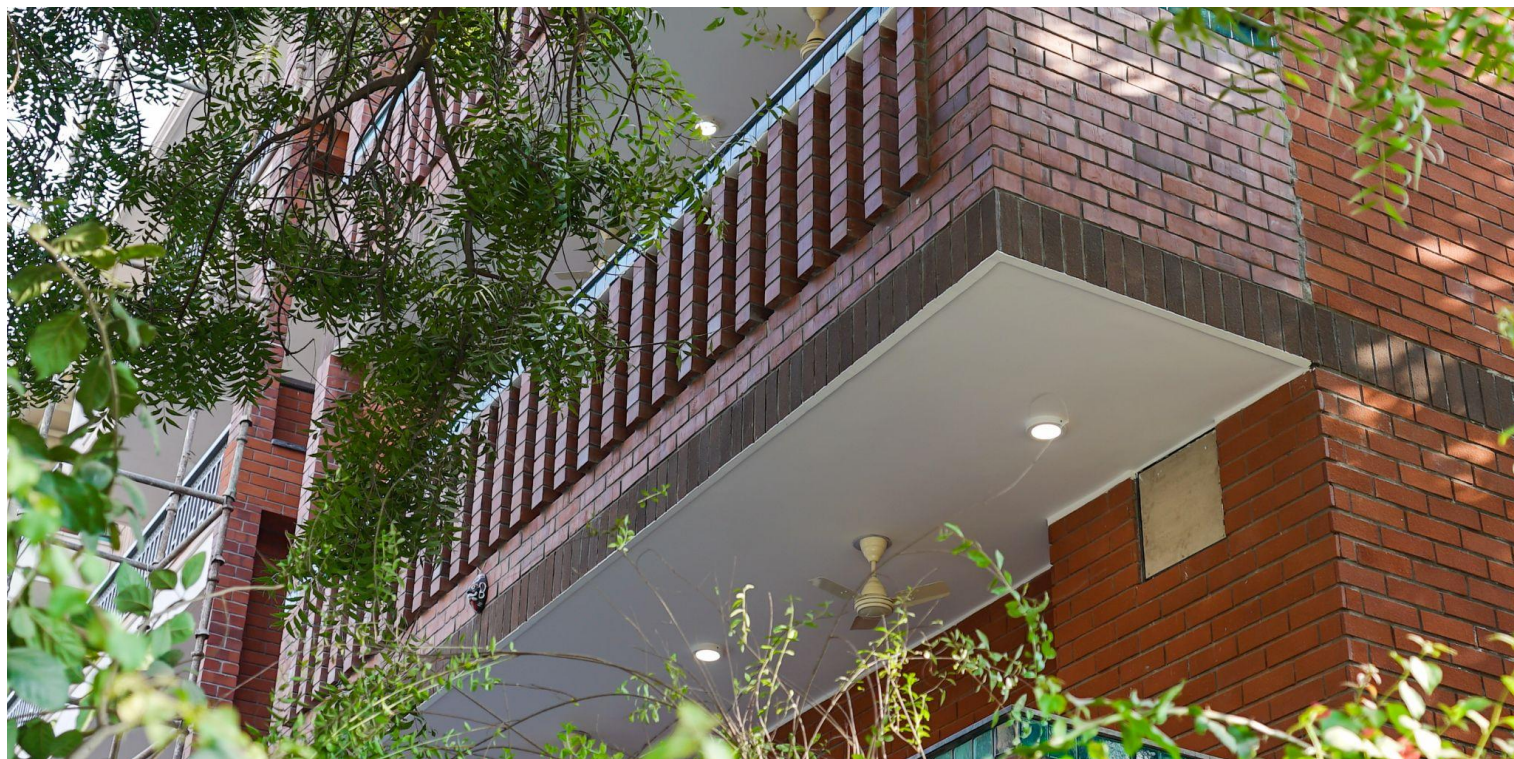
Construction & approval drawings	As developed by the Design team of Prithu based on the floor plan and elevation selection by the client and guidelines written in this document.
Drawings copy	Pdf version are shared with the Plot Owner for her record on completion of the project. Before completion of the project, drawings will not be shared.
Floor height	Habitable floors: Up to 11 ft Stilt: As per the bye-law Basement: Up to 11 ft Mumty and terrace structure: As per requirement or bye-laws whichever is more All height is measure from top of the slab to top of the slab
Plinth height	As per the Owner's requirement, but not more than 2 ft, measured from road level.
Post CC work	If you need to build any room or toilet on stilt or terrace as temporary structure post issuance of completion certificate, then mention it in the design brief so tha provisioning can be done. This work will be done with pre-fabricated or dry materials such as boards or WPC panels for wall and GI or MS frame for structural support. Door and window will be site fabricated aluminium with WPC panels. Bathroom fittings will be same as planned for servant room. Cost for this will be as per the area pricing for pre-cc work. Project duration will increase by 1 month in this case.

Sign (First party): _____

Sign (Second party): _____



Structure



Actual image of a balcony from a home constructed by Prithu in Delhi

Demolition	Prithu will undertake demolition, if there is an existing structure on the site. Plot Owner should handover the existing structure to Prithu in a lockable condition. Prior to handover, they can remove anything that they want to remove.
Structure assumptions	Extra charges and/or time duration will be applicable in case of a) In case soil condition is not normal (high water level, loose soil etc.), b) In case plot level is below the road level by more than 1 ft, c) In case existing structure has a basement but new plan does not have a basement, d) In case existing structure has a common wall with neighbour
Concrete	Slabs and beams - RMC of M25 grade or as specified by Structural Consultant from Nuvoco / ACC/ RDC Concrete/ Prism Johnson Foundation, columns, retaining walls etc. - Site-mix Concrete with PPC cement from Shree Cement/ Bangur / Nuvoco/ JK Lakshmi. Ratio of cement, coarse sand and aggregate will be appx. 1:1.5:3 measured by volume.
Steel	FE500 of Rathi/ Kamdhenu/ Kay2. Upgrade option to Tata/ Jindal/ SAIL available for an extra price.
Misc material	Binding wire, shuttering oil & cover block is used as per the drawings and codes and material is as approved by Prithu.

Sign (First party):_____

Sign (Second party):_____



Structure



Actual image of one of the Homes constructed by Prithu in South Delhi

Sand, dust & aggregate	<p>We use sand, dust and aggregate meeting following quality criteria.</p> <p>Coarse sand/ dust should have silt content of less than 8% and non-considerable amount of mica silt. Colour of the dust can be whitish or yellowish but the colour should not be grey.</p> <p>Aggregate colour should be bluish. The size of the aggregate should be around 20mm (appx. 60%) and 10mm (around 40%). Aggregate should not break when crushed with hand. Not more than 5% of aggregates should have a size of less than 10 mm or more than 20 mm.</p> <p>Fine sand should not have moisture and any mud lumps (mitti) mixed. The colour of the fine sand should be grey</p>
Bricks	<p>Cement & fly ash bricks. At times, there is a problem in sourcing good quality bricks. In such cases, good quality red bricks will be used as an alternative.</p> <p>Quality criteria we use for Cement & fly ash bricks or red bricks are: a) It should generate metallic sound when 2 bricks are struck with each other, b) Not more than 5% of bricks should be broken or covered in sand or dust, c) bricks should not be under burnt or over burnt.</p> <p>In 4.5 inch wall, a 6 mm rod will be used after every 4 courses as per code. Ratio of cement and coarse sand in masonry work will be appx. 1:6 for 9 inch wall and 1:4 for 4.5 inch wall by volume.</p>

Sign (First party):_____

Sign (Second party):_____



Structure



Actual image of Interiors of one of the Homes constructed by prithu in Gurugram

Internal plaster	<p>Ratio of Cement: Coarse sand : Fine sand will be roughly 1: 2: 3 by volume. Minimum thickness of plaster will be appx. 10 mm. Maximum thickness will be as per the site need.</p> <p>Cement used will be Shree Cement/ Bangur/ Nuvoco/ JK Lakshmi. Mesh is used on joints of walls & concrete to protect them from cracks. Plaster will be cured with water. Surfaces covered with full false ceiling (for example: bathroom slabs) are not plastered.</p>
POP	<p>Internal walls of dry habitable areas have a coat of POP on the top of Internal Plaster. POP used is of Sakarni/ Trimurti/ Dudhi. Minimum thickness of POP will be appx. 5 mm. Maximum thickness will be as per the site need.</p>
External plaster	<p>Ratio of Cement: Coarse sand : Fine sand will be roughly 1: 2: 2 by volume. Minimum thickness of plaster will be appx. 15 mm. Maximum thickness will be as per the site need.</p> <p>Cement used will be Shree Cement/ Bangur/ Nuvoco/ JK Lakshmi. Mesh is used on joints of walls & concrete to protect them from cracks. Grooves will be made on wall and beam joint in exposed wall.</p>
Wall thickness	<p>As per the floor plan selected by the Plot Owner</p>

Sign (First party):_____

Sign (Second party):_____



Structure



Actual image of one of the bathrooms from a home built by Prithu in Gurugram

PCC	100 mm thick PCC will be done below foundation and in the stilt area below the flooring. Ratio of cement, coarse sand and aggregate will be appx. 1:4:8 measured by volume.
Boundary wall	9 inch thick and 6 ft high (from the road level) as per the floor plan location. Boundary wall will be on a plinth beam with a column at a gap of appx. 15 ft. Brickwork top will be finished with a 50 mm thick coping to reduce the cracks on the top of the wall due to the weathering effect.
Parapet wall on terrace	9 inch thick and 1050 mm (from finished floor) high parapet wall on terrace. It will have a column at a gap of appx. 15. Brickwork top will be finished with a 50 mm thick coping to reduce the cracks on the top of the wall due to the weathering effect.
Parapet wall on mumty	9 inch thick and 1200 mm (from finished floor) high parapet wall on mumty. Brickwork top will be finished with a 50 mm thick coping to reduce the cracks on the top of the wall due to the weathering effect.
Tarai of structure	Top of slab, side of beams and columns are cured with a coat of curing compound (Fosroc/ Sika/ Pidilite)

Sign (First party):_____

Sign (Second party):_____



Other Essentials



Actual image of a home built by Prithu in Delhi

Site barricading	Site barricading is done as per the government rules
Water for construction	Water supplied by the authorities or the corporation will be used for the purpose of construction.
Water and electricity bill during construction	Monthly recurring bills are paid by Prithu Homes from the day of handover of plot to the day of delivery. Any security deposit / one time fee (e.g. one time charge levied by DJB - generally known as 'cost of water charges' or 'civil construction water usage adjustment') has to be paid by the owner on actuals. If there is any existing water or electricity connection on the plot, client should not get it disconnected without discussing with Prithu.
Neighbours management	If any damage is caused to neighbours, due to our work, we will do the repair at our cost. In case, any permission from neighbour is required for plastering, elevation work etc. we will approach the neighbour for permission. In case he refuses, permission will be arranged by the Owner.

Sign (First party):_____

Sign (Second party):_____



Other Essentials



Actual image showing a Kitchen in one of the homes built by prithu in South Delhi

RWA/Colony Fee	<p>Day-to-day coordination with RWA for the construction work is done by us. Any one time fee, recurring fee, security deposit or donation has to be paid by the owner on actuals and is not included in this SOW. If any application is to be given to the RWA by the Owner, then it will be provided by the Owner. If any damage is caused to the roads or the RWA property, then Prithu will repair it at its own cost.</p>
Anti termite treatment	<p>In case there is no basement, then anti-termite treatment will be done below the floor of stilt floor/ ground floor and outer periphery of the building.</p> <p>In case of basement, then Anti-termite treatment will be done below the raft and outer periphery of the building at ground level.</p> <p>Anti-termite treatment is done using Bayer chemical. 12mm dia 300mm deep holes to be made at every 200mm and administered with Anti-termite chemical. Diluted solution of Anti-termite chemical is used @5litre/ Sqm.</p>

Sign (First party):_____

Sign (Second party):_____



Basement



Actual image of a basement in a project in Gurugram built and designed by Prithu

Sunken Courtyard	Glazed vitrified tiles from Somany or Kajaria (600 mm x 1200 mm)
Internal flooring	Glazed vitrified tiles from Somany or Kajaria Eternity (600 mm x 1200 mm)
Basement Ventilation	If there is no provision for natural ventilation in the basement, then mechanical ventilation through exhaust fans and pipes with one end in basement and second end in the stilt or setback areas. One exhaust fan is planned per 750 sq ft of space or a dedicated exhaust fan in a space smaller than 750 sqft. One duct without exhaust fan is also planned for inlet of fresh air.
Side walls	Concrete retaining walls as per structural drawings.
Sump pit	One sump pit with two sump pump motors of 0.75 HP of Crompton/ Kirloskar/ Havells make.

Sign (First party):_____

Sign (Second party):_____



Fittings & fixtures provisioned for



Actual image of a air conditioner in a home built by Prithu

Air Conditioners	<p>Copper pipe 1: 1/4 inch with 6mm insulation for split AC of any tonnage. Copper pipe 2: 1/2 inch with 9 mm insulation for split AC of less than 2 ton OR 5/8 inch with 13mm insulation for split AC of 2 ton and above. Copper pipe used is of Maxflo/ Mandev. Location of indoor units and outdoor units is on the same floor as per the plan finalised. MCB to control AC and provision for stabiliser is provided near the Outdoor unit. Wiring is done considering that electricity is supplied to the outdoor unit and indoor unit draws power from outdoor unit. AC provision is provided in bedroom, drawing/ dining room, family room and basement.</p> <p>Installation of Split ACs is included in our scope as at times installation leads to minor damages. AC fixture will be paid for separately as per the addons/ upgrades sheet or supplied by the Owner.</p>
Inverter	<p>Provisioning for all lights, fans and 6 amp points. Planned location for inverter is as per the floor plan. 2 (two) 16 amp socket is provided for each dwelling unit at the planned location to install inverter in future as per the requirement.</p>

Sign (First party):_____

Sign (Second party):_____



Features that you can add for extra price



Actual image of a Staircase in a Duplex designed and built by Prithu



Scan or [click here](#) to see

- 1) Add-on or upgrade options along with prices and our recommendation
- 2) Lookbooks for interior and finishing options

Add-ons for complete building that can be added at time of contract signing

Following add-ons can be done during construction only. So, if you want these features then add them as part of Contract or before start of construction:

- Change steel brand to Tata/ Jindal/ SAIL
- Change cement brand to Ultratech/ ACC/ Ambuja
- Add structural provision for an additional floor
- Heat insulation of terrace and walls
- Additional height

Following add-ons can be done post handover by third party also. If you want you can add them in our scope as part of Contract or before start of construction or you can get them executed post handover by third party.

- Terrace enhancements
- Solar plant on terrace

Sign (First party):_____

Sign (Second party):_____



Features that you can add for extra price



Actual image of a Shower partition in a home designed and built by Prithu in South Delhi



Scan or [click here](#) to see

- 1) Add-on or upgrade options along with prices and our recommendation
- 2) Lookbooks for interior and finishing options

Add-ons that can be added floor wise at time of contract signing

Following add-ons can be done during construction only. So, if you want these features then add them as part of Contract or before start of construction:

- Marble flooring
- PU finish on wardrobes or kitchen
- Veneer finish on internal doors
- Home automation
- Loft on modular kitchen
- Laminated security glass in external windows and doors
- Intrusion alarm systems
- Biometric lock on main door

Following add-ons can be done post handover by third party also. If you want you can add them in our scope as part of Contract or before start of construction or you can get them executed post handover by third party.

- Shower partitions
- Extra storage

Sign (First party): _____

Sign (Second party): _____



Fixed Price

Different type of areas have different per sqft pricing

Covered area:	Rs. 3,090 / sqft
Semi-covered area:	Rs. 1,790 / sqft
Below-ground area:	Rs. 2,440 / sqft
Open and terrace area:	Rs. 540 / sqft

As covered area increases, discount is applicable due to economies of scale

Covered area > 12,500 sqft:	4% discount
Covered area between 10,501 and 12,500 sqft:	3% discount
Covered area between 8,501 and 10,500 sqft:	2% discount
Covered area between 7,001 and 8,500 sqft:	1% discount

As covered area goes below 4,500 sqft, extra price is applicable due to increase in cost

Covered area between 4,000 and 4,500 sqft:	Increase of 2%
Covered area between 3,500 and 4,000 sqft:	Increase of 4%
Covered area between 3,000 and 3,500 sqft:	Increase of 6%

If numbers of slab are 1 or 2, price increase is applicable due to increase in cost

For 2 slabs:	Increase of 2%
For 1 slab:	Increase of 4%

If lift is planned, then cost of 1(one) lift with installation and lift license will be added as per client's selection given below. 6 passenger lift with 5 stops of Schindler/ Johnson/ Otis. Lift will be equipped with an Automatic Rescue Device, a mirror, intercom and 1 year comprehensive AMC.

MS Door and cabin with push buttons:	Rs. 10,50,000
Add/ Reduce a stop:	Rs. 50,000 per stop
Add: SS finish door and cabin:	Rs. 20,000 per stop
Add: Touch button display:	Rs. 1,15,000

Out-of-pocket expenses for Completion Certificate will be added as per applicability below. There are no charges for DTCP plots in Gurugram and all plots of upto 105 sqm in Delhi. Charges for NDMC in Delhi will be provided on request.

Delhi/ Plot size below 151 sq yds:	Rs. 5,00,000
Delhi/ Plot size between 151 and 300 sq yds:	Rs. 7,00,000
Delhi/ Plot size between 301 to 600 sq yds:	Rs. 9,50,000
Delhi/ Plot size between 601 to 999 sq yds:	Rs. 12,00,000
Delhi/ Plot size 999 sq yds and above:	Rs. 14,50,000
Rest of NCR/ Plot size upto 500 sqyds:	Rs. 2,00,000
Rest of NCR/ Plot size above 501 sqyds:	Rs. 3,00,000

Out-of-pocket expenses for Building Plan Approval will be added for Delhi as per details below. Charges for NDMC in Delhi will be provided on request.

Delhi/ Plot size above 500 sqm:	Rs. 3,00,000
Delhi/ Any plot within ASI or Metro approval:	Rs. 1,00,000

Sign (First party):_____

Sign (Second party):_____



Definition of Areas

Areas	Area description
Covered area	
<i>On Stilt</i>	Enclosed Areas like staircase, lift lobby, toilet, guard room, lift shaft, staircase going to basement etc.
<i>On Habitable floor(s)</i>	Enclosed area like all rooms, lift shaft, lift lobby, staircase, servant room etc. across all floors.
<i>On Terrace</i>	Enclosed areas like lift shaft, lift lobby, staircase, toilet, room etc.
<i>Special areas</i>	Double height ceiling area & internal duplex staircase - counted on both floors.
Semi-covered area	
<i>On Habitable floor(s)</i>	Balcony area across all floors.
<i>On Stilt</i>	Area with slab but not enclosed by wall like car parking area.
<i>In Basement</i>	Sunken courtyard, light cut-outs, shafts.
<i>UGT & RWH</i>	Underground water tank(s) and rainwater harvesting pit.
Below-ground area	
<i>Basement</i>	Basement area including retaining wall and staircase, lift shaft, lift lobby.
Open area	
<i>On Ground Floor/Stilt</i>	Area which is open to sky and ramp area.
<i>On other floors</i>	Shafts of size less than 20 sq ft. (to be added for each floor).
<i>On Terrace</i>	Area on terrace which is not covered and projection of mummy slab on terrace.
<i>Special areas</i>	Non-load bearing chajja area, if any (to be added for each floor).

Sign (First party): _____

Sign (Second party): _____



Notes on Pricing

1. Covered area should be a minimum of 3,000 sqft.
2. All prices are inclusive of GST.
3. How is price finalised:
 - a. Based on the estimated area, price will be calculated and an agreement will be signed
 - b. Post the approvals of the plan or sign-off on the plans by homeowner and Prithu, final area statement and price will be calculated and signed-off
4. The final price will be fixed for the given set of specifications. In case of any agreed changes/ additions/ upgrades before the start of construction, the price will be adjusted accordingly.
5. In case of significant change in the price of steel the Contract Value shall be changed as below:
 - a. A change in the steel price from base rate included in pricing to the price at the date of commencement of construction beyond +/- 5% will be considered as a significant change.
 - b. Steel base rate assumed in this pricing is Rs 61,000 per tonne (including GST, FOR) for 12 mm bars.
 - c. For every increase/decrease of Rs 1,000 per tonne beyond the threshold of significant change will lead to a pro-rata increase/decrease of Rs 5 in the per square foot rates for Covered Area, Semi-Covered Area and Below Ground Area and the Contract Value will be adjusted accordingly.
6. In case of significant change in the price of cement, the Contract Value shall be changed as below:
 - a. A change in the cement price from today's base rate to the price at the date of commencement of construction beyond +/- 10% will be considered as a significant change.
 - b. Cement base rate assumed today is Rs 350 per bag (including GST, FOR) for PPC
 - c. For every increase/decrease of Rs 10 per bag beyond the threshold of significant change will lead to a pro-rata increase/decrease of Rs 5 in the per square foot rates for Construction Area (sum of Covered Area, Semi-Covered Area and Below Ground Area) and the Contract Value will be adjusted accordingly. This change will cater to the impact of cement price change for cement as well as RMC (where applicable).
7. Prithu Homes reserves the right to change the costs & specifications without any prior notice before signing the contract.

Sign (First party):_____

Sign (Second party):_____



Payment Schedule

	Milestone	Payment (%)	Forecast (S+4 home)*	Milestone definition
1	Contract Signing	3%		On signing of Turnkey Contract
2	Approval submission	5%	45 days of Design Brief meeting	Submission of approval to authorities by Prithu
3	Construction start	7%	90 days of Contract Signing	Plot handover by Owner on request of Prithu**
4	Start of slab casting (divided equally per slab)***	30%	60 to 165 days from Construction Start	Start of column erection on which slab will be casted
5	Start of brickwork	5%	120 days from Construction Start	Start of internal brickwork on any floor
6	Start of services (AC, electrical or plumbing)	10%	150 days from Construction Start	Start of the any service work on any floor
7	Start of flooring	10%	180 days from Construction Start	Start of flooring work on any floor
8	Start of woodwork (Door, windows etc.)	12%	210 days from Construction Start	Placement of order for windows or doors
9	Start of finishing	10%	240 days from Construction Start	Start of primer and putty work on any floor
10	Start of fitting and fixtures	4%	330 days from Construction Start	Start of installation of fitting and fixtures on any floor
11	Handover	4%	390 days from Construction Start	

Before the milestone “Start of Construction” invoice value will be calculated as % of the Contract Value at the time of agreement. Before the start of construction, the Contract Value will be updated as per the final area, add-ons and upgrades as approved by the client. From the milestone “Start of Construction”, invoice value will be calculated as % of the Updated Contract Value. If payment done till “Start of Construction” is deficit or excess as per Updated Contract Value, then it will be adjusted along with the invoice of “Start of Construction” milestone.

* For other configurations, payment milestones and percentages remain the same. Only the forecast for payment date changes. They will be shared at the time of agreement signing.

** If there is demolition, then this milestone will start 30 days after the plot handover for demolition. At this stage, we also book in advance some of the finishing material selected by the Client.

*** Total payment distributed over slabs is 30% divided by the number of slabs. For ex: In case of B+S+4, it will be $30\%/6 = 5\%$ per slab. Mumty is not counted as a slab.

Sign (First party): _____

Sign (Second party): _____



Working principles



Actual image of a basement in a project in Gurugram built and designed by Prithu

1. Anything not mentioned in this document is not part of our scope.
2. Brands are mentioned in the scope of document to suggest the different options available to Prithu. We have the right to use any of the mentioned brands without informing the Plot Owner.
3. By nature home-building is a labour intensive & human centric process. Despite precautions, it involves errors/mistakes during the project. Prithu assures to address these as per the relevant codes/generally accepted construction practices.
4. All pictures in the document are for representation purposes only and don't represent the actual specifications for your project.
5. We make all the endeavours to pre-buy or book the material that the Plot Owner has selected during the sales or before the start of construction. However, at times there is a possibility that the material selected is not available or has been damaged and replacement is not available. In that case, client can either go for a re-selection from the original selection set or opt for the similar finish or material option as an alternate, which we will recommend.
6. Prithu Homes reserves the right to change the costs & specifications without any prior notice before signing of the contract.
7. All communication between Plot Owner and Prithu will happen in writing and through the Prithu Tech Platform.
8. Please read the agreement for detailed working principles.
9. Once the construction starts, decisions made cannot be changed or new scope cannot be added to our scope.

Sign (First party): _____

Sign (Second party): _____

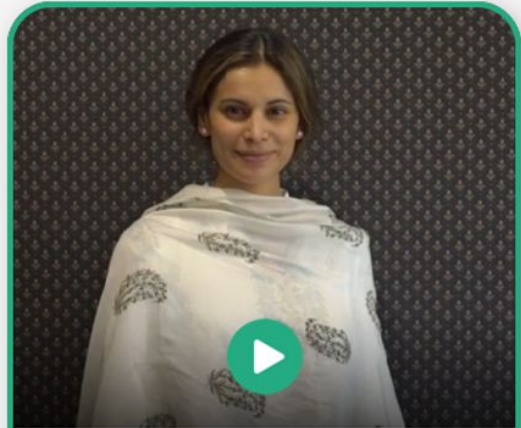


Customer Stories



"I am so thankful that everything was taken care of from start to end"

Dipti H.
Home owner



"It was really well done, in terms of everything that I always wanted."

Neha K.
Home owner, Former Miss India



"Prithu's professionalism stands out in this Industry"

Mukund V. & Mukul V.
Home owners



Scan this to see more testimonials



PRITHU
HOMES
A Dalmia Bharat Initiative

Contact us

Visit the website www.prithu.in to see

Project Pictures | Videos | Customer Stories
Pricing | FAR Calculators and More.

To Discuss Further, Contact us



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sales@prithu.in



**15 D, Atma Ram House,
No 1, Tolstoy Marg,
Delhi- 110001**



**SCAN THE CODE
TO VISIT OUR WEBSITE**

Important Information: All images shown are the real photographs or renderings of our projects. Prithu Homes has the right to change any information anytime without prior intimation. Please check for the latest applicable details before the signing of the agreement. All features or aspects mentioned may not be part of the standard offering. The renders shown for this project are subject to change as we work on final concepts and drawings.