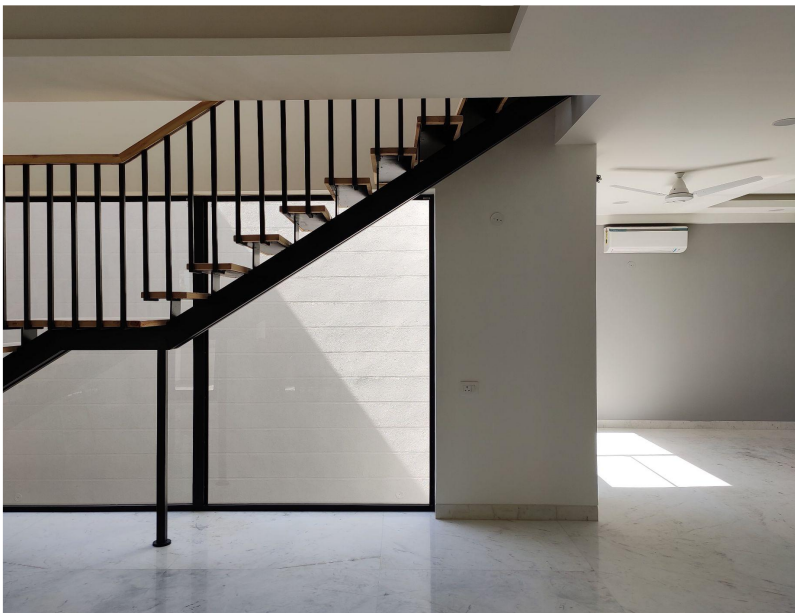
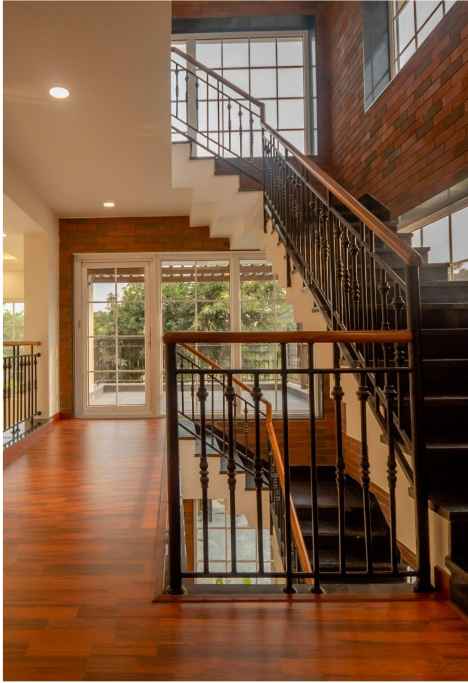


# HomeEssential

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



**PRITHU**  
HOMES

+91 9599818105  
[www.prithu.in](http://www.prithu.in)  
[sales@prithu.in](mailto:sales@prithu.in)



# About Prithu Homes



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

Prithu Homes - Aapka, naye zamane ka home architect + contractor!

Three reasons, our existing and old clients love and recommend us:

- 1) Aesthetic design and **Certified construction**
- 2) **Zero surprises** on cost and material used
- 3) **Inhouse team** of architects, construction and approvals professionals
- 4) **Largest** builder of floors and villas in Delhi NCR

We have 65+ projects under execution and have delivered 53+ homes on plots. Our team consists of 150+ full-time employees consisting of 40+ architects, and 80+ construction professionals drawn from professional institutes like **IIMs, DCE, SPA, etc.**

We offer following services:

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

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 Homes***

1. Warranty is as given below. If some work is not part of the scope, then warranty for that is not included.
  - 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 internal doors
  - e. 1 year warranty on seepage
  - f. 1 year warranty on everything else done by Prithu Homes
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 Owner **all the warranty documents** of all third party products which come with a warranty

## Extended Warranty

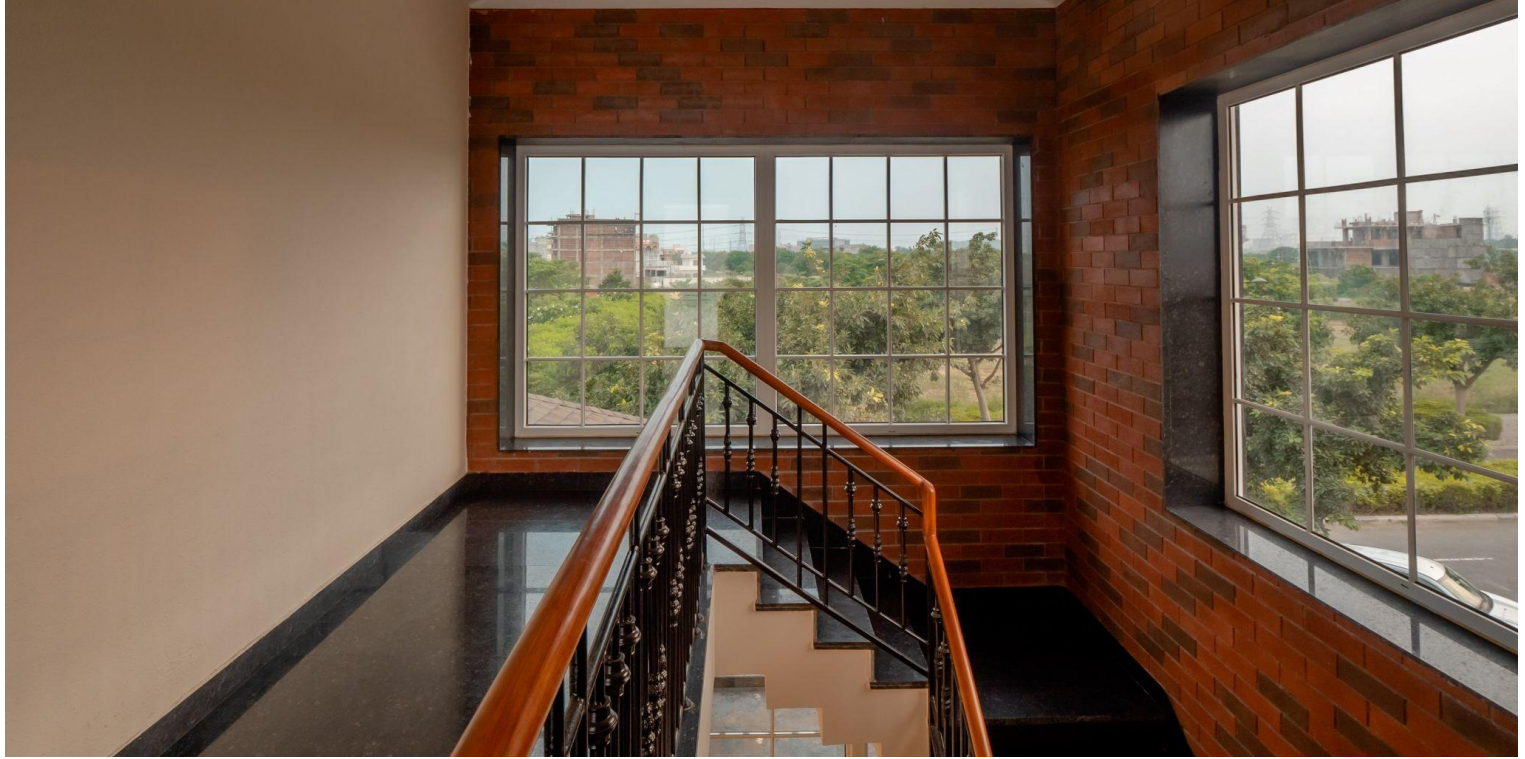
1. Clients have the option of buying extended warranty for **seepage, cracks in paint/ plaster and electrical wiring**.
2. Price for the Extended Warranty is Rs. 12 per sqft per annum of covered, semi-covered and basement area.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Project Duration



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

1. Prithu Homes commit delivery of a 5 slabs (Stilt + 4 habitable floors) home in **13 months**. For lesser number of slabs, project duration reduces by 1 month per slab. In case basement is added, then 2 months will be added to the Project Duration.
2. Project duration starts when approvals are received, plot is handed over by owner to Prithu Homes and all decisions related to design and material selections has been taken by the Owner.
3. Project duration ends for the purpose of calculation of Delay Penalty when 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 45 days if there is demolition required of an existing structure on the site
  - b. By duration of full or partial construction ban + 7 days
  - c. Force majeure conditions
  - d. 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. An indicative/ forecasted pre-handover inspection date will be shared at regular intervals. This date can change from time to time. 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 pre-handover inspection seven days in advance.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Design Process



*Actual image of a dining area in a project in Gurugram built and designed by Prithu Homes*

1. Post the signing of agreement, we will start the design activity by scheduling a date for **Design Brief meeting**. Your Relationship Manager can share with you tentative date for Design Brief meeting before the signing of the Agreement.
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 date of Design Brief Meeting.
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

**LookBooks** show the material and design options available with Prithu Homes.

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

In case of demolition, plot handover for demolition can be taken 3 weeks before completion of all Stage 2 decisions, provided that the Principal Architect feels reasonably confident that remaining decisions can be completed over next 3 weeks.

4. Owner and Prithu Homes will work together to complete all the decisions as captured above in **13 weeks** from the Design Brief Meeting. For timely execution of the project, Client and Prithu will work together to ensure that decisions are completed in a timely manner. In case, decisions cannot be closed within time, then clause from agreement will be applicable.

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Structure



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

<p><b>Concrete</b> (RMC gives better quality control)</p>	<p><b>Slabs and beams</b> - RMC (Ready Mix Concrete) from Nuvoco / RDC Concrete/ Prism Johnson</p> <p><b>Foundation, columns, retaining walls etc.</b> - Site-mix Concrete with PPC cement from Shree Cement/ JK Lakshmi. Ratio of cement, coarse sand and aggregate will be such that strength of M25 is achieved.</p>
<p><b>Steel (As per Earthquake norms &amp; IS Code)</b></p>	<p>FE500 of Rathi/ Kamdhenu/ Kay2.</p>
<p><b>Misc material</b> (A small but crucial detail)</p>	<p>Binding wire, shuttering oil &amp; cover block is used as per the codes &amp; material is as approved by Prithu Homes. Deshuttering and curing is done as per the IS codes.</p>
<p><b>Structure assumptions</b></p>	<p>Extra charges and/or time duration will be applicable in following cases</p> <ol style="list-style-type: none"> <li>1) Cases that client can share before the agreement signing: a) Plot level is below the road level by more than 1 ft, b) Existing structure has a basement but new plan does not have a basement</li> <li>2) Identified/ flagged by us before the floor plan signoff: a) There is a joint/ shared wall shared with the neighbours, b) wall is not coming above a wall, c) Distance between two columns is more than 6 mtrs</li> <li>3) Identified/ flagged by us on or before the start of construction: a) High water level, e) Load bearing capacity of soil at 2 mtrs depth is less than 15 Kn/sqm,</li> </ol> <p>Sign (First party): _____</p>

Sign (Second party): \_\_\_\_\_



# Structure



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

## Sand, dust & aggregate

**(A small but crucial detail)**

We use sand, dust and aggregate meeting following quality criteria.

Coarse sand/ dust should have silt content of 8% or less & non-considerable amount of mica silt. Dust colour can be whitish or yellowish but not grey.

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.

Fine sand should not have moisture and any mud lumps (mitti) mixed. The colour of the fine sand should be grey

## Bricks

**(Reduces heat gain in summer)**

We recommend and use Cement & Fly ash bricks as they have same strength and size of red bricks but better & consistent quality, more mechanised manufacturing and reduces AC bill by upto 20% due to better thermal insulation.

At times during the foundation/ stilt stage, due to space shortage at site, we are not able to stock good quality cement and fly ash bricks. Hence, good quality red bricks might be used as an alternative in this case.

Quality criteria we use: 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.

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.

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Structure



*Actual image of Interiors of one of the Homes constructed by Prithu Homes in Gurugram*

<b>Gypsum plaster (Internal Plaster plus POP)</b>	Internal walls of dry habitable areas have a coat of Gypsum plaster of Sakarni/ Trimurti/ Dudhi. Minimum thickness will be appx. 8 mm. Maximum thickness will be as per the site need.
<b>Internal plaster</b>	<p>Internal plaster is done in areas where tiles are to be cladded on the walls (bathrooms, kitchen etc.), the ceilings which are not covered by the false ceiling, staircase, stilt, lift lobby and lift shaft.</p> <p>Single coat of plaster with the ratio of Cement: Coarse sand : Fine sand as roughly 1: 2: 3 by volume. Minimum thickness of plaster will be appx. 8 mm. Maximum thickness will be as per the site need.</p> <p>Cement used will be same options as given in Concrete. Mesh is used on joints of walls &amp; concrete to protect them from cracks.</p>
<b>External plaster</b>  <i>(A small but crucial detail)</i>	<p>Single coat of external plaster with the ratio of Cement: Coarse sand : Fine sand as 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 same options as given in Concrete. Mesh is used on joints of walls &amp; concrete to protect them from cracks. Grooves will be made on wall and beam joint in exposed wall.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Structure



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

<b>PCC</b>	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.
<b>Boundary wall</b>	9 inch thick and 1800mm high (from the plinth 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.
<b>Parapet wall on terrace</b> <i>(Coping - A detail that matters)</i>	9 inch thick and 1050 mm (appx. 3.5 ft from finished floor) high parapet wall on terrace. Steel in columns from the slabs below, if coming in parapet, are extended in the parapet also. 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.
<b>Parapet wall on mumty</b>	9 inch thick and 1200 mm (appx. 4 ft 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.
<b>Tarai of structure</b>	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):\_\_\_\_\_



# Demolition



*Actual image of Interiors of one of the Homes constructed by Prithu Homes in Gurugram*

## Demolition

Owner can choose any of the two below options, if there is an existing structure.

**Option 1:** Prithu Homes will undertake demolition. Owner can remove whatsoever they want and then handover the existing structure to Prithu Homes in a lockable condition. Prithu Homes will be responsible for damage to the neighbour, safety of neighbour, compliance with government norms & supervision of the demolition. All costs and benefits in this case belong to Prithu Homes.

**Option 2:** Owner can get the demolition done & handover the clean plot to us, after removal of all malba. We will do the barricading before the demolition starts. In this case, Owner will be responsible for damage to the neighbour, safety of neighbour, compliance with government norms & supervision of the demolition. All costs and benefits in this case belong to Owner.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Waterproofing



*Actual image showing barricading in one of the Prithu Homes project*

<p><b>Basement</b></p> <p><i>(Double protection)</i></p>	<p><b>Level 1 Protection:</b> Concrete used in the retaining wall, foundation and floor stitch slab is made waterproof by mixing crystalline compound in concrete. If water enters concrete, then crystalline compound swells to fill the micro-pores in concrete to stop entry of water in concrete.</p> <p><b>Level 2 Protection:</b> In the vertical and horizontal joints, water bar is used. Joints are the most vulnerable to seepage. Hence, double treatment for them.</p> <p><b>Testing:</b> Basement is tested for seepage by filling water in the soil around basement.</p>
<p><b>Terrace</b></p> <p><i>(Double protection)</i></p>	<p><b>Level 1 Protection:</b> Concrete used in the slab and beams is made water-proof by mixing crystalline compound in concrete. Even if there is chipping in the concrete, it remains water-proof. On the periphery of the terrace, concrete toe walls (mixed with crystalline compound) are constructed to create a concrete bowl. Gola is made on the join of terrace slab and the toe wall.</p> <p><b>Level 2 Protection:</b> On the top surface of the slab and upto 2 ft on the parapet, a water-proof coating is done.</p> <p><b>Testing:</b> Terrace is flooded with water for 24 hours to test the seepage.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Waterproofing



*Actual image showing barricading in one of the Prithu Homes project*

<b>Bathrooms and Balcony</b>	<p><b>Level 1:</b> On the periphery of the bathroom and balcony, concrete toe walls are constructed to create a concrete bowl. Gola is made on the join of slab and the toe wall.</p> <p><b>Level 2 Protection:</b> On the top surface of the slab and upto 2 ft on the wall, a water-proof coating is done.</p> <p><b>Testing:</b> Bathroom and balcony is flooded with water for 24 hours to test the seepage.</p>
<b>Underground tanks</b>	<p>In Underground tanks, water-proof coating is done.</p>
<b>External plaster</b>	<p>Waterproofing chemical is added to the external plaster for added protection.</p>
<b>Additional protection</b>	<p>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.</p>
<b>Brands</b>	<p>Brands used are Penetron/ Kryton/ BSF/ Pidilite. Process and dosage of water proofing chemical will be as per the company guidelines.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Electrical



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

<b>Wire sizes</b> <i>(Right wire sizes to avoid overloading)</i>	<p>Sizes of wire used is as follows: <b>Main Panel to Distribution Board:</b> 10 sq mm (sufficient for upto 15KW of load); <b>Light circuit:</b> 1.5 sq mm; <b>Power and AC circuits:</b> 4 sq mm if wire is carrying load for 2 circuits, 2.5 sq mm if wire is carrying load of one circuit, <b>Light points, Earthing:</b> 1 sq mm</p>
<b>MCB/ ELCB</b> <i>(ELCB &amp; thimbles - A detail that matters)</i>	<p><b>ELCBs:</b> 1 ELCB per phase per apartment; <b>MCBs:</b> 10A MCB for light circuit, 20A MCB for power circuit and 32A MCB for AC circuit</p> <p>We use thimbles to connect wires with MCBs</p>
<b>Circuits</b> <i>(Designed to avoid overloading)</i>	<p>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.</p>
<b>Load balancing</b> <i>(For three phase connections)</i>	<p>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.</p>
<b>Conduits in slab</b>	<p>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.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Electrical



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

<b>Earthing pits</b> <i>(A detail that matters)</i>	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.
<b>ELCB/ MCB</b>	Anchor / Havells / Schneider / ABB
<b>Switches</b>	White colour switches from Anchor Penta
<b>DB &amp; LT panel</b>	ISI mark Distribution Board. IP42 rated LT Panel fabrication from CPRI approved tested vender.
<b>DB Location</b>	A <b>mini electric shaft/ niche</b> is planned in the staircase area for MV and LV supply.
<b>Wires brand</b>	Fire Retardant copper wires from Havells/ Anchor/ Finolex / KEI. Aluminium wire of Kalinga/ Polycab/ Havells from electricity pole till LT panel/ meter.
<b>Conduits</b>	ISI mark conduits - <b>heavy conduits</b> in slab and <b>medium conduits</b> in walls. There are separate conduits for light and power circuit.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Electrical



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

<b>Electric car charging</b>	Provision of conduit and junction box for 1 electric car charging point per apartment in parking area
<b>TV Connection</b>	6 amp sockets planned at TV location for a smart TV/ Fire stick
<b>Wi-fi provision</b>	Provision is made for <b>2 connections per dwelling unit and 1 connection each for basement and terrace</b> . 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 architect's design.
<b>Electricity meters</b>	<p><b>Delhi:</b> One meter for each dwelling unit, one meter for common area, basement is connected with ground floor meter and terrace is connected with top floor meter</p> <p><b>Haryana and UP:</b> One meter for the plot</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Electrical Design



*Actual image of a Villa built by Prithu Homes in Gurugram*

## Bedrooms (Room size more than 110 sqft)

1. Behind the TV: One 6A switch and socket at 1350 mm (4.5 ft appx.) height
2. Below the TV: Two 6A switch & socket at 1 ft height appx.
3. As per design: One switchboard with a 16A switch/ MCB for AC and one 16A spare switch & socket at 300 mm (1 ft appx.) height
4. On the sides of the bed: One 6A switch & socket on each side of the bed at 600 mm (2 ft appx.)
5. 2 way switch for one fan and light at 1050 mm (3.5 ft appx.) height near the bedroom entry
6. Switchboard on the bedside at 600 mm (2 ft appx.) height to control fan and lights in the room
7. Fan points as per the furniture plan
8. One light point in ceiling for each 50 sqft of room area assuming a 18W light
9. 2 or 3 ceiling lights connected to one switch as per the number of lights in the room
10. Near the study table provision at 2 ft appx. height two 6A switch & socket
11. Near the dressing table provision as per floor plan one junction point for the light in the wall, a switchboard at 2 ft with a 6A socket and light switch

## Bathrooms (including servant bathroom)

1. One 16A switch & socket at 1850 mm appx for geyser
2. One 6A junction box for exhaust at 2600 mm height or as per design feasibility
3. One switchboard for fan, lights, exhaust with one 6A socket at 1050 mm (3.5 ft appx.)
4. One fan point as per the plan
5. Two light points (above the mirror location & above the door) in wall

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Electrical Design



*Actual image of a Villa built by Prithu Homes in Gurugram*

<p><b>Drawing/ Dining/ Family lounge</b></p>	<ol style="list-style-type: none"> <li>1. Behind the TV: One 6A switch and socket at 1350 mm (4.5 ft appx.) height</li> <li>2. Below the TV: Two 6A switch &amp; socket at 1 ft height appx.</li> <li>3. As per design: One switchboard with a 16A switch/ MCB for AC and one 16A spare switch &amp; socket at 300 mm (1 ft appx.) height</li> <li>4. Near the sofa/ sitting: Two 6A switch &amp; socket at 300 mm (1 ft appx.) height</li> <li>5. Near the dining table: One 6A switch &amp; socket at 300 mm height</li> <li>6. One switchboard for all fan &amp; lights in the room at 1050 mm (3.5 ft appx.) height</li> <li>7. One or two fan points as per the furniture plan</li> <li>8. One light point in ceiling for each 50 sqft of room area assuming a 18W light</li> </ol>
<p><b>Balcony</b></p>	<ol style="list-style-type: none"> <li>1. One switchboard for lights &amp; 6A socket in the balcony at 1050 mm (3.5 ft appx.)</li> <li>2. One light point in ceiling per 50 sqft of balcony assuming a 18W light</li> <li>3. One fan point per balcony as per the plan</li> <li>4. One 6A switch &amp; socket for AC stabiliser</li> </ol>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Electrical Design



*Actual image of a Villa built by Prithu Homes in Gurugram*

<b>Kitchen</b>	<ol style="list-style-type: none"> <li>1. Near geyser: One 16A switch &amp; socket at 2215 mm or as per design</li> <li>2. For water purifier: One 6A switch &amp; socket at 400 mm or 1925 mm as per type of water purifier</li> <li>3. Near oven and microwave: Two 16A socket with switch above the counter</li> <li>4. Near dishwasher provision: 16A socket at 400 mm below the counter and switch above the counter</li> <li>5. Two junction boxes at 7 ft height for the water level indicator</li> <li>6. Near chimney: One 6A socket at 7 ft with switch above the counter</li> <li>7. Near fridge: One 6A switch &amp; socket at 1050 mm (3.5 ft appx.) height</li> <li>8. Near hob: One 6A socket at 300 mm with switch above the counter</li> <li>9. Above the counter: One 16A and One 6A spare switch &amp; socket</li> <li>10. One 6A junction box for exhaust at 2600 mm height or as per design</li> <li>11. One switchboard for fan, lights, water motor control &amp; exhaust at entry at 1050 mm (3.5 ft appx.)</li> <li>12. One fan point as per the furniture plan</li> <li>13. One light point in ceiling for each 50 sqft of room area assuming a 18W light</li> </ol>
<b>Any other room (less than 110 sqft)</b>	<ol style="list-style-type: none"> <li>1. One switchboard for fan, lights, 6A socket at the room entry at 1050 mm (3.5 ft appx.)</li> <li>2. One fan point as per the furniture plan</li> <li>3. One light point in ceiling for each 50 sqft of room area assuming a 18W light</li> </ol>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Electrical Design



*Actual image of a Villa built by Prithu Homes in Gurugram*

<b>Staircase &amp; lobby</b>	<ol style="list-style-type: none"> <li>1. One switchboard for lights &amp; 6A socket in lobby at 1050 mm (3.5 ft appx.)</li> <li>2. One light point in lobby ceiling assuming a 18W light</li> <li>3. Below the staircase landing, two switch &amp; socket per dwelling unit for the inverter provision</li> </ol>
<b>Entrance lobby inside home</b>	<ol style="list-style-type: none"> <li>1. One 6A switch socket with junction box for VDP at 1350mm height.</li> <li>2. One switchboard for lights in passage/ lobby at 1050 mm (3.5 ft appx.)</li> <li>3. One 6amp switch socket with blanker for WIFI provision. These will be 2 in number. One to be placed near the core and the other in passage area as per architect's discretion.</li> <li>4. One junction box for doorbell</li> </ol>
<b>Stilt/ front or back yard</b>	<ol style="list-style-type: none"> <li>1. One switchboard for lights &amp; 6A socket as per plan at 1050 mm appx.</li> <li>2. One light point in ceiling for each 200 sqft of stilt area assuming a 18W light</li> <li>3. Near place where motors are placed: One spare 16A and one 6A spare switch &amp; socket per 1,000 sqft at 300 mm (1 ft appx.) height</li> <li>4. Where motors are placed, one 16A switch &amp; socket per in-line motor and one 16A switch for submersible motor</li> <li>5. On boundary wall, one junction box for the VDP unit and one junction box for Cat 6 wire for Internet connection</li> <li>6. One junction box per dwelling unit for electric car charging</li> </ol>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Electrical Design



*Actual image of a Villa built by Prithu Homes in Gurugram*

<b>Basement</b>	<ol style="list-style-type: none"> <li>1. One switchboard for fan &amp; lights at the entry at 1050 mm (3.5 ft appx.)</li> <li>2. One fan point per 300 sqft of basement</li> <li>3. One light point in ceiling for each 50 sqft of room area assuming a 18W light</li> <li>4. One 16A switch &amp; socket and one 6A switch &amp; socket at 300 mm per 500 sqft of basement</li> <li>5. One 6amp switch socket with blanker for WIFI provision. These will be 2 in number. One to be placed near the core and the other in passage area as per architect's discretion.</li> <li>6. Two 16amp sockets and 1 change over MCB for sump</li> </ol>
<b>Mumty top</b>	<ol style="list-style-type: none"> <li>1. One 16A switch &amp; socket on the mumty at 450 mm (1.5 ft appx.) height in weatherproof box</li> <li>2. One junction box for pulling out cable for dish tv, water alarm wire from Kitchen and automation from OHT</li> </ol>
<b>Laundry room/ space</b>	<ol style="list-style-type: none"> <li>1. One 16A switch &amp; socket for washing machine in each dwelling unit as per plan</li> <li>2. One 16A switch &amp; socket for ironing as per plan</li> </ol>
<b>Terrace</b>	<ol style="list-style-type: none"> <li>1. One switchboard for lights outside the mumty near terrace door at 1050 mm (3.5 ft appx.) with one 6A socket</li> <li>2. Two light points on external wall of mumty at 2100 mm (appx. 7 ft)</li> </ol>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Plumbing



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

## Plumbing Design for sewage and drainage

**(Easy to maintain plumbing system)**

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 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 and these pipes are above the slab; not underslung.

## 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 three 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 Homes for a home in Gurugram*

## Underground tanks

*(Hygienic and seepage free)*

Number of Underground tanks will be equivalent to the number of water connections taken. Clients can increase or decrease the capacity in area statement as per their preference. Roughly, 10 sqft of tank top area gives 1,000 ltrs capacity. We recommend capacity of 2000 ltrs per dwelling unit of upto 3 bedrooms and 3000 ltrs per dwelling unit for larger units. Depth of the underground tank will be up to 1 mtr. Underground tank will be **made in concrete**. The floor and walls of the tank will be **covered with tiles** - white commercial or spare tiles from those used in the habitable area of the home. In case of multiple tanks, they will not be inter-connected. There will be an **overflow discharge pipe** from UGT to the rainwater harvesting pit. There will be an **NRV (Non return valve)** in this pipe to ensure there is no reverse flow into tank. Manhole cover will be of CI or FRP with a **water seal**.

## Plumbing design for water supply

*(Easy to maintain plumbing system - no pipe travels in floor)*

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.

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Plumbing



*Actual image of bathroom at a home built by Prithu Homes*

<b>Water meters</b>	One water meter is provisioned for each dwelling unit in Delhi and one water meter for the plot in Haryana and Uttar Pradesh.
<b>Service taps</b> <i>(Thoughtfully provided where you need them)</i>	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
<b>Manholes, Catch-basins &amp; Gully Traps</b>	Provided as per architect's design. 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 fabricated MS cover with <i>stone on the top.</i>
<b>Pipes</b>	Astral / Finolex / Supreme pipes for fresh Water Supply (CPVC) and Sewage & drainage (UPVC).
<b>Rainwater harvesting</b>	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.  At terrace, we plan for one rain water vertical stack per 500 sq ft of terrace area appx.

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 Homes in South Delhi*

<b>In dwelling unit</b>	Height of external doors & windows (henceforth called windows) opening is upto <b>2400 mm (appx. 8 ft)</b> from the finished floor. Width will be as per the floor plan. Glass thickness will be as per window company's technical guidelines. Sliding windows come with a <b>slider bug mesh</b> . Window will be sliding or fixed as per floor plan with clear toughened glass. Other window configurations like casement door, bay windows, slide and fold etc. can be provided at additional cost.
<b>In staircase</b>	Opening sizes are as per floor plan. It will be a sliding window in the mumty with bug mesh and the fixed window on other floors with clear toughened glass.
<b>Brand for above</b>	Imported anodised <b>aluminium windows</b> from Tostem (Japan) We70 series. These windows come with a 10-year warranty on the profile and 1 year warranty on the hardware. Aluminium windows are <b>better</b> than UPVC windows.
<b>In all bathrooms</b>	Fabricated aluminium window will be provided in the bathrooms. Design will be a top hung window with frosted float glass without bug mesh.
<b>Window sizes</b>	Total area of the windows will be upto <b>15% of the covered area (excluding post cc area, if any), which is 50% more than the code</b> . For example, for a 200 sq yds plot in Delhi building a S+4, it can mean more than 40 sqft of window for each bedroom and more than 80 sqft of window for living cum dining room.



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 Homes*

## Material

**(Strong wardrobes that will last longer)**

**Carcass:** It will be made of Green or Century HDHMR. Thickness will be **16.75 mm** for the sides, top, bottom, drawer and shelves. The back of wardrobe and drawer base will be of 5.5 mm thickness. It will be finished with 0.72 mm thick laminate on all sides of Greenlam (New-Mika). Edges will have **edge banding of Rehau or E3** on 0.8 mm thickness. Skirting is made of MDF.

**Shutters:** It will be made of high quality **MDF from Century/ Green** of 16.5 mm thickness. It will be finished with SUD laminate from Greenlam of **1 mm thickness** on the external side and on the internal side of the shutter the same laminate as Carcass. Edges will have edge banding 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 Hettich or Hafele. Wardrobe lock, drawer lock, 2 tower bolt inside will be of Godrej. Handle will be from Prithu Homes LookBook.

**Upgrade options:** Shutter finish can be upgraded to PU, Acrylic or Veneer finish for an additional price. Additional drawers can also be added.

**Exposed side of the carcass:** If there is an exposed side of the carcass such as wardrobe sides, carcass without shutter or carcass having clear glass shutter, then it will be of the same finish as the shutter.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Wardrobes



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

<b>Wardrobe location</b>  <b>(More storage)</b>	<p>Location is as shown in the floor plan. Height of the wardrobe will be upto ceiling or false ceiling. Total area of the wardrobe considered is upto 12% of the covered area (excluding post cc area, if any).</p> <p>As an example, for a S+4 construction on a 200 sq yds plot in Delhi with 3 bedrooms on each floor, this provides 8ft wide and 8 ft high wardrobe in each bedroom.</p>
<b>Warranty</b>	<p><b>5-year warranty</b> by Prithu Homes.</p>
<b>Technical design</b> <b>(Factory made)</b>	<p>Wardrobe is cut and prepared in factory and assembled at site with <b>mini-fix structure</b>. There will be filler between wardrobe and wall, if wardrobe side is adjoining wall.</p>
<b>Internal design</b>	<p>Internal module design of each wardrobe is as per the choice made 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 Homes

<p><b>Material</b></p> <p><i>(Strong vanity that will last longer)</i></p>	<p><b>Carcass:</b> It will be made of Green or Century HDHMR. Thickness will be <b>16.75 mm</b> for the sides, top, bottom, drawer and shelves. The back of wardrobe and drawer base will be of 5.5 mm thickness. It will be finished with 0.72 mm thick laminate on all sides of Greenlam (New-Mika). Edges will have <b>edge banding of Rehau or E3</b> on 0.8 mm thickness.</p> <p><b>Shutters:</b> It will be made of high quality 16.5mm thick <b>MDF from Century/ Green</b>. It will be finished with <b>1 mm thick</b> SUD laminate from Greenlam on the external side. Internal side of the shutter will be same laminate as Carcass. Edges will have edge banding of Rehau or E3 on <b>2 mm</b> thickness. Shutter design will be handleless.</p> <p><b>Hardware:</b> Hinges will be <b>soft close</b> from Hettich or Hafele.</p> <p><b>Upgrade options:</b> Shutter finish can be upgraded to PU, Acrylic or Veneer finish for an additional price. Drawers can also be added.</p> <p><b>Exposed side of the carcass</b> such as wardrobe sides, carcass without shutter or carcass having clear glass shutter, then it will be of the same finish as the shutter.</p>
<p><b>Layout &amp; design</b></p>	<p>Design is as per selection from Lookbooks. Vanity width will be upto 900 mm (appx. 3ft) based on the bathroom counter size. Vanity height will be 400 mm. It will be installed on the wall and raised from the floor for <b>ease of floor cleaning</b>. Vanity is provided in full bathrooms, powder bathroom, terrace bathroom &amp; basement bathroom. Vanity in servant &amp; post CC bathrooms is not included.</p>
<p><b>Warranty</b></p>	<p><b>5-year warranty</b> by Prithu Homes.</p>

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Modular kitchen



*Actual image of a Kitchen of a Villa built by Prithu Homes*

## Material

**(Strong modular kitchen that will last longer)**

**Carcass** is made of Green or Century HDHMR with thickness of **16.75 mm** for the sides, top, bottom, drawer and shelves and 5.5mm thickness for back of wardrobe and drawer base. It will be finished with 0.72 mm thick laminate on all sides of Greenlam (New-Mika). Edges will have **edge banding of Rehau or E3** of 0.8 mm thickness. Skirting is made of PVC material in black colour.

**Shutters** are made of high quality **MDF from Century/ Green** of 16.5 mm thickness and is finished with SUD laminate from Greenlam of **1 mm thickness** on the external side & the same laminate as Carcass on the internal side. Edges will have edge banding of Rehau or E3 on **2 mm** thickness. Shutter design will be handleless.

**Hardware:** **Soft close quadro channel** and **soft close hinges** from Hettich or Hafele will be used. 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. Additional drawers can also be added.

**Exposed side of the carcass** such as wardrobe sides, carcass without shutter or carcass having clear glass shutter, then it will be of the same finish as the shutter.

## Layout

Total area of modular kitchen across the project, calculated as the width of the woodwork multiplied by the height of the woodwork, will be upto 7% of the covered area. It can be distributed across different kitchens and pantries as desired by the owner. Area of chimney pipe cover, if any, is also counted in the area of the modular kitchen. Layout will be based on the location of the Hob, Sink and Fridge decided at the time of the Floor Plan finalization. Counter will be at 900 mm (appx. 3ft) from finished floor with skirting margin for 150 mm, 720 mm high modular kitchen below the counter, as provision for dishwasher is done by default keeping in mind future needs. Over the counter, modular kitchen will be 720 mm tall and 320 mm deep (except for above Hob).

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Modular kitchen



*Actual image of a Kitchen of an Independent Floor built by Prithu Homes*

## Modular kitchen cabinetry design

**(Better design  
and more usable  
space)**

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, if requested
- A tall unit (subject to space) with 4 drawers and shelves on top of it,
- Provision for 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

- 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 or want to see a 3D render of the kitchen design, you can add it for an additional price.

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Modular kitchen



*Actual image of a Kitchen of a Villa built by Prithu Homes*

<b>Warranty</b>	<b>5-year warranty</b> by Prithu Homes.
<b>Hob &amp; chimney</b>	As per kitchen size, an inbuilt 60cm (Model NE4B60GF from Kaff) or 80 cm (Model CRH804 from Kaff) 4-burner hob with auto-electric ignition, glass top and aluminium burner. A 60 cm or 90 cm chimney (as per hob size, Mainz DHC60 or Mainz DHC90 from Kaff) with auto-clean system and touch control panel. Chimney pipe is concealed in the kitchen woodwork. Number of Hob & Chimney is equal to the number of the dwelling units or habitable floors whichever is more.
<b>Sink and tap</b>	A double bowl sink from Jayna with rotating table mount tap from Jaquar. Number of Hob & Chimney is equal to the number of the dwelling units or habitable floors whichever is more.
<b>Counter</b>	Polished appx. 15 mm Granite counter as per selection made from the Prithu Homes Lookbooks
<b>Technical design (Factory made)</b>	Modular kitchen is cut and prepared in factory and assembled at site with <b>mini-fix structure</b> . There will be filler between wardrobe and wall, if modular kitchen side is adjoining wall.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Internal doors and frame



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

<p><b>Main door for dwelling unit &amp; basement</b></p>	<p>Factory made doors from Mikasa.</p> <p>Door opening (wall to wall) height is upto 2350 mm (appx. 7ft 9 inch) and width is 1200 mm (appx. 4 ft). Door finish will be of veneer as per the selection made from the LookBooks. Finished door panel thickness will be <b>44 mm</b>. Door comes with a pull handle with SS/brass finish as per the concept selected. Locking system will be a <b>Godrej vertibolt</b>. Magic eye is included. Buffer will be provided if feasible as per floor plan. There is an automatic drop down seal below the door panel to <b>keep insects away</b>.</p>
<p><b>Bedroom and bathroom door inside dwelling unit</b></p>	<p>Factory made doors from Mikasa.</p> <p>Door opening (wall to wall) height is upto 2350 mm (appx. 7ft 9 inch). Width of bedroom door is upto 1050 mm (appx. 3.5 ft) and bathroom door is upto 900 mm (appx. 3 ft) as per design feasibility. Door finish will be of laminate as per the selection made from the LookBooks. Finished door panel thickness will be <b>38 mm</b>. Mortise lock body and the key cylinder will be of <b>Godrej</b>. Door comes with a matt finish SS handle. Magnetic catcher will be provided if feasible as per floor plan.</p>
<p><b>Door at stilt</b> <b>(Restricts access to staircase and lift)</b></p>	<p>Door height is upto 2350 mm (appx. 7ft 9 inch) and width is 1200 mm (appx. 4 ft). Door finish will be of veneer as per the selection made from the LookBooks. Finished door panel thickness will be <b>44 mm</b>. 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 <b>keep insects away</b>.</p>



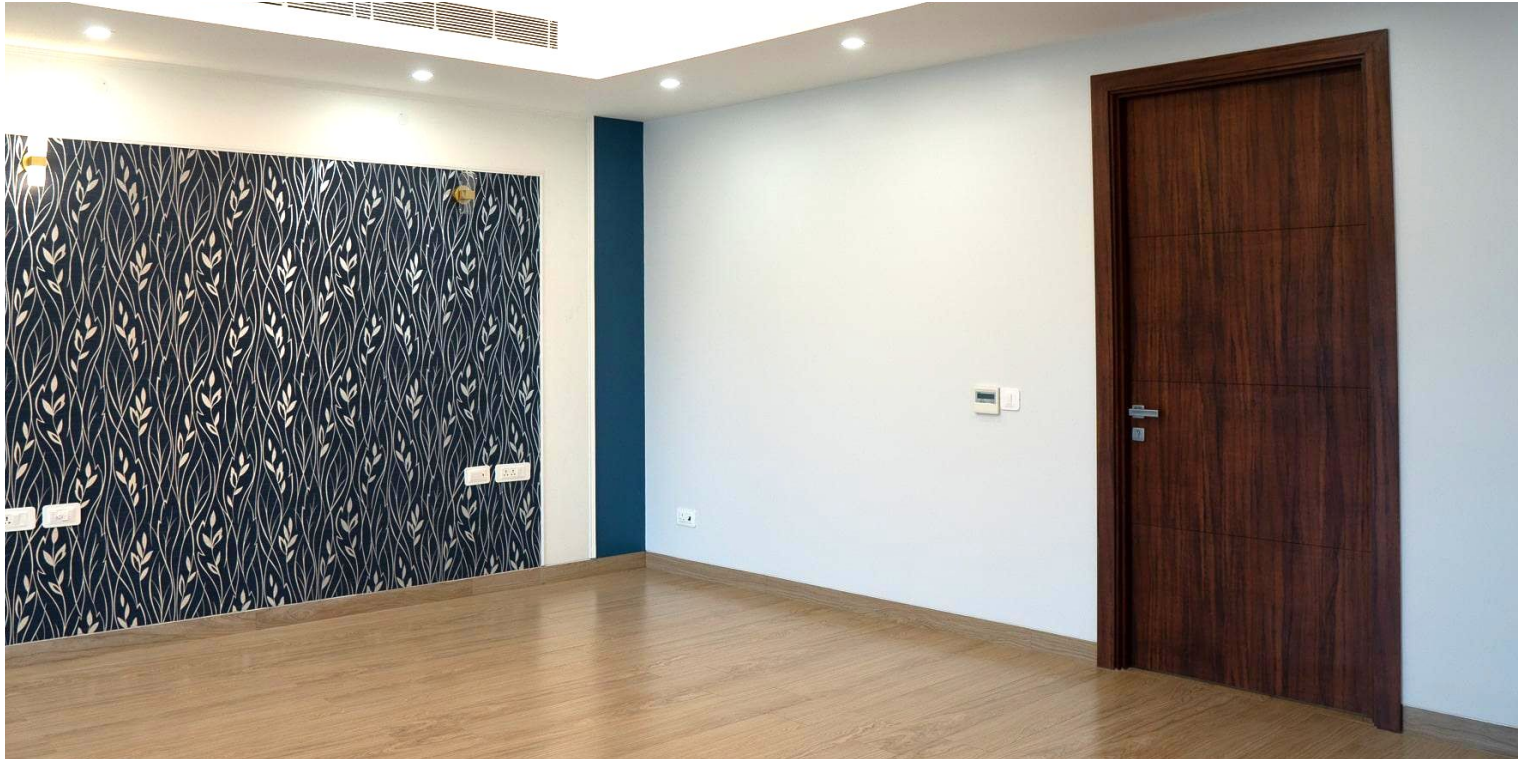
Scan or [click here](#) to read the warranty card

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Internal doors and frame



*Actual Image of room door for a home built by Prithu Homes*

<b>Number of doors</b>	<p>One door per 200 sqft of Covered Area is included.</p> <p>This includes Main door for each dwelling unit, Other doors inside the dwelling unit, One door each for stilt and mumty and any other door that is being provided in the Covered Area. Door for servant, stilt and terrace toilet is counted as 0.75 door for calculation.</p> <p>For basement, irrespective of the size of the basement, one main door is provided and one door for the bathroom if bathroom is permitted as per the bye-law.</p>
<b>Door at mumty (Better door for safety, sun &amp; rains)</b>	<p>Door opening is as per floor plan. Door will be of the same material as Windows with toughened glass. As per safety requirements, on additional charges, glass can either be upgraded to Laminated security glass or a separate MS grill door can be added</p>
<b>Servant, stilt and terrace toilet</b>	<p>Fabricated aluminium door and frame with ACP/WPC panelling, as per sizes in plan selected.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Fittings & fixtures provided



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

<b>Full bathrooms</b>	<p>Bathroom fittings and fixtures as per choice made from the LookBooks</p> <ol style="list-style-type: none"> <li>1. Basin Area: Wall mounted faucet with concealed divertor, counter mounted basin, towel ring</li> <li>2. WC area: Wall hung WC with soft closing seat and concealed cistern, health faucet, tissue holder.</li> <li>3. Shower area: Single lever mixer with overhead shower, bath spout</li> </ol> <p>Concealed cistern &amp; plate is of Veiga. Remaining fixtures are from Jaquar.</p>
<b>Powder bathrooms</b>	<p>Bathroom fittings and fixtures as per choice made from the LookBooks</p> <ol style="list-style-type: none"> <li>1. Basin Area: Wall mounted faucet with concealed divertor, counter mounted basin, towel ring</li> <li>2. WC area: Wall hung WC with soft closing seat and concealed cistern, health faucet, tissue holder.</li> </ol> <p>Bathroom on terrace &amp; basement will be designed as a powder bathroom (without shower area). Concealed cistern &amp; plate is of Veiga. Remaining fixtures are from Jaquar.</p>
<b>Servant/ Stilt bathroom</b>	Bathroom fittings and fixtures from Jaquar Essco
<b>Bathroom mirror</b>	As per shown in the LookBook. Bottom of mirror will be at 1200 mm and top of the mirror at 2200 mm. Width of the mirror is not more than the basin counter width.
<b>Number of bathrooms</b>	One full or powder bathroom per 500 sqft of covered area is considered. Two servant bathrooms are counted as one full bathroom. Bathroom in basement is not included.

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Fittings & fixtures provided



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

<p><b>Water motors with automation</b></p> <p><i>(No need to manually operate water motors)</i></p>	<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 underground tank per OHT.</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 water level indicator is provided in kitchen.</p>
<p><b>Exhaust fan</b></p>	<p>150 mm Exhaust fan with louvres, Model SmartAir LSH from Orient is provided in <b>all bathrooms, kitchen and basement</b>. Location is as per the floor plan.</p>
<p><b>CCTV</b></p>	<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 a 2MP IP enabled camera. One 4 channel NVR along with 4 channel POE switch and 1TB hard drive will be provided along with an NVR box under your staircase or near the main entrance door of the floor as per Architect's discretion.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Fittings & fixtures provided



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

<b>Geyser in full bathrooms</b>	Provision is made in bathrooms (including servant bathrooms) as per location in the plan selected. 25 ltr Fabia geyser in habitable bathrooms and 15 ltr Fabia in the servant bathrooms from Havells is provided.
<b>Geyser in kitchen &amp; powder room</b>	Provision is made as per location shown in the plan selected to install an instant geyser. 3 ltr instant geyser in kitchen and 1 ltr instant geyser in powder bathroom of Instanio model from Havells is provided.
<b>Ceiling fans</b>	<p><b>1200 mm fan:</b> In bedrooms, drawing room, dining room, basement (1 ceiling fan per 300 sqft area in basement)</p> <p><b>900 mm fan:</b> In kitchen, servant rooms, study, utility room</p> <p><b>600 mm fan:</b> In bathrooms, balcony, dresser,</p> <p>Size of the fan can be changed depending upon the size of the space. Only provision (without fan) for 1 or 2 ceiling fans in stilt as per plan. Fans are from Havells (Samrat ES 1200 mm, 900 mm and 600 mm)</p>
<b>VDP</b> <i>(Easy to maintain design)</i>	A <b>separate analog video door phone for each habitable floor</b> with an outdoor unit at the main gate and indoor monitor inside the home near the entry door. Brand of VDP will be Godrej, model 7" SeeThru RE7 Lite White. An electronic lock will be installed on the door and connected to the VDP.
<b>Occupancy sensor in stilt</b> <i>(Helps in parking at night)</i>	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 Homes*

<b>Internal walls</b>	Asian Paints (Apolite) or Rangoli (Berger)
<b>Internal ceiling (visible)</b>	Asian Paints (Apolite) or Rangoli (Berger)
<b>Staircase</b>	<b>Superfine texture</b> of Luxture/ RD with top coat of Asian Paints (Apolite) or Rangoli (Berger) on walls and flat paint (same as internal ceiling) on ceilings. Texture paint is better for public areas. 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.
<b>Servant room &amp; toilet</b>	Asian Paints (Tractor Emulsion) or Bison (Berger Paints)
<b>Lift shaft</b>	Distemper paint
<b>Stilt and shafts</b>	Superfine texture of Luxture/ RD with top coat of Asian Paints (Apolite) or Rangoli (Berger) on walls and flat paint (same as internal ceiling) on ceilings
<b>Terrace</b>	Superfine texture of Luxture/ RD with top coat of Apex from Asian Paints or weathercoat glow from Berger
<b>Primer &amp; putty</b>	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 Homes*

<p><b>External walls</b></p>	<p><b>Front side &amp; left or right side in case of a side setback or a corner plot:</b> Super-fine texture paint of Luxture/ RD with top coat of Apex (Asian Paints) or weathercoat glow (Berger). <b>Back side:</b> Flat paint with Apex (Asian Paints) or weathercoat glow (Berger)</p> <p>In case the left side or right side of the home is on the plot boundary and is facing the neighbours plot, then white colour distemper is done on that face.</p>
<p><b>False ceiling</b></p>	<p>Flat <b>MR board</b> based false ceiling to conceal under slump pipes in bathroom/ kitchen if required. Boards will be of Gyproc/ USG Boral.</p>
<p><b>Cove</b></p>	<p>A 9 inch wide &amp; appx. 8 inch deep cove on all 4 sides of a room (bedroom, drawing room, study room etc.) of size more than 10ft by 10ft. Above the wardrobe, width will be increased by width of wardrobe for aesthetic purpose. Cove or false ceiling in other spaces (like passage, corridors, smaller spaces, basement) will be an add-on. A vertical box in the false ceiling board material will be made above the indoor unit of split AC to conceal the AC copper pipe traveling to the cove above. In case, Owner does not want cove or cove is not there, then a box will be added as per requirement for an additional charge.</p>
<p><b>Provision for curtain channel</b> <i>(For aesthetic looks)</i></p>	<p>Cove is finished 10 inches before the wall on which windows are. If depth of cove is upto 6 inch, then channel can be fixed on the true slab. If depth is more than 6 inch, then a ply is installed at a depth of 6 inch so that curtain channel can be installed on the ply. Curtain channel is not included.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Lights



*Actual image of an Independent floor built by Prithu Homes*

<b>General purpose lighting</b> <i>(Lumens based designing for comfortable reading)</i>	<p>Complete home comes with surface mounted 18W LED panels fixed in the true ceiling. In Bathrooms and terrace 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 &amp; basement. 15 lumens / sqft for common areas and terrace. In stilt &amp; staircase light colour is cool white. Rest of the home, the colour is natural white.</p>
<b>Mood lighting in coves</b>	Coves in false ceiling comes with a 28W pre-fitted light strip. Light colour will be warm white.
<b>Brand</b>	Light fixture for general purpose and mood lighting is Usha (Tisva)
<b>Wall lights</b>	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. Provision for chandelier is made, if required. Junction is covered with a plate after installation of wiring. Light fixture is not included.
<b>Gate lights</b>	Provided as per Architect's selection
<b>Facade lighting</b>	Fixture is installed as per the elevation finalised. These fixtures are at additional cost as finalised during the elevation.

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Flooring



*Actual image of Flooring Treatment of a home built by Prithu Homes*

<p><b>Drawing, dining, entry, passage area</b></p>	<p>Design is as per the choice made from the LookBook. We use large format vitrified tiles (upto 600 mm x 1200 mm; appx. 2 ft by 4 ft) from Kajaria or Somany. Tiles will be laid without gaps for better aesthetics and filled 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 LookBooks for an additional charge.</p>
<p><b>Bedrooms &amp; other rooms</b></p>	<p>Design is as per the choice made from the LookBook. We use large format vitrified tiles (upto 600 mm x 1200 mm; appx. 2 ft by 4 ft) from Kajaria or Somany. Tiles will be laid without gaps for better aesthetics and filled 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 LookBooks for an additional charge.</p>
<p><b>Bathrooms</b></p>	<p><b>Floor:</b> Vitrified tiles (upto 600 mm x 600 mm; appx. 2 ft by 2 ft) from Kajaria or Somany. <b>Walls:</b> Large format vitrified tiles (upto 600 mm x 1200 mm; appx. 2 ft by 4 ft) from Kajaria or Somany are laid upto the bottom of false ceiling.</p> <p>Tiles will be laid without gaps for better aesthetics and filled with cement grouting. Joints will be butt joints. Design is as per the choice made from the LookBook.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Flooring



*Actual image of Flooring Treatment of a home built by Prithu Homes*

<b>Kitchen</b>	<b>Floor and wall:</b> Large format vitrified tiles (upto 600 mm x 1200 mm; appx. 2 ft by 4 ft) 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. Rest of the wall area will be painted. Design is as per the choice made from the LookBook. White commercial tile will be installed on the wall behind the modular kitchen area.
<b>Balcony</b>	Matt vitrified tiles from Kajaria or Somany of size upto (upto 600 mm x 600 mm; appx. 2 ft by 2 ft). Skirting is 6 inch high if there is a toe-wall in elevation. Design is as per the choice made from the LookBook. Tiles will be laid without gaps with cement grouting.
<b>Stairs</b>	Polished appx. 18 mm 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 from the LookBook.
<b>Stilt &amp; ramp</b>	Polished appx. 15 mm Granite with 1 ft high skirting on stilt. Polished appx. 18 mm Granite on ramp. Granite design and laying pattern as finalised by the Architect as per the LookBook.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Flooring



*Actual image of Flooring Treatment of a home built by Prithu Homes*

<b>Terrace</b>	Heat reflective tiles of size upto 400 mm x 400 mm. Skirting is 400 mm high. In case tile or flooring is changed by the client, then it is 300 mm. Tiles will be laid without gaps with cement grouting. Design is as per the choice made from the LookBook.
<b>Bathroom counter</b>	Polished appx. 15 mm Granite as per the choice made from the LookBooks. Top edge of the stone is softened for a modern look.
<b>Niches in bathroom</b>	One niche of 2 ft by 3 ft is provided preferably in the shower area. Edges of the niche are finished with granite/ stone used in the bathroom counter and the edge is softened for a modern look. Back of the niche is finished in the tile used in the bathroom.
<b>Bathroom flooring drop</b>	To prevent the flow of water from shower area to rest of the bathroom, a 5-10 mm drop in the flooring is made in the bathroom.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Flooring



*Actual image of Flooring Treatment of a home built by Prithu Homes*

<b>Parapets</b>	Civil work parapets in front balcony and front boundary wall are finished with same granite as used in staircase. Edge of the granite is softened for a modern look.
<b>Window cills</b>	<p>All windows cills base are finished with granite or stone for a neat finish and ease of maintenance.</p> <p>For windows in the common area (staircase, lobby etc.), granite used in the stilt/ staircase is used.</p> <p>For window in rooms, marble used in the flooring inside is used. In case of tiles or wooden flooring, granite used in stilt will be used.</p>
<b>WC ledge in the bathroom</b>	Top surface of the WC ledge is finished with granite/ stone used in the bathroom counter and the edge is softened for a modern look.
<b>Servant (room/toilet), stilt toilet</b>	White commercial tile of 300 mm by 300 mm (appx. 1 ft by 1 ft) on floor of room / toilet and walls of the toilet.
<b>Mumty top</b>	White commercial tile of 300 mm by 300 mm (appx. 1 ft by 1 ft) or spare tile from other areas

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Railings and more



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

<b>Staircase</b>	MS railing finished with black enamel paint as per design selected from Prithu Homes LookBook.
<b>Balcony</b>	MS railing finished with enamel paint as per design selected from Prithu Homes LookBook.
<b>Gate</b>	<p>MS gate with enamel paint as per design selected from Prithu Homes LookBook. Height of gates is 6 ft. Number of gates is as per the floor plan finalised on the front setback side of the plot.</p> <p>In case of a service lane, a 1050 mm wide and till beam bottom high solid MS gate will be planned in the boundary wall towards the service lane.</p>
<b>Mumty ladder</b>	Wall mounted service ladder in MS finished with black enamel paint to access mumty top
<b>Name plate</b>	<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. 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>
<b>Letter Box</b>	A letter box for each dwelling unit in the gate pillar as per elevation finalised.
Sign (First party):	Sign (Second party):



# Approvals



*Actual image showing one of Prithu Homes completed Projects*

<b>Plan approval</b>	File preparation, submission and obtaining approval is responsibility of Prithu Homes. All official expenses for building permit (including labour cess) are to be paid by the Owner on actual and are not included in our price.
<b>Coordination during construction</b>	Day to day coordination with police, malaria department, road department & pollution dept will be part of Prithu Homes scope. All out of pocket expenses related to this are borne by Prithu Homes.
<b>Completion certificate</b>	File preparation, submission and obtaining approval is responsibility of Prithu Homes. All official expenses for Completion Certificate (including compounding fees) are to be paid by the 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 Homes completed Projects*

<b>Permanent connection for water, electricity etc.</b>	<p>File preparation, submission and installation is responsibility of Prithu Homes 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 Homes scope.</p> <p>Electricity meter applied will be three-phase, 11 KW meter to start with. As the client starts living, meter load is increased or decreased by the department based on the actual usage.</p>
<b>Method of payment for all official expenses</b>	<p>For operational ease, all official payments for approvals will be made directly by Prithu Homes, unless department needs a direct cheque from the 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.</p>
<b>Exclusions</b>	<p>Tree cutting, pole shifting, metro and ASI approval. Costing for this will be shared post assessment of the requirement and ground situation.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Home Design & Architecture



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

<b>Floor plan</b>	<p>Development of a floor plan is the first and most crucial activity. We follow a <b>3-step process</b> for this:</p> <ol style="list-style-type: none"><li>1) Our Principal Architect will take a design brief from the family</li><li>2) We will present one or two options after 7-10 days</li><li>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 of iterations beyond reasonable limit/ fair usage, additional charges may be applicable.</li></ol>
<b>Elevation/ Facade</b>	<p>Once the floor plan is finalised, development of elevation or look of the house from outside is next crucial activity. We follow a <b>3-step process</b> for this:</p> <ol style="list-style-type: none"><li>1) Client can go through the elevation lookbook and give their preferences, likes and dislikes to the principal architect</li><li>2) Based on the above inputs, the design team will create a design brief and tentative budget.</li><li>3) Principal Architect will then share the elevation design once with 3D rendering and additional cost of the elevation.</li><li>4) In case of requirement more elevation concepts or 3D render iterations, additional charges will be applicable</li></ol>



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 Homes in South Delhi*

## Structure drawings

**(For safe and strong structure)**

**Certified structure design:** Structure will be designed by certified structure consultant and structure stability certificate will be provide at the completion of the project.

**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.



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 Homes in Gurugram*

<b>Construction &amp; approval drawings</b>	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.
<b>Drawings copy</b>	Pdf version of the drawings made for execution at site are shared with the Owner for her record on completion of the project. Before completion of the project, drawings will not be shared.
<b>Floor height</b>	Habitable floors: Up to 11 ft Stilt: As per the bye-law Basement: Up to 11 ft All height is measure from top of the slab to top of the slab
<b>Plinth height</b>	As per Owner's requirement, but not more than 1.5 ft, measured from road level.
<b>Post CC work</b>	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 that 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 price mentioned in the Add-ons and Upgrade Sheet. Project duration will increase by minimum 1 month in this case. Exact impact will be shared by Design team based on the exact enhanced scope of work.

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



## Other Essentials



*Actual image of a home built by Prithu Homes in Delhi*

<b>Site barricading</b>	Site barricading is done as per the government rules
<b>Water for construction</b>	Water supplied by the authorities or the corporation will be used for the purpose of construction. In case there is no water supply on the plot through the water pipeline for construction, then water tankers supplied by the Corporation will be used. In this case, an additional cost of Rs. 19/ sqft (GST included) of covered, semi-covered and below ground area will be applicable.
<b>Water and electricity bill during construction</b>	<p>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.</p> <p>If electricity supply is not there or the supply is erratic requiring power-backup on site, then additional cost of Rs. 12,000 (GST included) per month will be charged.</p>
<b>Neighbours management</b>	<p>If any damage is caused to neighbours, due to our work, we will do the repair at our cost.</p> <p>In case, any permission or cooperation is required from neighbour, we will approach the neighbour for permission. In case he refuses, permission will be arranged by the Owner.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



## Other Essentials



***Actual image showing a Kitchen in one of the homes built by Prithu Homes in South Delhi***

<b>RWA/Colony Fee</b>	<p>Day-to-day coordination with RWA for the construction work is done by us. However, if any application is to be given to the RWA by the Owner, then it will be provided by the Owner.</p> <p>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.</p> <p>If any damage is caused to the roads or the RWA property, then Prithu Homes will repair it at its own cost.</p> <p>If RWA/ Builder's Maintenance Office mandates a porta toilet for labour at site during construction, then Rs. 90,000 would be charged additionally.</p>
<b>Anti termite treatment</b>	<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>
<b>Lift</b>	<p>Lift jamb will be cladded with Polished appx. 15 mm granite with a 12 inch border on the wall. Granite will be as per concept selection made from the LookBooks.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Basement



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

<b>Sunken Courtyard</b>	Glazed vitrified tiles from Somany or Kajaria (600 mm x 1200 mm; appx. 2ft by 4 ft)
<b>Internal flooring</b>	Glazed vitrified tiles from Somany or Kajaria Eternity (600 mm x 1200 mm; appx. 2ft by 4 ft)
<b>Basement Ventilation</b> <i>(Better designing)</i>	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 1000 sq ft of space or a dedicated exhaust fan in a space smaller than 1000 sqft. One duct without exhaust fan is also planned for inlet of fresh air.
<b>Side walls</b>	Concrete retaining walls as per structural drawings.
<b>Sump pit</b> <i>(Better designing)</i>	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 Homes*

<p><b>Air Conditioners</b> (Better designing)</p>	<p><b>Copper pipe 1:</b> 1/4 inch with 6mm insulation for split AC of any tonnage. <b>Copper pipe 2:</b> 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. Average length of copper pipe is upto 10 mtrs per AC. 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. In basement, provision for one AC is done for each 350 sqft of basement.</p> <p>Installation of Split ACs is included in our scope as at times installation leads to minor damages. AC fixture and stand will be paid for separately as per the addons/ upgrades sheet or supplied by the Owner.</p>
<p><b>Inverter</b> (Better designing)</p>	<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 Shower partition in a home designed and built by Prithu Homes in South Delhi*

Following add-ons **can be done during construction only**. So, if you want these features then add them during the design phase:

- Structure enhancements like structural provision for an additional floor, additional height
- Change of finishes: Marble flooring, PU finish on wardrobes or kitchen, Veneer finish on internal doors etc.
- Fixtures like VRV, Home automation, smart home, security system, biometric lock, laminated security glass etc.
- Luxury features like swimming pool, terrace enhancements etc.

Following add-ons **can be done post handover also**. As per client's choice, it can be added to our scope during the design phase or can be done by the vendor of client's choice post handover.

- Shower partitions
- Extra storage
- Solar plant on terrace, DG set, Inverter, AC installation

**Contact your Sales Contact Person to see**

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

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_



# Fixed Price

## Different type of areas have different per sqft pricing

Covered area:	Rs. 2,599 / sqft
Semi-covered area:	Rs. 1,499 / sqft
Below-ground area:	Rs. 2,599 / sqft
Open and terrace area:	Rs. 450 / sqft

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

Covered area > 12,500 sqft:	3% discount
Covered area between 10,501 and 12,500 sqft:	2% discount
Covered area between 8,501 and 10,500 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 2 or less, 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 at Rs. 11,00,000 will be added. Lift specifications are: 6 passenger lift with 5 stops of Johnson make, MS Door and cabin with push buttons with an Automatic Rescue Device, intercom, 1 year comprehensive AMC, installation and lift license. Prices are GST inclusive.

## Out-of-pocket expenses for Completion Certificate will be added as per applicability below

Delhi/ Plot size below 125 sq yds:	Rs. 2,50,000
Delhi/ Plot size between 125 and 150 sq yds:	Rs. 5,00,000
Delhi/ Plot size between 151 and 240 sq yds:	Rs. 7,00,000
Delhi/ Plot size between 241 and 400 sq yds:	Rs. 9,50,000
Delhi/ Plot size between 401 to 600 sq yds:	Rs. 12,50,000
Delhi/ Plot size between 601 to 999 sq yds:	Rs. 16,00,000
Delhi/ Plot size 999 sq yds and above:	Rs. 21,00,000
Delhi/ Any plot in NDMC:	Based on assessment
Rest of NCR/ Plot size upto 500 sq yds:	Rs. 2,50,000
Rest of NCR/ Plot size above 501 sq yds:	Rs. 4,25,000

## Out-of-pocket expenses for Building Plan Approval will be added as per details below Delhi/

Plot size above 500 sqm:	Rs. 6,00,000
Delhi/ Any plot within ASI or Metro approval:	Rs. 1,25,000
Delhi/ Any plot in NDMC:	Based on assessment

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



## Definition of Areas

Areas	Area description
<b>Covered area</b>	
<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, shafts/ pipe coverings of size less than 10 sq ft counted on each floor
<b>Semi-covered area</b>	
<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.
<b>Below-ground area</b>	
<i>Basement</i>	Basement area including retaining wall and staircase, lift shaft, lift lobby.
<i>UGT &amp; RWH</i>	Underground water tank(s) and rainwater harvesting pit.
<b>Open area</b>	
<i>On Ground Floor/Stilt</i>	Area which is open to sky and ramp area.
<i>On other floors</i>	Shafts/ courtyards covered from 3 or 4 sides are counted on 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. Area based per sqft prices are exclusive of GST. All other prices mentioned for addons, upgrades, lift etc. 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
4. Price is fixed for the given set of HomeEssential specifications. In case of any agreed changes/ additions/ upgrades before the start of construction, the price will be adjusted.
5. HomeEssential Price and Project Duration assumes no timing restriction for work at site and that labour can stay at the site. In case of any such restrictions, price will increase to cover the extra cost incurred due to such restrictions:
  - a. Labour cannot stay at site: 3% of total HE Price, 5% increase in Project Duration
  - b. No work on Sundays: 4% of total HE price, 15% increase in Project Duration
  - c. Work not allowed for more than 10 hrs in a day: 3% of total HE price, 10% increase in Project Duration
6. In case of change in the price of steel the Contract Value shall be changed as below:
  - a. Steel base rate assumed is Rs 54,000 per tonne (including GST, FOR) for 12 mm bars.
  - b. On the "Start of Construction", if the steel price is beyond +/- 5% of the base rate, then it will be considered as change in the price.
  - c. For every increase/decrease of Rs 1,000 per tonne beyond the +/- 5% of the base rate 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.
  - d. For establishing the steel price on "Start of Construction", Prithu Homes will share the invoice of actual purchase for any site dated within +/- 7 days of the "Start of Construction" date.
7. In case of change in the price of cement, the Contract Value shall be changed as below:
  - a. Cement base rate assumed today is Rs 325 per bag (including GST, FOR) for PPC
  - b. On the "Start of Construction", if the cement price is beyond +/- 10% of the base rate, then it will be considered as significant change in the price.
  - c. For every increase/decrease of Rs 10 per bag beyond the +/- 10% of the base rate 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. This change will cater to the impact of cement price change for cement as well as RMC (where applicable).
  - d. For establishing the cement price on "Start of Construction", Prithu Homes will share the invoice of actual purchase for any site dated within +/- 7 days of the "Start of Construction" date.
8. 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 (For S+4 Home)

	Milestone	Payment (%)	Forecast*	Milestone definition
1	Start of floor planning	3%		Contract signing & start of floor planning work
2	Approval submission	5%	45 days of Design Brief Meeting	If approval is not required, then milestone will be on Floor plan sign off.
3	Start of demolition or construction	5%	98 days of Design Brief Meeting	Plot handover for demolition or construction
4	Start of slab casting (divided equally per slab)**	30%	30 to 150 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	15%	180 days from Construction Start	Start of flooring or wall tiling work on any floor
8	Start of woodwork (Door, windows etc.)	12%	225 days from Construction Start	On placement of order for windows with the vendor
9	Start of finishing	7%	270 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	Start of handover	4%	390 days from Construction Start	One day before the actual handover

Before the milestone “Start of Construction” invoice value will be calculated as % of the Contract Value in agreement. Before the start of construction, the Contract Value will be updated as per the approved final area, add-ons & upgrades. 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. At times, achievement of milestones can overlap. In this scenario, invoices are raised in such a manner that there is a minimum 3 weeks gap between two invoices.

\* For other configurations, payment milestones and percentages remain the same. Only the forecast for payment date reduces by 30 days per slab from Milestone 4 onwards.

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

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Payment Schedule (For B+S+4 Home)

	Milestone	% Paid	Forecast*	Milestone definition
1	Start of floor planning	3%		Contract signing & start of floor planning work
2	Approval submission	5%	45 days of Design Brief Meeting	If approval is not required, then milestone will be on Floor plan sign off.
3	Start of demolition or construction	5%	98 days of Design Brief Meeting	Plot handover for demolition or construction
4	Start of slab casting for basement	8%	45 days from Construction Start	Start of column erection on which slab will be casted
5	Start of slab casting (divided equally per slab)**	22%	75 to 210 days from Construction Start	Start of column erection on which slab will be casted
6	Start of brickwork	5%	180 days from Construction Start	Start of internal brickwork on any floor
7	Start of services (AC, electrical or plumbing)	10%	210 days from Construction Start	Start of the any service work on any floor
8	Start of flooring	15%	240 days from Construction Start	Start of flooring or wall tiling work on any floor
9	Start of woodwork (Door, windows etc.)	12%	285 days from Construction Start	On placement of order for windows with the vendor
10	Start of finishing	7%	330 days from Construction Start	Start of primer and putty work on any floor
11	Start of fitting and fixtures	4%	390 days from Construction Start	Start of installation of fitting and fixtures on any floor
12	Start of handover	4%	450 days from Construction Start	One day before the actual handover

Before the milestone “Start of Construction” invoice value will be calculated as % of the Contract Value in agreement. Before the start of construction, the Contract Value will be updated as per the approved final area, add-ons & upgrades. 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. At times, achievement of milestones can overlap. In this scenario, invoices are raised in such a manner that there is a minimum 3 weeks gap between two invoices.

\* For other configurations, payment milestones and percentages remain the same. Only the forecast for payment date reduces by 30 days per slab from Milestone 4 onwards.

\*\* Total payment distributed over slabs is 22% divided by the number of slabs (excluding basement slab). For ex: In case of B+S+4, it will be  $22\%/5 = 4.4\%$  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 Homes***

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 Homes. We have the right to use any of the mentioned brands without informing the Owner.
3. If a Model Number mentioned is discontinued, then the model introduced in lieu of that or in the similar price range will be used, as per the LookBooks at the time of selection.
4. By nature home-building is a labour intensive & human centric process. Despite precautions, it involves errors/mistakes during the project. Prithu Homes assures to address these as per the relevant codes/generally accepted construction practices.
5. All pictures in the document are for representation purposes only and don't represent the actual specifications for your project.
6. At times there is a possibility that the material selected is not available or has been damaged at site & replacement is not available. In that case, client would be requested to make a re-selection.
7. Please read the agreement for detailed working principles.
8. Refund will be given to the client if the quantity of wardrobes, windows, modular kitchen, doors and bathrooms in the final plan are less than the quantity mentioned in this document. For any other scope or item, there is no refund if it is removed from our scope or client does not want it for any reason.
9. Once the construction starts, decisions made cannot be changed or new scope cannot be added.

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_

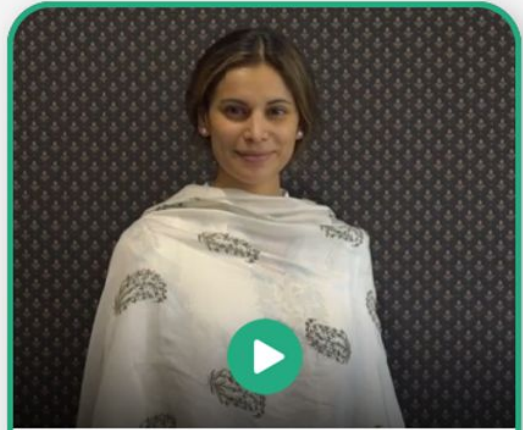


# Customer Stories



*"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](http://www.prithu.in) to see

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

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### To Discuss Further, Contact us



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**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.