

Buy Luxury Home in Rajouri Garden

Modern home with best in class specifications for construction, interiors and safety.



Features, Specifications & Payment Plan



PRITHU
HOMES
A Dalmia Bharat Initiative

About Prithu Homes



*Actual image of a Gurugram villa inspired by a typical american home

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 five promises: A beautiful home, as per your way of living and preferences, budget is fixed before the contract is signed, guarantee that material used is as per brand and quality defined in the agreement, construction quality as per government norms and codes with warranty of up to 10 years, we deliver in time, else we pay penalty. 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



Independent Home. Urban Lifestyle.



Architect's vision for wrap-around balconies for your home

This is your invitation to live a life of luxury in one of the most sought after addresses in **West Delhi - Rajouri garden.**

Enjoy the benefits of urban living with the added privilege of independence & privacy.

1. Residential project on plot size of **1,117 Sq. Yards**
2. **4 BHK** with pooja space and servant room & toilet
3. 3 Independent **parking slots**
4. **2500+ sq. ft.** of living space, plus **700+ sq. ft.** of balcony area.
5. **Terrace of 1400+ sq. ft**
6. **Possession date: Sep. 2023 (else we pay penalty)**



Floor Plan (Your Habitable Floor)



Architect's vision of the floor plan for this project

1. East facing
2. Plot dimensions: 63 ft * 162 ft
3. Efficient floor planning, with minimum corridor design
4. 635 sq.ft. of living & dining area
5. 143 sq.ft. kitchen
6. Flexible floor plan to convert the large combined living and dining area into a separate formal living and informal family lounge cum dining area
7. Separate puja room
8. Master bedroom with walk-in wardrobes
9. All bedrooms and living areas connected with balconies
10. Servant room on the same floor with separate entry
11. Kitchen is accessible to the servant through a separate entry outside the house. If kitchen is locked from outside, then servant can still work without disturbing the owners or creating any safety issue.



Terrace Floor Plan



Architect's vision of the Terrace floor plan for this project

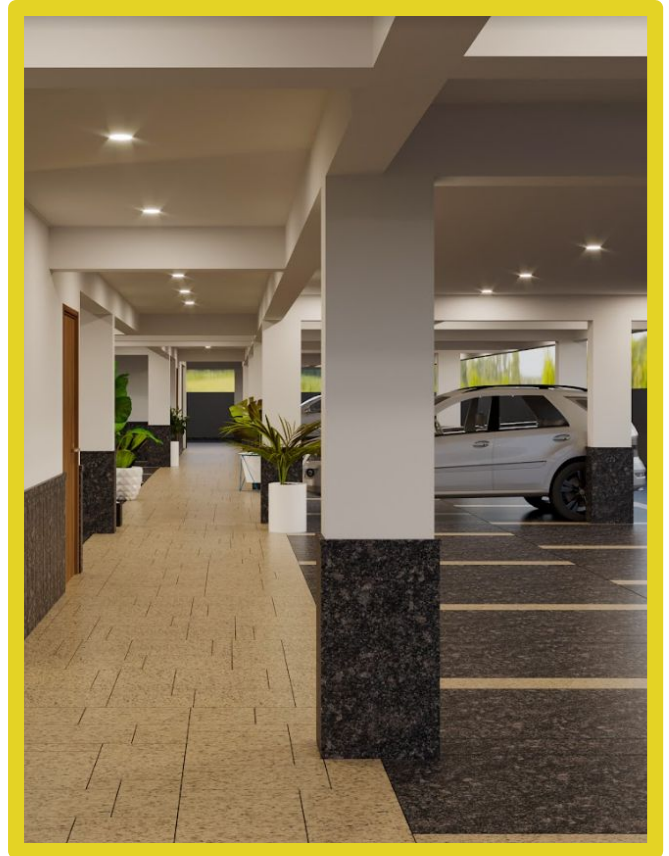
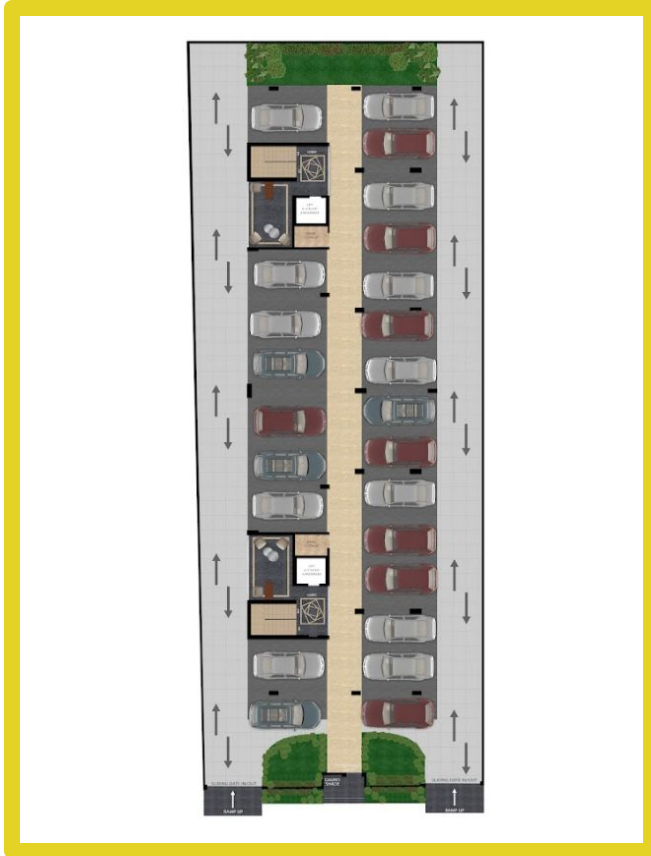
1. There's a spacious and well designed top floor for the building.
2. There's specific dining and bar space on the top floor.
3. The top floor is based on modern designs; thus, providing a warm and contemporary space for gatherings.
4. The top floor also has one restroom.



PRITHU
HOMES
A Dalmia Bharat Initiative



Stilt Plan



Architect's vision of the Stilt floor plan for this project

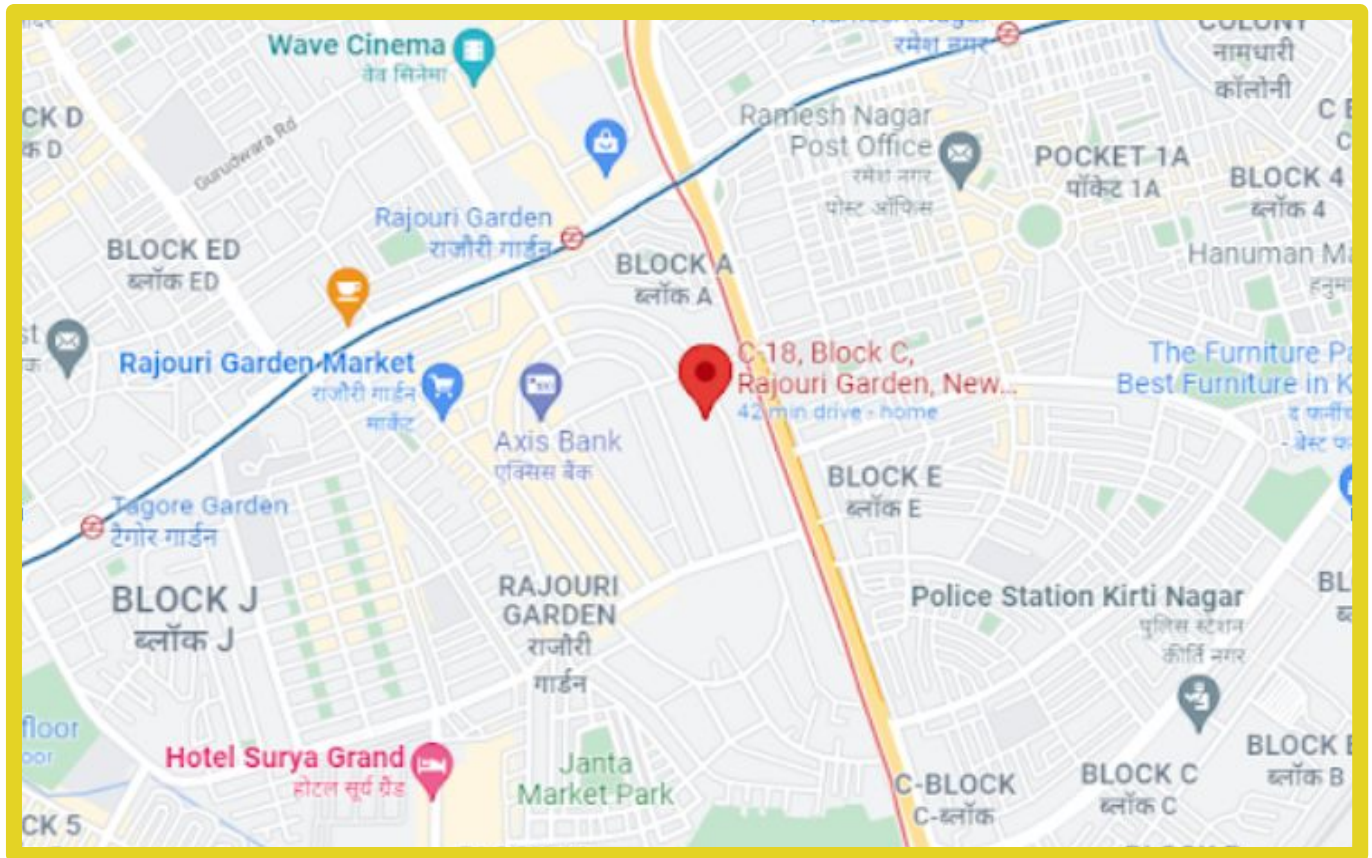
1. Two separate lift lobbies for each set of 4 apartments
2. A welcoming entrance area with sitting space at each lift lobby area
3. Dedicated car parking for **3 cars per apartment** at stilt level
4. All car parks are independent. So, no dependency on other car to remove your car
5. Recessed columns creating a 4.5 mtr driveway in a 3 mtr set-back



Scan this code to
Download the Floor
Plans for this site:



C-18, Rajouri Garden. The New Landmark.



Easy access to your home from the Ring Road

1. Beat the Rajouri rush by living just 150 meters from the **ring road**.
2. 800 meters from Rajouri Garden's **best malls**, TDI paragon and city square.
3. 2 minute walk from **Rajouri Garden main market**.
4. 700 meters from Rajouri Garden **metro station**.
5. Reputed **schools, healthcare centres** in close vicinity.

PRITHU
HOMES
A Dalmia Bharat Initiative



Exquisite Terrace Garden



Bring luxury to your outdoors with exclusive open top floor garden.

Be in touch with the nature and be surrounded by greenery.

Get your daily dose of freshness by walking down the aisles of grass.

Terrace garden design will consist of softscape (natural or artificial grass), planters (soil based or pot based), sitting benches and bar/ working counter with stone cladding (upto 3% of top floor area), a pergola (upto 10% of the top floor area), hardscape flooring of granite, kota or tile with foot and ambient lights and a powder toilet.

Shafts are covered with MS frame, mesh on the vertical sides and a glass top

Terrace slab and minimum 2' high toe walls all around to create a watertight concrete structure. Crystalline compound mixed in concrete to make concrete waterproof. Drainboard covered with geotextile below the soil for effective drainage of rain and gardening water (in case of natural grass).

Green wall above the parapet (for effective 7 ft high visual and access barrier from the adjoining neighbours top floor, in case our top floor is accessible from neighbour's top floor)



Secure & Safe Home



1. Your Prithu Home comes with a system to **prevent unwanted entry** into house.
2. Laminated **security glasses** at all windows
3. Gas **leak alarms** in kitchen
4. **Biometric lock** on the man door
5. **Video Door Phone**

PRITHU
HOMES
A Dalmia Bharat Initiative



Home Automation



1. Your Prithu Home comes with a pre-installed home automation system.
2. You can control all your geysers, ACs and TVs through your mobile.
3. Bathrooms and staircase lobby comes with occupancy sensor based lighting.
4. Ceiling lights and fans in bedrooms and drawing room can be controlled through your mobile.

PRITHU
HOMES
A Dalmia Bharat Initiative



Lift Lobby, Wall Treatments and TV Panels



Lift Lobby

Your Prithu Home comes with an aesthetically designed entry lobby at your floor as per architect's vision. It will be a combination of floor pattern, ceiling treatment, wall treatments, niches with lights and lift architrave

Wall treatments inside home

A different wall treatment in every space as per architect's vision upto 20% of the floor covered area. Mix of paneling, stone, coves, cladding, niches, flutes, fabric etc.

TV Panels

Panels to make TV space look aesthetic, neat and clutter free. Mix of flat panels with stone, coves, cladding, niches, flutes, fabric etc. and storage options with drawers and shelves as per architect's vision.

PRITHU
HOMES
A Dalmia Bharat Initiative



Home For Extreme Delhi Weather



Split ACs (5 Star Inverter) with hot and cold technology as per Architect's vision and choice

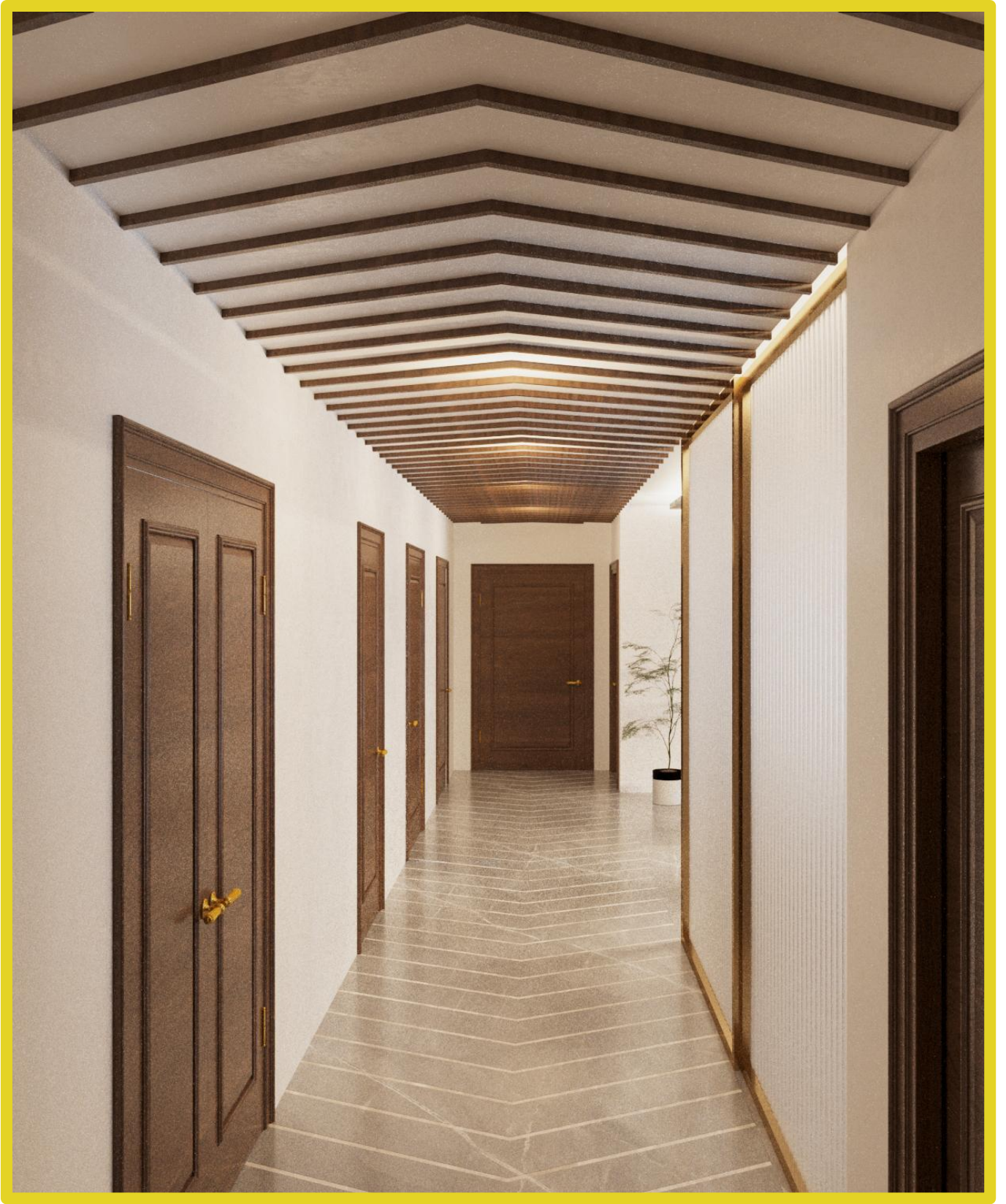
Underfloor heating system in master bathroom inside the home and powder room

Heat insulation on the top floor (top floor is part of the sale offering) to keep top floor insulated from peak summers and winters

Heat insulation on all windows and external walls to keep floor insulated from peak summers and winters



Entry Lobby



Architect's vision for the entry lobby for your home



Formal Living Area



Architect's vision for the Formal Living area for your home

PRITHO
HOMES
A Dalmia Bharat Initiative



Family lounge cum Dining Area



Architect's vision for the Family lounge cum Dining Area for your home



PRITHO
HOMES
A Dalmia Bharat Initiative



Bedroom



Architect's vision for the Bedroom for your home



Bathroom



Architect's vision for the Bathroom for your home

PRITHO
HOMES
A Dalmia Bharat Initiative



Home Design & Architecture



Floor Plan and Elevation	As per Architect's design
Services and Construction Drawings	Included. Drawings will be developed based on Prithu's guidelines for configuration of the respective services - electrical, plumbing, AC, video door phone, CCTV. Services drawings will be shared with the client at project handover.
Approval drawings & file	Included
Material /Concept selection	All selection for internal finishes (like bathroom fittings, flooring, paint shades, false ceiling concepts, hardware selection, doors, windows, wardrobes, kitchen etc.) are as per the Architect's vision for the project. In case client wants to select, then selection can be done by client from Prithu's catalogues. Material details that will be used by Architect are detailed out in this document.
Document format	All drawings, catalogues and guidelines will be shared in soft copies - PDF, Images or Google Docs.



Structure



Structure	<p>Structure is designed by a certified Structural Designer keeping in mind the NCR's earthquake seismic zone. A Structure Stability Certificate will be issued by the Structural Designer certifying that structure design is safe and stable AND work at site has been executed as per the design.</p> <p>Structural load will be for the number of floors being constructed. Column to column span is upto 15 ft. 50 mm sunk is taken in bathrooms and balconies with toe walls around them for better waterproofing. Sleeves are planned in the structure for services as per drawings. Water supplied by corporation/ authorities will be used for construction.</p>
Excavation and Foundation	<p>Done as per Codes</p>
PCC	<p>PCC will be done in the ratio of 1:4:8</p>
Concrete	<p>Slabs and beams - RMC with OPC 43 cement of M25 grade or as specified by Structural Engineer. For North, West and Central Delhi: Nuvoco / ACC. For rest of NCR: RDC Concrete/ Prism Johnson/ ACC</p> <p>Foundation and columns - Site-mix Concrete with PPC cement from Shree Cement/ Bangur / Konark (Dalmia Cement)</p>



Structure



TMT Steel	FE 500 Steel from Rathi / Kamdhenu / Kay2 as per structural drawings
Brickwork	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)
Plaster & POP	Cement-sand plaster (Shree Cement/ Bangur/ Konark (Dalmia Cement)) is used (1:5 on internal & 1:4 on external walls). Mesh is used on joints of walls & concrete to protect them from cracks. POP (Sakarni/ JK/ Dudhi) on internal walls. Ceiling is finished with a combination of plaster, putty & false ceiling, as applicable.



HOMES
A Dalmia Bharat Initiative



Plumbing Services



Water meter	Included.
Pipes	Astral / Finolex / Supreme pipes for fresh Water Supply (CPVC), Wastewater and Sewage (UPVC). All exposed service pipes in the front elevation will be covered by the brickwork. Pressure testing will be done @ 5 MPa for water supply pipes.
Tanks	<p>Underground Tanks: Construction done (with clear depth of 4 feet and RCC walls of 150 mm thickness) along with white commercial tiling (or spare tiles from those used in the habitable area of the home) and waterproofing. Approximate capacity of UGT to be 1500 litres.</p> <p>Stilt: 500 litres overhead tank. Water drawn from all main tanks.</p> <p>Overhead Water Tanks: 1000 litres white colour three layer overhead tank per home placed on mumty. Brand - Sintex / Vectus as per Prithu's choice. Control valve for supply to bathrooms/kitchen provided on top floor..</p>
Rain water Harvesting	As per government norms.



Plumbing Services




Taps (other than bathroom & kitchen)	One tap with double outlet in service balcony with tile splashback.
Manholes, Catch-basins & Gully Traps	Covered by cast iron cover, as per services design.
Plumbing Design	Sewage piping is underslung for hygiene & comfortable access. Slabs are partly sunken, the pipes are camouflaged. Water supply pipes on top floor are taken along the parapet wall embedded in it.
Water Flow System	Direct supply to underground water tank and from underground tank to overhead tank.

A Dalmia Bharat Initiative



Electrical Services



Electricity Meter	11KW meter and connection included
 Electrical Wires & Circuitry	<p>Copper Wires from Anchor/ Finolex / KEI/ RR Kabel. Separate circuit for light & power/AC. Kalinga/ Polycab aluminium wire from electricity pole till LT panel/ meter.</p> <p>For load balancing, we 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.</p>
	Main Panel to Distribution Board: 10 sq mm wires
	Light circuit: 1.5 sq mm wires
	Power circuits: 4 sq mm if wire is carrying load for 2 circuits, 2.5 sq mm wire if wire is carrying load of one circuit
	Split AC: 2.5 sq mm wires, 4 core wires
	Light points, Earthing: 1 sq mm wires
Electric car charging	Provision of conduit & junction box for 1 electric car charging point per apartment in Stilt



Electrical Services



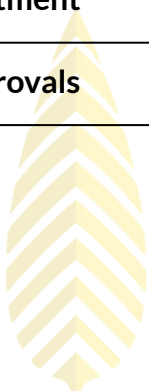
Provision for equipments (equipment not included)	<ol style="list-style-type: none"> 1. TV wiring: A single co-axial wire from mumty dish to LV junction box on each floor. A splitter in LV junction box to split coaxial wire to each TV point in the bedroom/ living/ dining room with co-axial wire. 2. Telephone provision in one central location with 2-pair telephone wires. 3. Conduits (with steel wire) will be provisioned for Wi-fi based Internet with a socket for router: 2 connections per apartment, 1 connection in basement, stilt and top floor.
Conduits	ISI mark conduits, heavy conduits in slab and medium conduits in walls
Earthing pit	2 earthing pits for the home and 2 earthing pits for lift; GI pipes with chemically filled material upto depth of 3 mtrs
Switches & Sockets	Anchor Roma/ Norisys switches from Prithu's catalogue. Keeping in mind needs of a home, we provide power points in following spaces: Geyser points in each bathroom and kitchen, AC point in each bedroom, drawing/ dining room & basement, 1 extra power point in each bedroom, bathroom, drawing/ dining room, stilt & basement partition, 4 power points in kitchen and 1 power point for each inverter and motor provision.
MCBs, ELCBs	Anchor / Havells / Schneider / ABB
DB & LT Panel	ISI mark DB Box



Other Essential Services



Waterproofing	<p>Crystalline compound. 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.</p> <p>Waterproofing chemicals added to the external plaster for added protection.</p>
Anti termite treatment	<p>Done at plinth level with Bayer anti-termite chemical.</p>
Approvals	<p>Completion Certificate and all expenses related to it are included</p>



PRITHVI
HOMES
A Dalmia Bharat Initiative



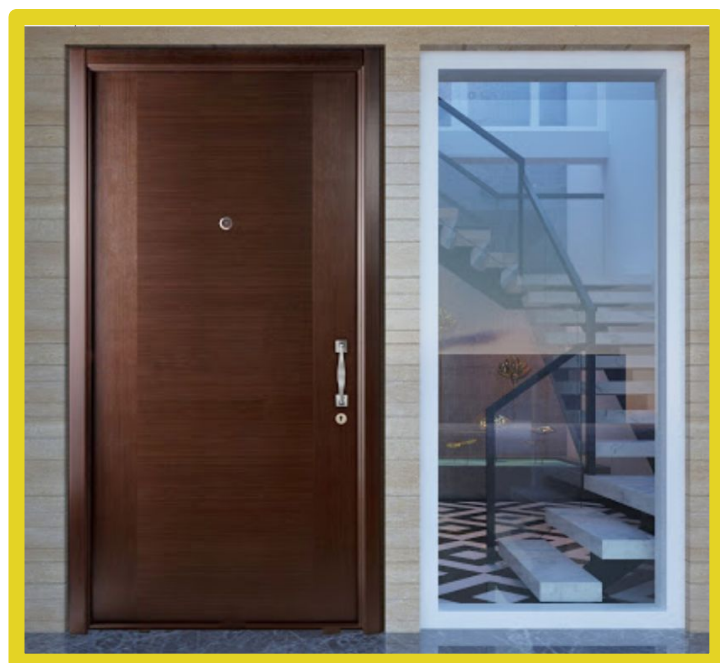
Flooring




Internal Flooring	<p>Imported/Italian Marble/ wooden flooring is laid in the Drawing/Dining area, Bedrooms, Internal Passage, Kitchen and Bathroom floors with 3 inch skirting flushed with wall. Selection is done as per Architect's vision and overall design theme.</p> <p>Marble pattern or inlay work in the lobby/ entrance foyer as per architect's vision</p>
Bathroom & kitchen walls	Walls: Glazed vitrified tiles from Somany or Kajaria (upto 600 mm x 1200mm). In Kitchen, tiles will be installed upto 2 ft. above the counter area.
Balcony Floor	Matt vitrified tiles from Somany/ Kajaria of size upto (upto 600 mm x 600 mm)
Staircase (Tread , riser & skirting), Stilt & Open Area	Granite as per architect's vision.
Terrace flooring	Matt vitrified tiles from Somany/ Kajaria of size upto (upto 600 mm x 600 mm).
Kitchen and bathroom counter	Granite counters
Toilet on Stilt & Servant toilet	White commercial tiles (upto 300 mm x 300 mm).
Mumty top	White commercial tile or spare tile from other areas to be laid as floor on Mumty top.



Doors



Main Door (For each apartment and stilt)	<p>Opening Size: Upto 1200 mm wide (depending on the space. The height of the doors will be 8 feet. All dimensions are plaster to plaster.</p> <p>Door and Frame: Factory made engineered wood doors with warranty with veneer finish.</p> <p>Hardware: Handle, night latch, magic eye, chain, hinges, 12 inch bolts & doorstop from Prithu's catalogue</p>
 Internal door	<p>Opening Size: Upto 900/1050 mm wide (depending on the space) for Bedrooms & 750 mm wide for Bathrooms. The height of the doors will be 8 feet. All dimensions are plaster to plaster.</p> <p>Doors and Frames: Factory-made engineered wood door with warranty with veneer/ laminate finish as per architect's vision.</p> <p>Hardware: Cylindrical lockset handles, hinges, 12 inch bolts, magnetic catcher from Prithu's catalogue</p>
Servant room, toilet on stilt & top floor	<p>Aluminium door and frame with WPC panelling.</p>
Mumty Door	<p>Casement door similar to the material of windows</p>



Windows



Material	<p>White colour, single glazed UPVC or factory made Extruded Aluminium Windows, as per Prithu's tie-up, with laminated glass for all the rooms and kitchen.</p> <p>Site-made section aluminium windows for the bathrooms with frosted glass.</p>
Design	<ol style="list-style-type: none"> 1. Combination of fixed & sliding windows in the habitable spaces of house with fibre bug-mesh. 2. A single slider panel will be of upto 4 ft width and 8 ft height 3. Fixed window in staircase 4. Top hung window without bug-mesh for bathrooms 5. Windows in the shaft and bathroom glass will have frosted glass 6. Casement door (without bug mesh) will be used for opening of less than 3 feet



Wardrobes & Vanity



WARDROBES

Wardrobes

Your Prithu Home will come with factory-made wardrobes with warranty. It will be made of HDF/water resistant carcass & MDF shutters.

Wardrobe shutters will be in hi-gloss/ PU finish as per architect's vision and client's choice. Shutters will be openable or sliding as per architect's design and client's choice.

Wardrobe will have pull out hanger, organiser and light.

Vanity

Each full bathroom inside home and powder bathroom will have a vanity below basin counter. Vanity will be a combination of drawer and shelf. Vanity shutter finish will be hi-gloss/ PU/ glass/ acrylic as per design. Vanity will be approx 200mm above the ground to help cleaning.



Kitchen



KITCHEN

Woodwork in Kitchen/ Modular kitchen

Your Prithu Home will come with a factory-made kitchen with warranty. It will be made of HDF/water resistant carcass & MDF shutters. Kitchen will be in hi-gloss/ PU/ glass/ classical finish as per architect's vision and client's choice.

Your kitchen will be designed by Prithu, along with kitchen experts, in line with your floor-plan and requirements. It will consist of:

- Below the counter: Combination of drawers, shelves, bottle pull outs, dustbin holders, LeMans in corner spaces, In-built Dishwasher
- Tall units with microwave and OTG, full height pantry unit
- Above the counter: Combination of shelves, GTPT unit above/ near sink, covered space for geyser/ water filter system, cover for chimney pipe
- Island counter if space and design permits
- Space for double door fridge

Appliances

Your kitchen comes with a pre-fitted hob and chimney, a dishwasher, a microwave and an OTG from Bosch/ Kaff

Tap and Sink

SS double bowl sink with drain board from Jayna. Wall mounted faucet from Grohe



Bathroom and Kitchen Fittings & Fixtures



Design	3 fixture Bathrooms (Basin, WC and Shower area)
Bathroom on habitable floors & Bathroom in basement (included only if allowed as per bye law)	<p>Jaquar fittings from Prithu's catalogue:</p> <ol style="list-style-type: none"> 1. Basin Area: Wall mounted faucet with concealed diverter, counter mounted basin 2. WC area: Wall hung WC with soft closing seat and concealed cistern, health faucet, tissue holder. Handrail in one bathroom per habitable floor, subject to design. 3. Shower area: Single lever mixer with overhead shower, hand shower, bath spout 4. Accessories & provisions: Towel ring, drains, angle walls for geysers and double robe hook. 5. Shower partitions as per design <p>Powder room (applicable as per design): Same fittings as above but excluding the shower area</p>
Servant toilets	Exposed fittings from Hindware or Essco
Bathroom Concept	To enhance aesthetic and functionality of the bathroom, upto 2 niches of size 18" x 18" and finished in tiles used in bathroom. 2 ft by 3.5 ft Frameless float glass mirror.
Exhaust	Havells/ Crompton exhaust fan in bathroom & kitchen with external inbuilt cover.



Basement

Side walls	Concrete retaining walls complying to structural drawings.
Waterproofing	On all 4 sides and floor with crystalline water proof compound.
Proper drainage and sewage with sump pit (if applicable)	One sump pit with provision for sump motor. Motor fixture is not included in this.
Internal partitions/walls	As per bye-laws
Toilet	As per bye-laws (refer bathrooms section)
AC	Provisioning only i.e., complete copper piping, drain pipe layout and 16 Amp point, with 2.5 sq mm 6 core wire for AC will be done. Average length of the copper pipe between outdoor and indoor will be 25 feet.
Paint	Walls: Royale or similar from Asian paints/ Berger/ICI: Ceiling: Apcolite or similar from Asian paints/Berger/ICI
Main door	Pre laminated factory made doors and frames. One door provided at entry to basement.
Sunken courtyard	Finished with glazed vitrified tiles from Kajaria Eternity (600 mm × 1200 mm) from Prithu's catalogues.
Flooring	Glazed vitrified tiles from Kajaria Eternity (600 mm × 1200 mm) from Prithu's catalogues.
Floor to floor height	Upto 10 ft including slab.
False ceiling	Not included
Basement ventilation	Mechanical ventilation through exhaust fans and pipes with one end in basement and second end in the stilt or setback areas.



Finishing



WALLS & CEILINGS

Internal Finish	<p>Internal Walls: Asian Paints (Royale) or Silk (Berger)</p> <p>Internal ceilings: Asian Paints (Apcolite) or Rangoli (Berger)</p> <p>Staircase: Superfine texture on walls and flat paint on ceilings</p> <p>Rooms & toilet for servants, store room: Asian Paints (Tractor Emulsion) or Bison (Berger Paints)</p> <p>Lift shaft: Distemper paint</p>
External Walls, Terrace, Balcony	<p>Elevation and balconies: Mix of flat paint, texture and super-fine texture</p> <p>Stilt: Mix of rustic texture and flat paint</p> <p>Terrace: Texture</p> <p>Shafts, Courtyards: Rustic texture</p>
Ceiling treatments	<p>Ceiling treatments as per architect's vision. It can consist of floating panels, false ceiling, coves, paneling etc. in upto 50% of the bedrooms and living/ dining area. False ceiling in bathrooms, kitchen and stilt to conceal plumbing pipes as required.</p>
Ramp	<p>Ramp and pedestrian steps finished with granite from stilt, joined with road finished with cement / PCC. Granite will be same as the granite used in stilt. Ramp and related earth work will be provided in front of the gate upto 5 ft wide between the gate and the road. In front of the boundary wall(s), the pre-existing surface will be cleaned of construction debris, if any and levelled.</p>



Finishing



NAME PLATE

Name plate and Letter box	Plot No. in steel alphabets and name plates in steel with etching and a letter box for each dwelling unit in the gate pillar.
----------------------------------	---

FABRICATION

Staircase railing	MS Railing with enamel paint of 3' to 3'5" height.
Balcony railing as part of elevation	As per elevation design made by Architect.
Mumty ladder	Wall mounted service ladder to access mumty top and lift top (in case lift top is different from mumty top).
Gate	6' high gates as per elevation design. Total width of gates will be upto 23 ft (2 gates for car movement of 10 ft width and 1 gate for pedestrian of 3 ft width).



Other Fittings & Fixtures



Lift	8 passenger, wheelchair friendly lift in MS powder coated finish for number of stops permitted by law with push button of Schindler or equivalent.
Lights	Philips or Havells lights as per design and lumens requirements. Decorative wall lights and chandeliers are not included in this. Provision for decorative lights to be provided as per design.
Motors and Automation system	Motors for sump pits (if basement is part of the sale offering), mainline to UG Tank and UG tank to OH Tank. Automation system with display for ease of motor operations for water supply.
Fans	Energy efficient fans in all rooms, bathrooms, kitchen and balcony as per design from Atomberg/ Havells
Geysers	25 ltr geyser in each full bathroom, 1 ltr instant geyser in powder room and kitchen from Racold/ AO Smith



Warranty

1. Your Prithu Home comes with a warranty as part of the Sales Agreement
2. Warranty is for:
 - a. 10 years warranty on structure
 - b. 1 year warranty on seepage
 - c. 1 year general warranty
 - d. Most of the finishing material used is with third-party warranty such as wardrobes, kitchen, doors, windows, bathroom fittings and fixtures etc.
3. At the time of handover, we will share:
 - a. Drawings
 - b. Third party warranty documents
 - c. Compilation of warranty duration on each product, scope of warranty and contact details
 - d. Originals of security deposit bills and relevant papers for service like water electricity
4. We have a separate inhouse team for warranty
5. Perhaps, we are the only company that is creating a documented warranty system for homes
6. To know more about the Prithu warranty, please contact Prithu Sales representative who met you or Prithu Sales team

Extended Warranty

1. Clients have the option of availing extended warranty for seepage and general warranty for a separate annual fee (to be paid at the beginning of annual renewals) for your floor.
 - a. Extended warranty fee for one year for the floor to be calculated at Rs 12 per sq ft of covered & semi-covered area of the floor

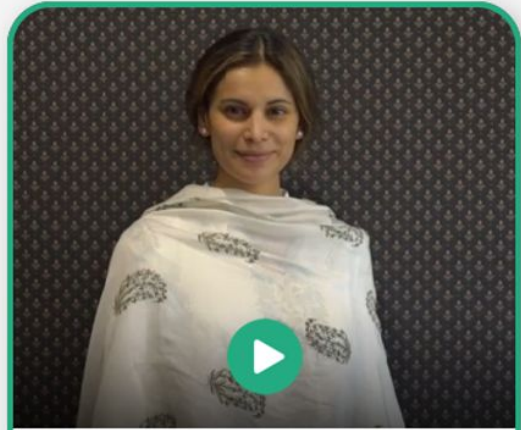


Customer Stories



"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



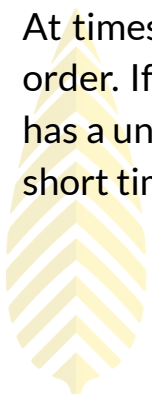
Payment Schedule

	Milestones	Payment	Tentative Schedule	Milestone Definition
1	Booking	Rs. 5 lacs		Closure of Term Sheet for the deal
2	Signing of Agreement to Sell (Booking amount paid to be deducted)	10%	Within 30 days of Booking	
3	Building plan approvals	5%	Month 2	Receipt of Building Plan Approvals from the relevant authority
4	Start of Construction	5%	Month 3	Defined as start of setting out and excavation
5	Start of Each Slab	25% (Divided equally over number of slabs)	Month 4-7	Start of column erection for each floor. Each floor, stilt or basement (if any) to have 1 slab each.
6	Start of Brickwork	5%	Month 6	Start of brickwork on a floor.
7	Start of Services (AC Plumbing, Electrical)	10%	Month 7	1st day of work commencement on site for either of the services mentioned.
8	Start of Flooring	10%	Month 9	On placement of the first order for flooring material.
9	Start of Woodwork (Door, window etc.)	12%	Month 10	On placement of the first order for windows or doors, whichever is earlier
10	Start of Finishing	10%	Month 12	1st day of delivery of paint at site (all paint might not be delivered to site on the same day).
11	Start of Fitting & Fixtures	4%	Month 14	1st day of delivery of Bathroom Fixtures on site (all fixtures might not be delivered on the same day)
12	Handover & Registry	4%	Month 17	This stage will be valid after receipt of Completion Certificate



Notes

1. Brands are mentioned in the scope of document to suggest the different options available. Prithu reserves the right to use any of the mentioned options.
2. Upper limits mentioned in certain sections (e.g. floor to floor height upto 11 ft or windows area upto 15%) are not included as a standard. Upper limits are just the boundary limits for this SOW.
3. All meetings (apart from site visits with construction team) will have a predefined agenda, shared in writing at least 2 working days before the meeting. If a meeting is called by Prithu, then Prithu team will share the agenda. If a meeting is called by client, then client will share the agenda.
4. All feedback or queries on plans, designs, selection, construction, approvals etc. should be shared by client in writing first. Similarly, Prithu team will also share the decision request and related material in writing only.
5. Any post CC work will be done using dry construction methods.
6. 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.
7. All pictures in the document are for representation purposes only and don't represent the actual specifications for your project.
8. At times, there is a time gap between selection of a material and placement of its order. If during the placement order, it is realised that material is discontinued or has a unusually longer lead time, then client will be requested for a re-selection in a short time duration, as an exception.



PRITHU
HOMES
A Dalmia Bharat Initiative





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 Price, Contact us



+91-9599818105



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.