**A G R E E M E N T**

GREY STRUCTURE COMPOSSITE RATE ON COVERED AREA BASIS

* Standard Rate 1600 / Sqft. With Material
* Labour Rate 350 / Sqft

* The above mentioned Covered area and cost is approximate as per initial drawings, final covered area will be measured as per executed after roof slab pouring.
* Covered area will be measured on roof edge to roof edge L x W = covered area for up to 10’-0” height for Ground and First floor, sloppy area at first floor shall be measured in slope surface, sunshade shall not be measured in covered area.
* R.C.C Verandah, Balcony, Garage, Servant Quarters, Stair Hall, etc. will be measured in covered area (as full).
* Double Height area will be measured 70% in Ground Floor & 100% AT First Floor.
* Septic Tank, Under Ground Water Tank and Over Head Water Tank, Boundary Wall, Spiral Stair is not included in Covered area rates.

This agreement is made on the \_\_\_\_\_\_\_day of\_\_\_\_\_\_\_\_2016 between, ---------------------------------------------------------, Lahore of the one part and M/S.------------------------------------, ------------------------------------------------, Lahore “contractor” of the other part.

WHEREAS the Owner is desirous that certain works should be executed, viz ---------------------------------- by letter of acceptance dated: (Date of letter of Acceptance or release mobilization advance) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ accepted a quotation by the Contractor for the execution, completion and maintenance of such works, NOW THIS AGREEMENT WITNESSETH as FOLLOWS:

1. In THIS Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents shall be deemed to form and be read and construed as part of this agreement.
	1. Contract Agreement and Specification with rates.
	2. Drawings with area sheet.
	3. Detail of work other than covered area rates.
3. The aforesaid documents shall be taken as complementary and mutually explanatory of one another, but in the case of ambiguities or discrepancies shall take precedence in the order set out above.
4. In consideration of the payment to be made by the Owner to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the Owner to execute, complete and maintain the works in conformity in all respects with the provisions of the Contract.
5. The owner hereby covenants to pay the Contractor in consideration of the execution, completion and maintenance of the works the Contract Price at the times and in the manner prescribed by the Contract.

**SCOPE OF WORK / SPECIFICATIONS OF STRUCTURE IN COVERED AREA**

**AS DETAILED BELOW**

1. **STRUCTURE**
2. Cleaning of site
3. Layout of the building.
4. Excavation of foundation for basement and ground floor as per attached drawings **NSL = -2’-0” from road level**.
5. Termite proofing in foundation and under floor.
6. P.C.C 1:4:8 in foundations under floor for ground floor with Chenab sand & Brick Blast 1 ½” gauge (as per design).
7. Brick work in foundation and plinth (1:5) and super structure.
8. D.P.C concrete(1:2:4) two cost of cold bitumen Emulsion one layer of polythene 0.008” thick
9. Brick work in Foundation with C.S. mortar (1:6) & for super structure with C.S. mortar (1:5) **(Chenab Sand).**
10. Brick work for 4-1/2” thick walls in with C.S. mortar 1:4. **(Chenab Sand).**
11. R.C.C 1:1.5:3 for Retaining walls with water proofing chemical (Imporiant) and RCC 1:2:4 in foundations, floor slab for basement, columns, beams Sun Shades, lintels, beams, roof slab, stairs slab & steps, parapet walls projections etc. with **100% Chenab** sand and Margala crushed stone.
12. Steel reinforcement as per structure designs {60 Grade Tor Bar (60000-PSI)}.
13. Water Proofing for RCC retaining walls with approved chemical (Imporiant or approved).
14. **FINISHING**

**Surface Rendering**

1. Plaster ½ “to 5/8” thick (1:3) with Chenab sand to ceiling, beams, columns, parapet wall.
2. Plaster ½ “to 5/8” thick to internal walls (1:4) Chenab sand.
3. Plaster ½” to ¾” thick plaster to external walls (1:4) Chenab sand.
4. **FLOORING WORKS**
5. P.C.C. 4” thick 1:4:8 (with brick ballast and local sand) under floor for Ground Floor.
6. Dry rammed brick ballast 4” thick under floor for First Floor and terrace.
7. P.C.C (1:2:4) 2” with Chenab sand and Margala crushed stone. (Basement Ground Floor & F. Floor and terrace).
8. **WATER SUPPLY AND DRAINAGE**
9. All water supply hot and cold water PPR (DADEX, or approved) and sewerage system (INTERNAL). **Not included.**
10. Fitting and fixtures **not included.**
11. **ELECTRICAL WORKS**
12. Best quality PVC conduits (Popular/Beeta) for electrical works concealed in walls and ceiling with in covered area. **Included.**
13. Fitting and fixtures (Switches, back boxes, fans, lights, DB). **Not included.**
14. **ROOF INSULATION**

 **TOP ROOF**

1. Cleaning of roof, one primer coat, water proofing with approved chemical (Imporiant or approved), 2” thick high density (35 kg/M3 )THERMOPORE , one layer of polythene paper 0.008” thick, 5” thick (average) Mud in slope, 1-1/2” thick brick tiles with C.S mortar (1:6) & grouting with C.S. mortar (1:3 with) including making Khurrahs and P.C.C. fillet (2-No) on parapet edges.

 **TERRACES**

1. Cleaning of roof, one primer coat, water proofing with approved chemical (Imporiant or approved), 2” thick (average) PCC 1:2:4 in panels.
2. **TERMS & CONDITIONS:**
3. All equipment scaffolding material, shuttering, donkey pump with plastic pipe for curing etc. shall be supplied by the Contractor’s on his cost.
4. All connections (water, power, sewerage, gas) shall be arranged by the owner on his cost.
5. Water and power at one point the owner shall be provided to the contractor free of charge during the construction period to complete the construction.
6. Any type of tax will not be deducted.
7. Any problem appearing to any department shall be settled by the owners. However, construction starts after approval by the approving authority.
8. **MOBILIZATION ADVANCE:**

The owner shall pay **20%** of the total value of the cost of work and recovery of Mobilization Advance @**20%** of the value of each running bill till the full adjustment.

1. **EXTRA & ADDITIONAL ITEMS RATE:**
2. Rate of finishing OR additional items would be finalized after receiving the complete details. Rate for additional item if any, will submitted at the time of addition.
3. Work shall be executed as per Architect’s approved design. If The owner add new items to the structure but rate will be settled before the carrying out of work on the additional items, and if the contractor is obliged / forced to carry out work on the above mentioned with out prior settlement of rates, it will be incumbent for the owner to accept and pay the rates quoted by the Contractor.
4. **FORCE MAJEURE:**

 Contractor will not responsible for any delay due to Force Majure such as flood, heavy rains, civil war, earth quake, etc.

1. **ARBITRATION:**
2. Any difference or question arising whatsoever between the parties (Party & Contractor) hereto in connection with this agreement or its interpretation meaning or application of any clause contained herein shall be referred to the Arbitrator (Architect). The decision of the Arbitrator shall be final and binding on both the parties of this agreement. Arbitrator will only be (Architect) no need of third party.
3. **COMPLETION PERIOD OF CONSTRUCTION**
4. Completion period will be **8 (Eight)** Month from the date of agreement / letter of acceptance or date of receipts of Mobilization advance.
5. Contractor will not responsible for any delay / loss due to non availability of payment due as per schedule of payment or raising bill.
6. Delay due to submission approval from concern authorities is not contractor’s liability.
7. **ESCALATION:**
8. The client will pay actual difference of cost of basic material if increase due to reasons beyond legend control of the contractor like increase in duties, taxes, basic prices of raw material, devaluation of Pak Rupees etc.

 **BASIC MARKET RATES OF MATERIALS**

1. Ordinary Portland cement Rs. 550.00 Bag.
2. Steel reinforcement 60 grade (60000- Psi) Rs. 76,000- Per Ton.
3. Brick first class Rs. 9,500/ 1000 no.
4. Chenab Sand Rs. 30.00 Cft.
5. Local Sand Rs. 18.00 Cft.
6. Margala Crush Rs. 76.00 Cft.
7. **GENERAL EXECUTION:**

If at any stage the Owner desires to modify the finalized plans by demolishing the correctly carried out work, he will be subject to the following liabilities:-

* 1. He will have to pay actual cost of demolition.
	2. Additional time of execution will have to be mutually decided and modify the completion period.
	3. The cost of new work would be additionally paid by the Owners after proper settlement of specifications and rates, which will be paid in lump sum before carrying out the work.
	4. If any other component is damaged will be made good at the cost of the owner. Contractor will not be responsible for any ill effect in this regard whatsoever.

Contractor’s Signature and Stamp

Consultant’s Signature and Stamp

Owner’s Signature