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Date:\_\_\_\_\_

## Building House with Material Agreement

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This Agreement is made between **Mr.** \_\_\_\_\_ S/O **Mr.** \_\_\_\_\_ having ID card number \_\_\_\_\_ hereinafter referred to as the "Owner" and " \_\_\_\_\_ " having its representative **Mr.** \_\_\_\_\_ S/O **Mr.** \_\_\_\_\_ having ID card number \_\_\_\_\_ hereinafter referred to as the "Contractor". In this agreement it is stated that the Owner is getting the with material services for the construction of the house on Plot number \_\_\_\_\_ street \_\_\_\_\_ sector \_\_\_\_\_ at the price of the contract Rs. \_\_\_\_\_ per Square feet for Grey Structure and at the price of the contract Rs. \_\_\_\_\_ per Square feet for Finish work, which will be paid by the owner to the contractor when and where required. The sum of the total amount will be paid in installments by the Owner before the handing over and taking over.

### Contractor Obligations:

1. Contractor shall be responsible for building the structure of the house according to the structural drawings as provided by the "Owner"
2. Contractor shall responsible for excavation of foundation manually and DPC shall not be beyond 3 feet height.
3. Contractor shall lay Plinth Beam at the DPC level.
4. Contractor shall lay Beam at 7 feet in all outer walls.
5. Contractor shall lay additional Beam at 7 feet in inner walls of Ground Portion.
6. Contractor shall build 9" wall 1:6 ratio, 4.5" wall 1:4 ratio.
7. Contractor shall build plaster inside 1:5 ratio and outside 1:4 ratio.
8. Contractor shall lay roof slabs as 1:2:4 ratio.
9. Contractor shall use 1:2:4 ration in pillars and Beams.
10. Contractor shall lay ground portion roof slab of 6" and first floor roof slab of 5".
11. Contractor shall lay chips on top roof.
12. Contractor shall use the material (or equivalent of material) mentioned in the table attached with the agreement.

IN WITNESS WHEREOF, both the parties have set their respective representatives to sign the documents.

SIGNATURE:\_\_\_\_\_

SIGNATURE:\_\_\_\_\_

OWNER:\_\_\_\_\_

CONTRACTOR:\_\_\_\_\_

CNIC:\_\_\_\_\_

CNIC:\_\_\_\_\_

**Owners Obligations:**

- 1. Water and electricity will be timely provided by the owner.
- 2. Owner shall not provide any labor or not any building material at its own.
- 3. Owner shall pay for the Engineering Drawings and Map Approval.

**Things which are not included in the Contract:**

- 1. Any work which is not stated above is not included in the contract.
- 2. Boring for Water supply along with all the necessary material is not included in the contract.
- 3. Backfilling of the soil is not included in the contract.
- 4. External Manholes are not included in the contract.
- 5. No fiber sheets included for the Car porch or top.
- 6. No landscaping work is included in the contract.
- 7. No swimming pools are included in the contract.
- 8. No Jacuzzis are included in the contract.
- 9. No roof treatment such as insulation or any other is included in the contract.
- 10. No curtains, Air conditions, Heaters are included in the contract.
- 11. No furniture is included in the contract.
- 12. No electric appliances are included in the contract.

**Special Terms:**

- 1. If any damages occurred due to force majeure i.e. thunderstorms, earth quakes, owner will pay the charges for rebuild for the same work.
- 2. If owner halts the work for personal reasons for some time then labour is to be paid by the owner on per day basis.
- 3. If owner at any time change the design or rebuilds any part, the contractor shall charge extra for the same work.
- 4. Any change in the design will be taken with the mutual consciences of both parties.
- 5. All the measurements will be made in accordance with the covered area at the roof. Basic shades are free of cost where as any special shades will be charged extra.
- 6. In case of any dispute the decision will be taken with mutual conscience of the owner and the Contractor.

IN WITNESS WHEREOF, both the parties have set their respective representatives to sign the documents.

SIGNATURE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

OWNER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

CNIC: \_\_\_\_\_

CNIC: \_\_\_\_\_

## Material to be used @ Rate 3000 per square foot

Item	Quality
Bricks	PR1 (Awwal)
Sand	A1 Quality
Cement	Bestway, Fauji, Askari
Reber	Itehad (Grade 40)
Chougat Steel	15/16 Guage
Grills	18 Guage
Main Gate	16+18 Guage
Plumbing (PVC)	Master Fit
Plumbing (PVR)	Master Fit
Tiles Floor	Master/AAA
Exterior Tile	Master/AAA
Bath Tiles	Irani/AAA/Master
Terrace/Porch/Back Space	Marble
Garage	Marble
Stair Marble	Marble
Bath Marble Shelves	Marble
Kitchen Marble	Marble
Ramp	Tough tile
Wiring	GM Cables
Lights	Osaka
Fans	Pak Fans/GFC/Younus Fan
Switch Boards	TJ/Matrix
Exhaust Fan	Pak Fans/GFC/Younus Fan
Hood (1 each kitchen)	NAS GAS
Burner (1 each kitchen)	NAS GAS
Sink/Vanity Set	Porta
Commodes	Porta
Bath Set	Faisal
Bath Hangings	Faisal
Paint	Master/Brighto
Windows (Aluminum + Glass)	Aluminum best Quality
Stair Railing	18+16 Guage (Square/Round)
Doors (Indoor)	Partal/Kayle + Lassani
Doors (Front)	Solid Lassani
Wardrobes (1 each Room)	Lassani plain/Laminated
Kitchen Woodwork	Lassani plain/Laminated
LCD Rack (Drawing Rooms)	Lassani plain/Laminated

IN WITNESS WHEREOF, both the parties have set their respective representatives to sign the documents.

SIGNATURE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

OWNER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

CNIC: \_\_\_\_\_

CNIC: \_\_\_\_\_

**Payment Terms:**

- **30% in advance**
- **20% at completion of Ground portion roof Slab.**
- **10% at completion of Upper portion roof Slab.**
- **25 % at the completion of Grey Structure.**
- **15% at the completion of Wood Work.**

IN WITNESS WHEREOF, both the parties have set their respective representatives to sign the documents.

SIGNATURE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

OWNER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

CNIC: \_\_\_\_\_

CNIC: \_\_\_\_\_

**WITNESSES:**

SIGNATURE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

CNIC: \_\_\_\_\_

CNIC: \_\_\_\_\_

Contacts: