

TENDER DOCUMENT

**INTERIOR WORKS FOR APARTMENT
(10 No. OF 2BHK+11 No. OF 3BHK)**

**AT
DREAMS MALL, KOLLAM.**

<i>CLIENT</i>	M/s DESINGANADU RAPID DEVELOPMENT & ASSISTANCE CO-OPERATIVE SOCIETY LTD. Q – 1666 KOTTIYAM P.O. , KOLLAM.
<i>ARCHITECTURAL CONSULTANT</i>	M/s ABHILASH ARCHITECTS NEAR ART OF LIVING ASHRAMAM, KOLLAM – 691 012

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ATTACHMENTS

1. Drawings
2. BOQ

NOTICE INVITING TENDER

Sealed tenders are invited by the President for and on behalf of the DESINGANADU RAPID DEVELOPMENT & ASSISTANCE CO-OPERATIVE SOCIETY LTD for the Interior works for the residential apartments at Dreams mall from reputed, experienced and private contractors.

<i>NAME OF WORK</i>	Interior works for residential apartments
<i>OWNER/CLIENT</i>	Desinganadu Rapid Development & Assistance Co-operative Society Ltd.
<i>LOCATION</i>	Kottiyam, Kollam
<i>ARCHITECT</i>	Abhilash Architects
<i>ESTIMATED PAC</i>	2.5 cr for 21 apartment
<i>LAST DATE OF RECEIPT OF TENDER</i>	10 TH MARCH 2025
<i>TIME OF COMPLETION</i>	4MONTHS
<i>EARNEST MONEY DEPOSIT</i>	2% OF THE ESTIMATE
<i>ADDRESS OF OFFICE WHERE TENDERS ARE TO BE SUBMITTED</i>	M/s DESINGANADU RAPID DEVELOPMENT & ASSISTANCE CO-OP SOCIETY LTD. Q – 1666, KOTTIYAM P.O., KOLLAM, KERALA, INDIA.
<i>COST OF TENDER DOCUMENT</i>	FREE OF COST
<i>CONTACT PERSON</i>	THE PRESIDENT, DREAMSMALL, KOTTIYAM.

GENERAL INSTRUCTIONS

1. Sealed competitive tenders are invited from competent qualified bidders for interior works for Apartment at Dreams Mall, Kottiyam.
2. The bidder should furnish a profile showing particulars of a list of the works executed by him during the last 3 years with details of their values, the agencies for which they were done, time taken and all relevant facts connected with the bidders, the particulars of technical staff under the applicant's employment and equipment/machinery under his control, etc. However, tender documents will be issued only to such of those applicants who may be considered suitable by the owners. The right to reject applications without assigning any reason thereof is reserved.
3. The bidder shall provide the detailed BOQ with cost and submit the tender for the work duly completed in all respects, **before or on** in a sealed cover superscribed with **"INTERIOR WORKS FOR APARTMENT AT DREAMS MALL OF DESINGANADU RAPID DEVELOPMENT & ASSISTANCE CO-OPERATIVE SOCIETY LTD. AT KOLLAM"** and addressed to the owners.
4. No consideration will be given to a tender received after the time above stipulated and no extension of time will normally be allowed for submission of the tender.
5. The bidder shall submit the tender after carefully examining the whole of the tender documents and specifications, Drawing, the bills of quantities etc. No claim whatsoever should be entertained later on the plea of any difficulties which was or was not foreseen by the bidder. All the pages in the tender documents shall be signed by the bidder.
6. This notice inviting tenders, the conditions of tender and the duly completed form of tender will inter alia form part of the agreement to be executed by the successful bidder with the owners.
7. The bidder shall be responsible for the insurance of the materials at the site till the formal handing over of the duly completed site.
8. The tender documents are non-transferable.
9. The successful bidder has to submit a performance Bank Guarantee equal to 5% of the contract value with a validity till the end of defect liability period / warranty period.

10. The rates quoted should be inclusive of all materials, labour, incidental expenses, Equipment, Tools/Tackles, Transportation of materials and Labour, Taxes & Duties, etc(EXCLUDING GST). All materials are to be supplied by the Tenderer unless otherwise stated.

11. Necessary sources of water and electricity required will be provided by the Owner. The contractor shall have his own arrangements for availing electricity and water.

12. The lowest rate quoted amount alone shall not be the sole criteria in deciding the tenderer. The owner will have the right to reject any tenderers who bided for the work. Owner will make a local enquiry about the testimonial, reputation, financial capability about the lowest short-listed tenderers. The work will be allocated based on this evaluation and negotiation. The contractor is bound to clarify that he has not under quoted from the workable rate just to get the contract.

13. Provided however that no dispute or difference shall be referred to arbitration until and unless the contractor claim in respect of such dispute or difference has been rejected by the officer or authority next superior to the officer who has signed this agreement on behalf of The President or unless a period of sixty days has elapsed from the date on which the contractor's claim has been received by such officer or authority and no decision has been communicated to the contractor within the said period of sixty days.

Provided further that no reference to arbitration shall be made from the expiry of the period of three months from the date on which the dispute or difference arose, the said date being reckoned as the date on which the contractor's claim was rejected under the preceding provisions or the date of expiry of sixty days referred to in the preceding provision and if no reference to arbitration has been made by the contractor within such period, any claim before any authority whatsoever in respect of any dispute or difference under this agreement shall be deemed to have been totally sailed and shall cease absolutely and for ever.

14. COMPLETE & COMPETITIVE OFFER

- a) The rates quoted should be inclusive of all materials, labor, incidental expenses, Equipment, Tools/Tackles, Transportation of materials and Labour, Taxes & Duties, etc.(excluding GST).

- b) Incomplete / Conditional tender quotation or tenders those received late and / or not conforming to the terms and conditions in the tender document will be liable to get rejected.

- c) It is in the Tenderer's interest to adhere to the Owner's tender conditions, specifications and Tender Schedule. Should the tenderer however consider it unavoidable, deviations should be clearly spelt out with reference to tender conditions. Owner reserves the right to determine / evaluate financial implication of such deviations without any reference to the tenderer or at his discretion consider

such tenders liable for disqualification

- d) Tenderers are expected to quote rate for each item after careful analysis of cost involved for the performance of the completed item considering all Specifications and Conditions of Contract. This will avoid loss of profit or gain in case of quantity variation or deletion of any item during the execution period. In case it is noticed that the rates quoted by the Tenderer for any item are unusually high or unusually low it will be sufficient cause for the rejection of the Tender unless the Owner is convinced about the reasonableness of the rates on scrutiny of the analysis for such rate to be furnished by the Tenderer on demand.

15. DETAILS TO BE SUBMITTED ALONG WITH THE TENDER

The tender, as submitted, shall consist of the following:

- a) Hard copy of priced Tender Document duly filled in vendor's information, stamped and signed all the pages by the Tenderer.
- b) Earnest money as per NIT
- c) certificates.

16. RATES AND OTHER ENTRIES

- a) The tenderer should quote for all items in the Schedule of Rates. The rate should be expressed in English both in figures and words. Where discrepancy exists between the two, the rates expressed in words will prevail. Similarly if there is any discrepancy between unit rate and total amount, the unit rate will prevail.
- b) All entries in the tender documents should be in ink / typed. Corrections if any should be attested by full signature of the tenderer.
- c) Every page of the tender document including drawing & BOQ shall be stamped and signed by the tenderer or his authorised representative thereby indicating that each and every page has been read and the points noted.

17. EARNEST MONEY DEPOSIT

Tenderer shall be required to submit an Earnest Money of specified value as mentioned in NIT along with the un-priced part of the tender and the same shall be returned to the unsuccessful tenderers after acceptance of order by the successful tenderer. Earnest money of successful bidder shall be released after submission of initial security deposit by them. If the successful tenderer is unable to accept or execute orders when placed upon him or fails to deposit the Initial Security Deposit or withdraws / revises his quoted prices and quantities offered, within the validity period of his tender or after placement of the Order / Letter of Acceptance, his Earnest Money Deposit shall be forfeited.

No interest is payable against Earnest Money Deposit.

18. RETENTION AMOUNT

All sums due to Owner by virtue of present contract of any other contract shall be recoverable first from the retention amount deducted (from each bill at the rate of 5% amount furnished from the contractor) and if the sum is found insufficient deficit amount shall be recoverable in any other manner as owner may deem fit.

AGREEMENT FORMAT

AGREEMENT DATED

ARTICLES OF AGREEMENT made on the day of..... Two Thousand Twenty-Three between **M/S DESINGANADU RAPID DEVELOPMENT & ASSISTANCE CO-OPERATIVE SOCIETY LTD.** or their legal successors / Nominees / assigns (hereinafter called the “owner”) AND

_____ or their legal successors/ assigns/ nominees (hereinafter called the bidder) of the other part WHEREAS the owner is desirous of supplying materials for the construction of DREAMS MALL.

- I. WHEREAS the bidder has agreed with the owner for INTERIOR WORKS for Apartment at Dreams Mall, Kottiyam as set forth in the quotation submitted by him and subsequently negotiated as per the letter hereto annexed and in conformity with other specifications and terms and conditions set forth in the tender schedule also form part and parcel of this agreement, unless otherwise specifically amended or modified in this agreement.
- II. WHEREAS the owner is entrusting the interior work execution for apartment to the bidder as per the terms of contract hereby annexed which has been mutually agreed upon.
- III. NOW THIS INDENTURE WITNESSETH and hereby agreed and declared by and between the parties hereto follows:
 - 1. The bidder shall supply the best quality materials which is approved by the architect will complete the same in accordance with the said specifications and drawings and said terms and conditions of contract in days or months. The owner does hereby agree that if the bidder shall duly supply the materials in the manner aforesaid and observe and keep the said terms and conditions, the owner will pay or cause to be paid to the bidder for the delivery on the completion thereof at the rates set forth in the schedule of works.
 - 2. It is hereby agreed and declared that all the provisions of the said specifications, schedule of rates, conditions of contract, etc. as set forth in the tender documents, which have been carefully read and understood by the bidder shall be binding upon the bidder and upon the owner as if the same had been repeated herein and shall be read as part of this agreement.

3. Care should be taken to avoid delivery of defective materials supplied to the owner. Bidder should sign and give receipts for all the money received and he should also prepare a final bill and give a final receipt for all the money received
4. No certificate issued for final payment in respect of this work under this contract shall be considered conclusive evidence to the sufficiency of the materials to which it relates, nor shall it relieve the bidder from his liability to make good the defects as provided by the contract.
5. The owner is at liberty to direct the bidder to carry out all extra items, altered items and substituted items as suggested by the engineer in-charge or the architect for the purpose of proper completion of the work, and the bidder is bound to carry out such directions.
6. With regard to settlement of disputes the architect will give final decision and if the bidder is not satisfied with the above decision, he may take up the specific issue to a third party acceptable to the bidder and owner.
7. The bidder should perform all tests at his own cost to the entire satisfaction of the owner/architect or their representatives.
8. All the items, which could become necessary, for completing the order in all respects even if these have not been specifically mentioned in the tender shall be carried out if instructed by the Client.

IN WITNESS WHEREOF the parties hereto have signed the contract on the dates respectively mentioned against their signature.

WITNESS: 1.

2.

OWNER

WITNESS: 1.

2.

BIDDER

OWNER

BIDDER

BRIEF DESCRIPTION OF THE WORK

The works detailed in the tender is for the execution of interior works for apartment at Dreams mall for “**DESINGANADU RAPID DEVELOPMENT & ASSISTANCE CO-OPERATIVE SOCIETY LTD.**”

This is a prestigious project and hence the works are expected to be of best quality. Relevant codes, standards to be followed as specified in the BOQ/technical specifications. **Matters not covered by the specifications given in the contract, the decision of the Employer / Consultant shall be final.**

GENERAL CONDITIONS OF CONTRACT

1. TENDER SUBMISSION

In the event of the tender being submitted by a firm, it must be signed separately by each member thereof, or in the event of the absence of any partner, it must be signed on his behalf by a person holding a power of attorney authorizing him to do so; such power of attorney shall be produced with the tender and it must disclose that the firm is registered under the Indian Partnership Act.

Special care is to be taken to write the rates in figures and words in such a way that no interpolation is possible. Erasures and alterations must be avoided, but if errors are made unavoidably while pricing the bills of quantities, the wrong figures and words must be neatly scored out under the initials of the bidder and the correct figures and words neatly re-written but not over-written. Overwriting is not permitted and may entail rejection of the tender.

2. ERRORS IN BILL OF QUANTITIES

Errors in the bills of quantities shall be dealt with in the following manner:

- a. In the event of a discrepancy between the rates quoted in words and rates in figures the former shall prevail.
- b. In the event of an error occurring in the amount column of the bills of quantities as a result of the wrong extension of the unit rate and the quantity, the unit rate shall be regarded as firm and extension shall be amended on the basis of the rates.
- c. All errors in totaling in the amount column and in carrying forward the totals shall be corrected.

3. ALTERNATIVE ITEMS

Where alternative items are given, only the rates in figures and words are to be entered and not the amounts thereof. A tender which does not show the rates in figures and words for the alternative items may be rejected. The Employer reserves to himself the right to take into account any or all of the alternative items for the purpose of accepting a tender or to operate upon any or all of the said alternative items during the execution of the work, partly or fully as required.

The bidder shall be deemed to have satisfied himself before tendering as to the correctness and sufficiency of his tender for the works and the prices stated in the schedule of quantities and/or schedule of rates which rate shall cover all his obligations under this contract and all the matters and things necessary for the proper completion of the works whether they are specifically mentioned in the contract or not.

Any error in description, quantity or omission of items from the schedule of quantities shall not vitiate the contract but shall be rectified and the value thereof shall be added or deducted from the contract amount as the case may be, provided that no rectification of error if any shall be allowed in the bidder's schedule of rates.

In case the Employer/PMC/consultant are not satisfied with the quality of materials used by the Bidder, they reserve the right to direct the Bidder to procure such supplies from agencies they deem fit.

4. The owner will not unless otherwise provided for herein, supply or procure for the bidder; materials of any description and the bidder shall make his own arrangements therefore at his own cost.
5. Some rights of owner:
 - a. The owner does not bind himself to accept the lowest tender and reserves to himself the right to reject any or all of the tenders received without assigning any reason therefore.
 - b. Further, the owner reserves the right to award any component of the project or group of components to different bidder or to award the entire work to one bidder.
 - c. The owner further reserves the right to delete or reduce an item or section of the bills of quantities without assigning any reason whatsoever therefore and no claim will be entertained in this regard.
6. The bidder whose tender is accepted is bound to execute a formal agreement with the owner within 7 days of issue of work order.
7. The work shall be carried out under the directions and supervision of and subject to the approval in all respects by the Project Manager/ Project Engineer/Owner/Authorized technical personnel of theOwner.

8. On acceptance of the tender the bidder shall in writing and at once inform the owner the names of his accredited representative(s) who will be responsible to take instructions from the owner.
9. The work or any part of it shall not be transferred, assigned or sublet without the written consent of the owner.
10. The bidder shall be required to co-operate and work in co-ordination with and afford reasonable facilities for such other agencies/ specialists as may be employed by the owner on other works/sub-works in connection with the project/scheme of which this work forms part.
11. The bidder will be required to ensure the work and keep it insured until one month after the date of taking over the works/installation by the employer, or otherwise in terms of the contract, against loss or damage by fire /water and other usual risks other than the risks accepted in terms of the contract, with an insurer whose name is to be approved by the owner.
12. The bidder is required to comply with all Acts of Government relating to labour and the rules and regulation made there under from time to time and to submit at the proper times all particulars and statements required to be furnished to the labour authorities.
13. In carrying out the work the bidder shall comply with the provisions of the safety code and model rules for the protection of health and sanitary arrangements for workers.
14. All the materials supplied shall bear ISI Mark unless otherwise specified.

15. PAYMENT TERMS

Each bill has to be prepared by the contractor for the fully completed Items and shall be submitted by taking joint measurement with the consultant Engineer. The bill for the measured quantities can be prepared and submitted by the contractor for further scrutinizing and payment recommendation. The minimum amount of the bill shall be above 25 lakhs. The detailed verification of the bill and the calculation will be carried out by the owner/engineer in charge and will be recommended to payment within 7 days' time.

16. SCOPE

The scope of works includes to execute interior works for Dreams apartment. If required by the Employer/ PMC the Bidder shall have to carry out tests of the product by the Employer / PMC at his own cost to prove that the materials etc., under test confirm to the specifications. The necessary charges for preparation of transporting, testing etc., shall have to be borne by the Bidder.

No extra payment on this account should in any case be entertained.

In general, the works should be carried out as per the detailed specification and schedule of quantities attached to the tender.

Matters not covered by the specifications given in the contract, the decision of the owner / Consultant shall be final.

17. VALIDITY OF TENDERS

The tender shall remain open for acceptance for a period of **7** Days from the date of submission of the tender. The tenderer shall sign at the right-hand bottom of each page of the tender document.

18. COMMENCEMENT OF WORK

The bidder shall begin the work under this contract immediately after execution of agreement. The bidder shall be allowed admittance to the site on the date of commencement of work and complete the same except such items of work, which the Consultant/Owner might decide to delay on or before the date of completion.

19. TIME OF COMPLETION

The Works should be completed in all respects within **4 month** from the date of agreement. If the bidder shall desire extension of time for completion of work due to reasons beyond his control, he shall apply in writing to the Owner. If the Owner is satisfied that such request is genuine and reasonable, he shall extend the time suitably in writing. If the bidder commits any breach of any obligations under the contract, the Owner may terminate the contract and its further operations wholly or in part by giving the bidder notice in writing. In such an eventuality the bidder shall be liable to compensate for the losses and hardships caused thereby.

When the works are completed in all respects, the Bidder shall intimate in writing to the Employer to enable to take possession of the same. The works shall not be considered virtually complete until the Employer have jointly inspected the works and certified in writing that this has been completed.

25. FIXED PRICE

The quoted rates shall be all inclusive and cover the cost of all materials, Labour, freight, duties, royalties, overhead, profit and any other expenditure incurred for completion of work as per specifications. **The rates and prices quoted by the bidder shall be fixed for the duration of the contract and shall not be subject to adjustment on any account due to price escalation in material costs.** Quoted rates shall be exclusive of GST. GST shall be calculated for the total quoted amount.

26. DISPUTES

- a) The owner and the bidder shall make every effort to resolve amicably by direct informal negotiation any disagreement or dispute arising between them under or in connection with the contract.
- b) No arbitration of any dispute on contract will be allowed under any circumstances. In case any dispute between the bidder and owner, the architect will give the final decision. He may take specific issues to the court & law for a ruling at the courts at KOLLAM and this is not an arbitration clause.

27. TESTING/INSPECTION

The bidder shall arrange to perform at his own cost all tests as required by BIS specifications, codes etc., so as to ascertain the quality of the installations, as required by the Electrical Inspectorate and test reports shall be furnished by the bidder.

In the event that the installation does not perform satisfactorily on test, the bidder shall carry out such remedial works as may be necessary to enable them to reach the required standard and as may be required by the Owner/Consultant.

The costs of such remedial works shall be borne by the bidder unless it can be demonstrated that their necessity was because of faulty equipment/material supplied by the Owner.

28. DELAYS IN THE CONTRACTOR'S PERFORMANCE

Performance of services shall be made by the contractor in accordance with the time schedule specified by the owner in its schedule of requirements. Any delay beyond the reasonable period of 15 days behind the schedule of completion, except for reasons beyond bidder's control, the bidder shall be liable to indemnify the owner by 0.5% of the contract value for each day of delay.

29. APPLICABLE LAW

The contract shall be interpreted in accordance with the laws of the union of India.

30. TAXES & DUTIES

The bidder shall be entirely responsible for all taxes, duties, license fees etc. incurred until delivery of the contracted goods, including installation and commissioning and the satisfactory performance as per the contract. GST shall be calculated for the total quoted amount.

31. EXTRA ITEMS

The extra item will include only items of work, which, though highly necessary for the proper execution of the work and its completion, were not provided in the original contract, drawings, specifications or schedule of quantities. The rate for extra items shall be worked out as follows.

- a. In the case of extra items, whether additional, altered or substituted for which similar item exists in the contract the rates for the extra items shall be delivered from the agreed rates.

- b. In the case of extra items, whether additional, altered or substituted for which rates cannot be derived from the similar items, the bidder shall communicate to the Consultant the rates which he proposes to claim supported by an analysis of the rates and the consultant shall, determine the rates on the basis of the prevailing market rates giving due consideration to the rate analysis given by the bidder. The bidder's profit is to be included while working out the rates.

32. DEFECTS LIABILITY PERIOD

Any defect or fault due to materials supplied by the bidder or workmanship not complying with the specifications which may appear within the defect liability period of **12 months** from the date of completion of works, shall be rectified and made good by the bidder at his own cost. In case of default in rectifying the same, losses and expenses incidental there-to shall be recovered from the bidder.

33. STORE

Suitable area near the site of work shall be allowed to the Bidder free of cost for storing his materials. However, the structure will be provided by him at his own expense and he will be solely responsible for guarding his property and shall cover his property with requisite insurance against theft, fire etc.

34. INSPECTION

Inspection by department has to be arranged by the bidder and actual statutory charges for the same shall be borne by the Owner.

DREAMS MALL

3 BHK INTERIOR

DREAMS MALL

DREAMS APARTMENTS





DREAMS

The word 'DREAMS' is rendered in large, bold, black-outlined letters. Each letter is filled with a different photograph of an apartment building or its amenities. The 'D' shows a modern building facade. The 'R' features a balcony with a red tablecloth. The 'E' shows a balcony with a railing. The 'M' depicts a building with a curved facade and yellow accents. The 'A' shows a balcony with a railing. The 'L' features a balcony with a railing. The 'S' shows a palm tree and a building.

APARTMENTS

“Where Dreams find their Keys”

DREAMS

Apartment Typical Floor Plan

3rd - 8th floor



Key plan

24 Apartments
 12 2BHK
 12 3BHK

- All dimensions are in centimeters
- Dimensions may vary according to site condition
- Furniture and fixtures are indicative only





3 BHK - Plan

- 3 BHK
- Carpet Area - 115.82 Sq m (As per RERA)
- Balcony Area - 18 Sq m



Key plan



- All dimensions are in centimeters
- Dimensions may vary according to site condition
- Furniture and fixtures are indicative only



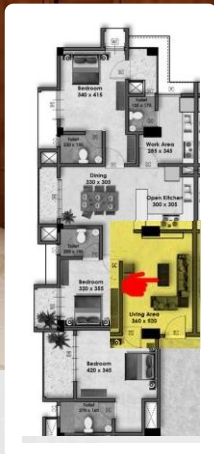
3D Renders



DREAMS APARTMENTS - 3BHK



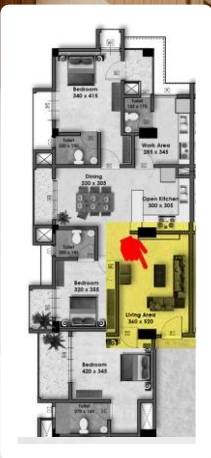
Living area



DREAMS APARTMENTS - 3BHK



Living area



DREAMS APARTMENTS - 3BHK



Living area



DREAMS APARTMENTS - 3BHK



Living area



DREAMS APARTMENTS - 3BHK



Dining area



DREAMS APARTMENTS - 3BHK



Dining area



DREAMS APARTMENTS - 3BHK



Dining area



DREAMS APARTMENTS - 3BHK



Dining area/Wash



DREAMS APARTMENTS - 3BHK



Kitchen ●



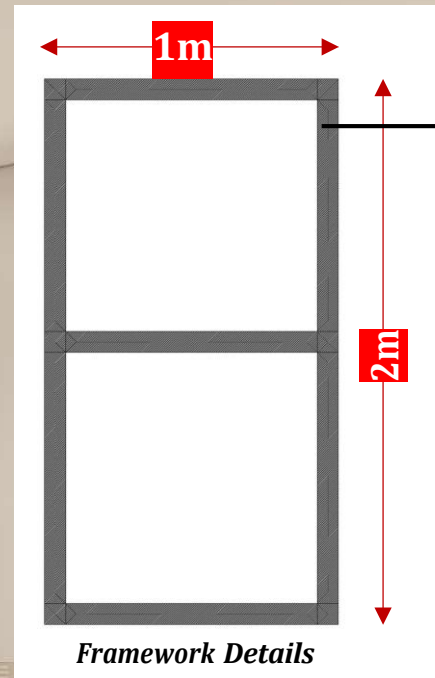
DREAMS APARTMENTS - 3BHK



Work Area



DREAMS APARTMENTS - 3BHK



2" X 2" SHS for Framework

Framework Details

Work Area



DREAMS APARTMENTS - 3BHK



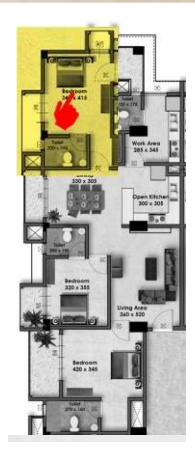
Work Area ●



DREAMS APARTMENTS - 3BHK



Bedroom 1



DREAMS APARTMENTS - 3BHK



Bedroom 1



DREAMS APARTMENTS - 3BHK



Bedroom 2



DREAMS APARTMENTS - 3BHK



Bedroom 2



DREAMS APARTMENTS - 3BHK



Bedroom 3



DREAMS APARTMENTS - 3BHK



Bedroom 3



An architectural rendering of the entrance to Dreams Mall. The building features a prominent curved facade with a sign that reads "DREAMS MALL" at the top. Below the sign, there is a large advertisement for Nike shoes. The entrance is flanked by brick pillars and has a set of stairs leading up to the main entrance. Several cars are parked in the lot, and people are walking around. The scene is set against a clear blue sky with palm trees in the background.

Loose furnishing - Dimensions

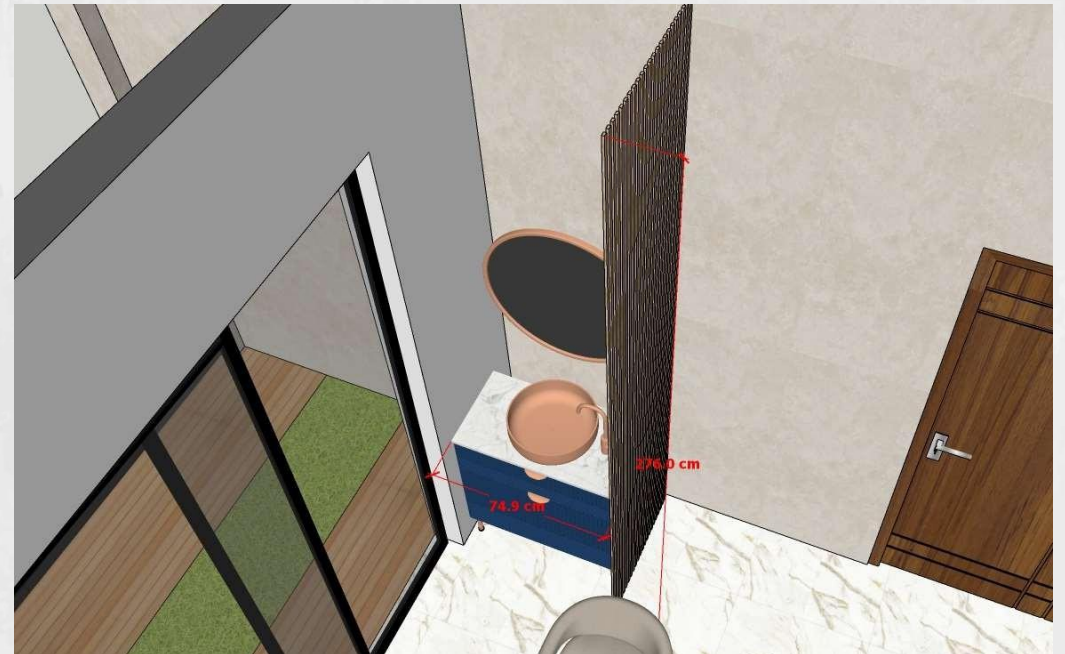
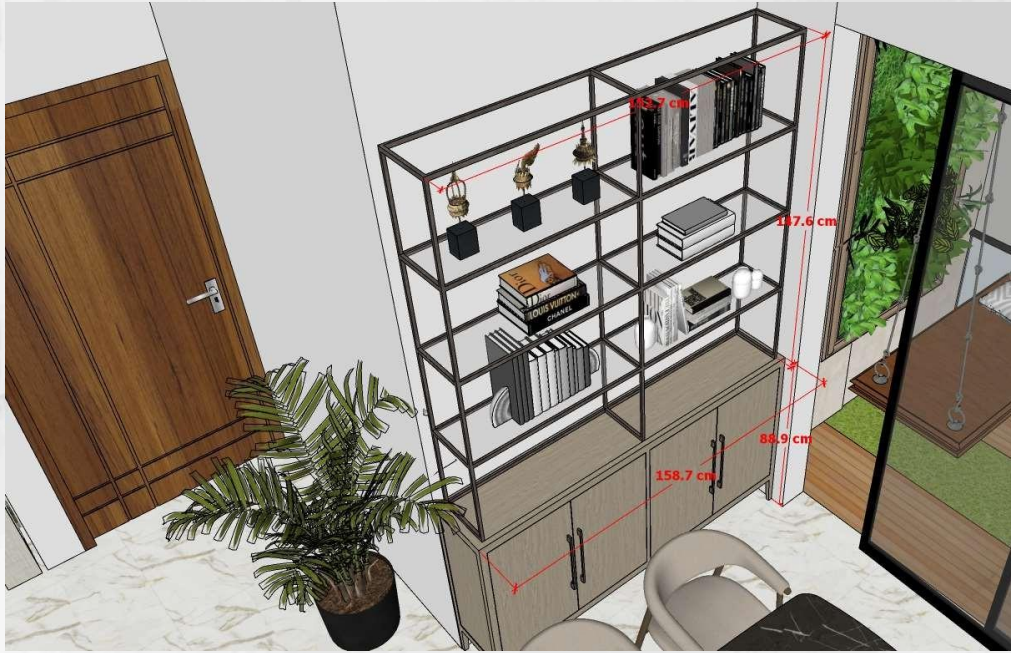
DREAMS APARTMENTS - 3BHK



Living Room

Note : All the areas are having Plain false ceiling.

DREAMS APARTMENTS - 3BHK

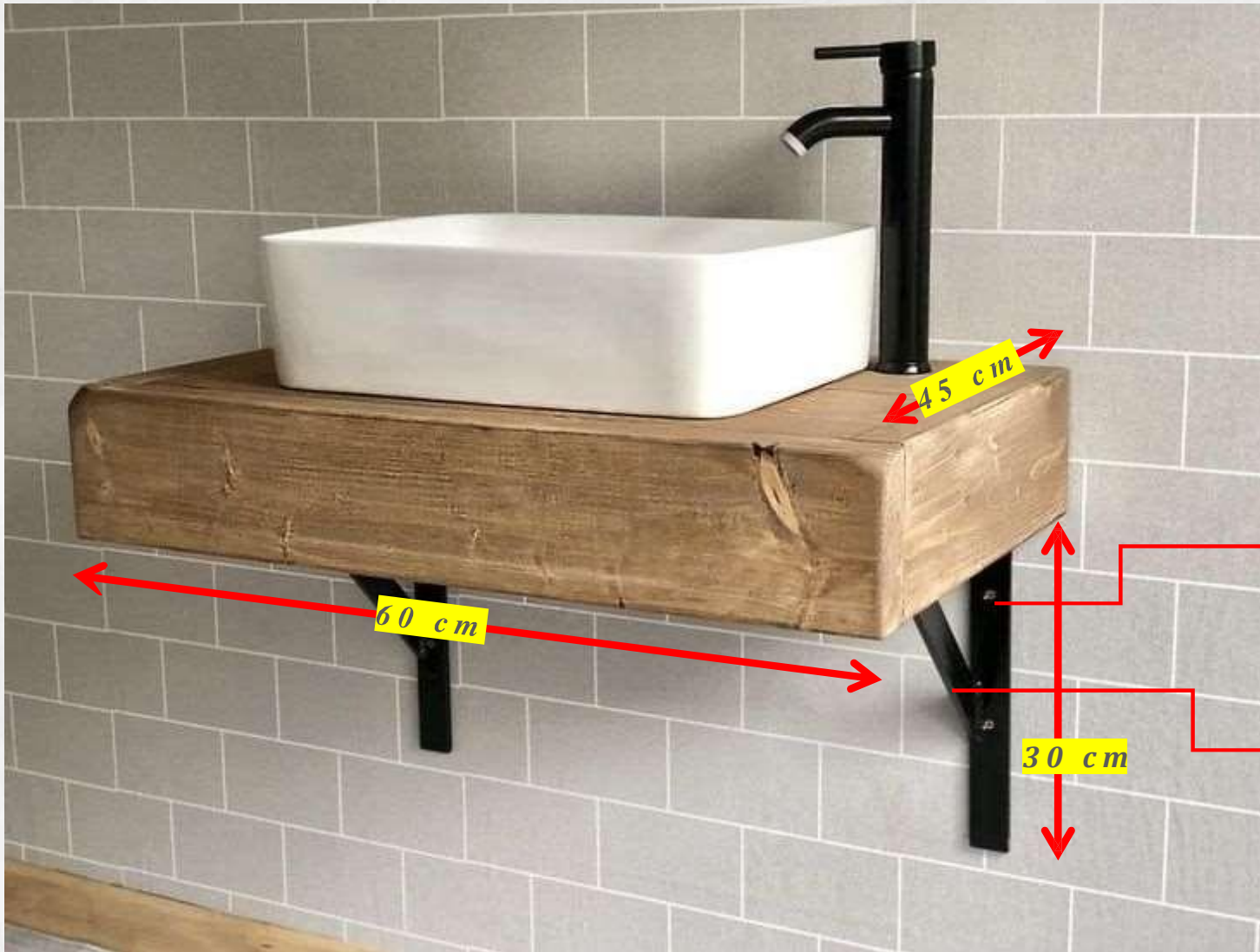


Dining Room

Note : All the areas are having Plain false ceiling.

DREAMS APARTMENTS - 3BHK

Ref Image for Table top Wash Basin

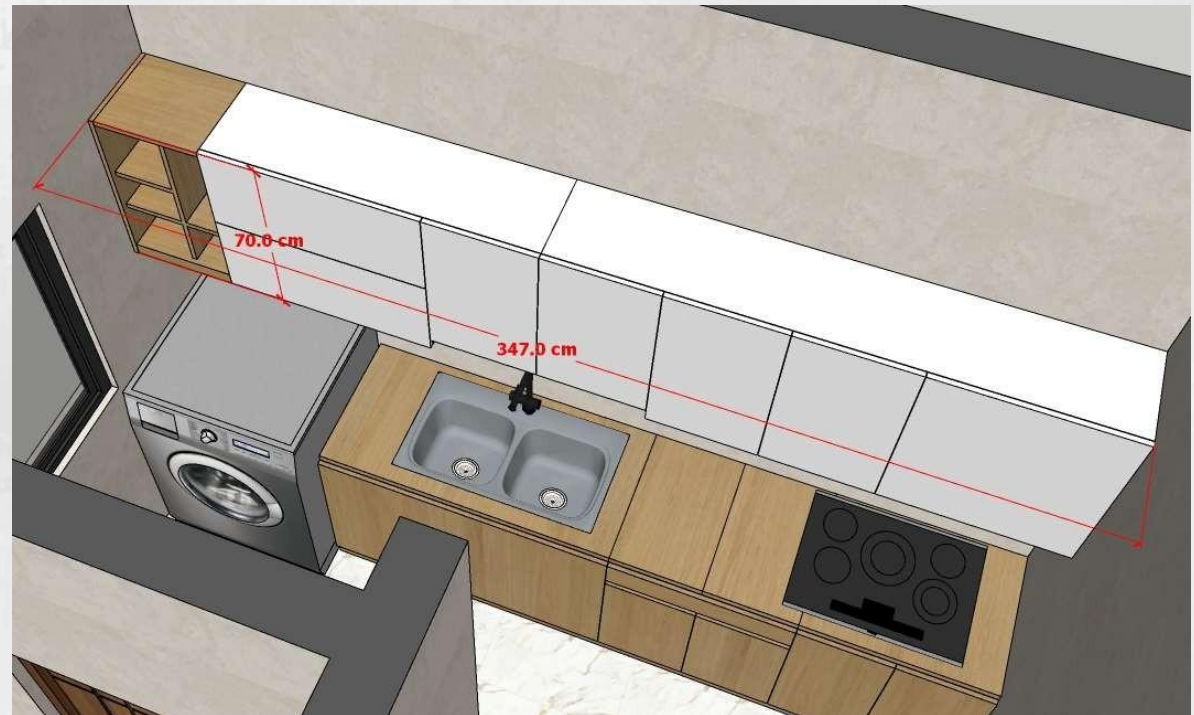


L Angle
4" x 2" size

L Angle
4" x 2" size

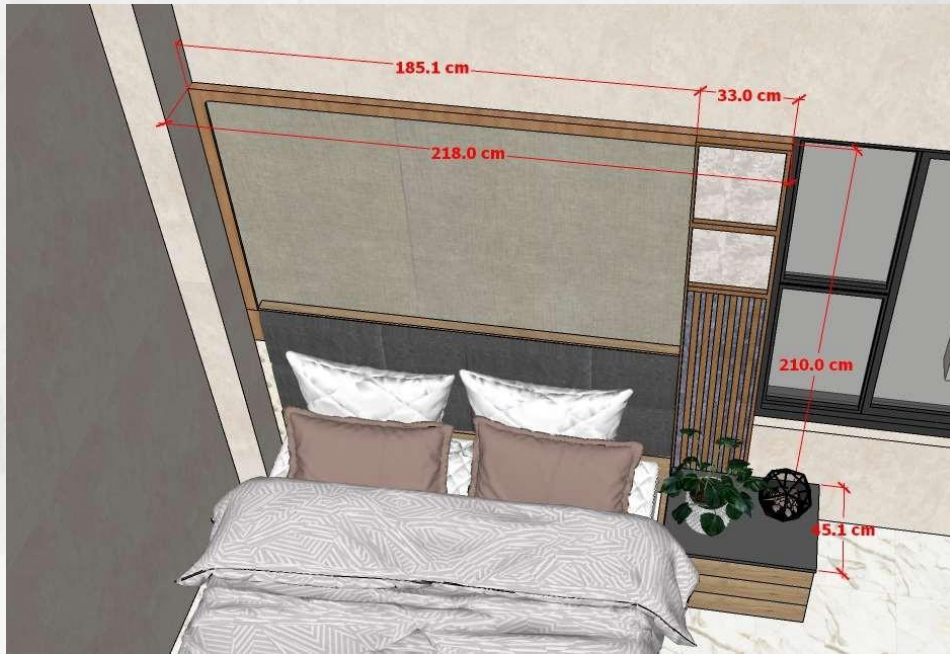
Wash Basin for Dining Area

DREAMS APARTMENTS - 3BHK



Kitchen & Work Area ●

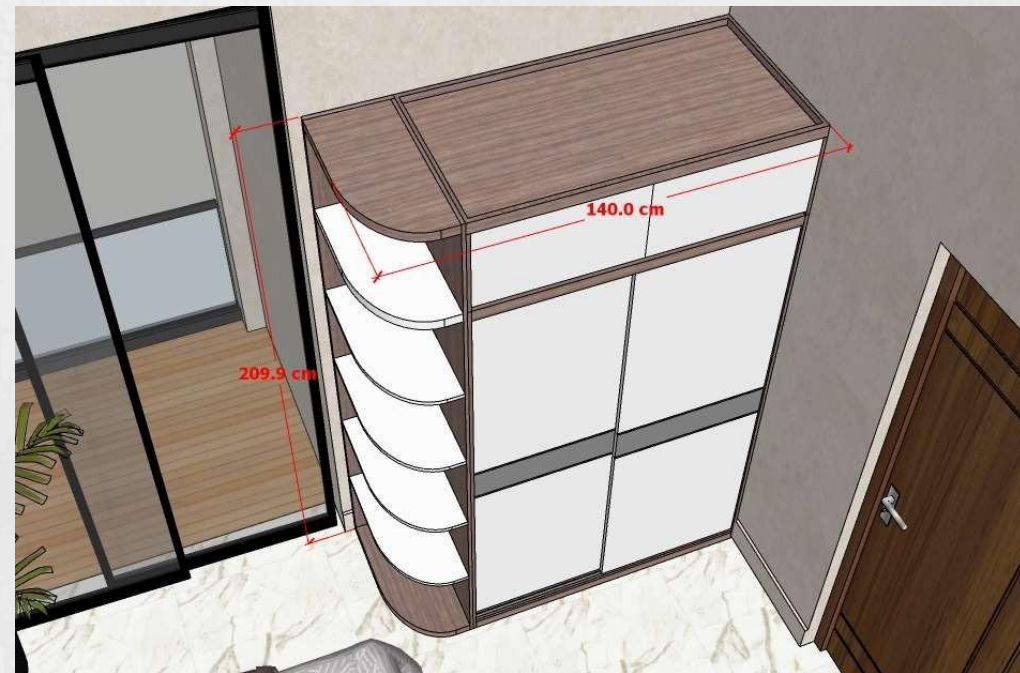
DREAMS APARTMENTS - 3BHK



Bedroom 1

Note : All the areas are having Plain false ceiling.

DREAMS APARTMENTS - 3BHK



Bedroom 2

Note : All the areas are having Plain false ceiling.

DREAMS APARTMENTS - 3BHK



Bedroom 3

Note : All the areas are having Plain false ceiling.

FALSE CEILING - SCHEMATIC PLAN



*Total Area for False Ceiling- **1010 Sqft** 3 BHK*

*Total Area for False Ceiling- **830 Sqft** 2 BHK*

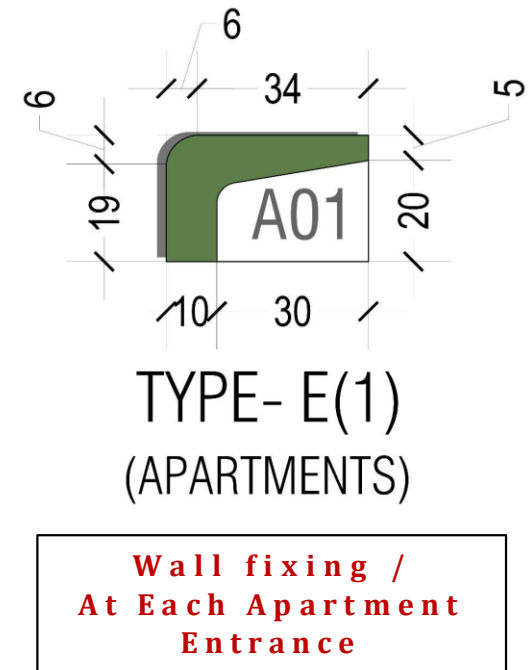
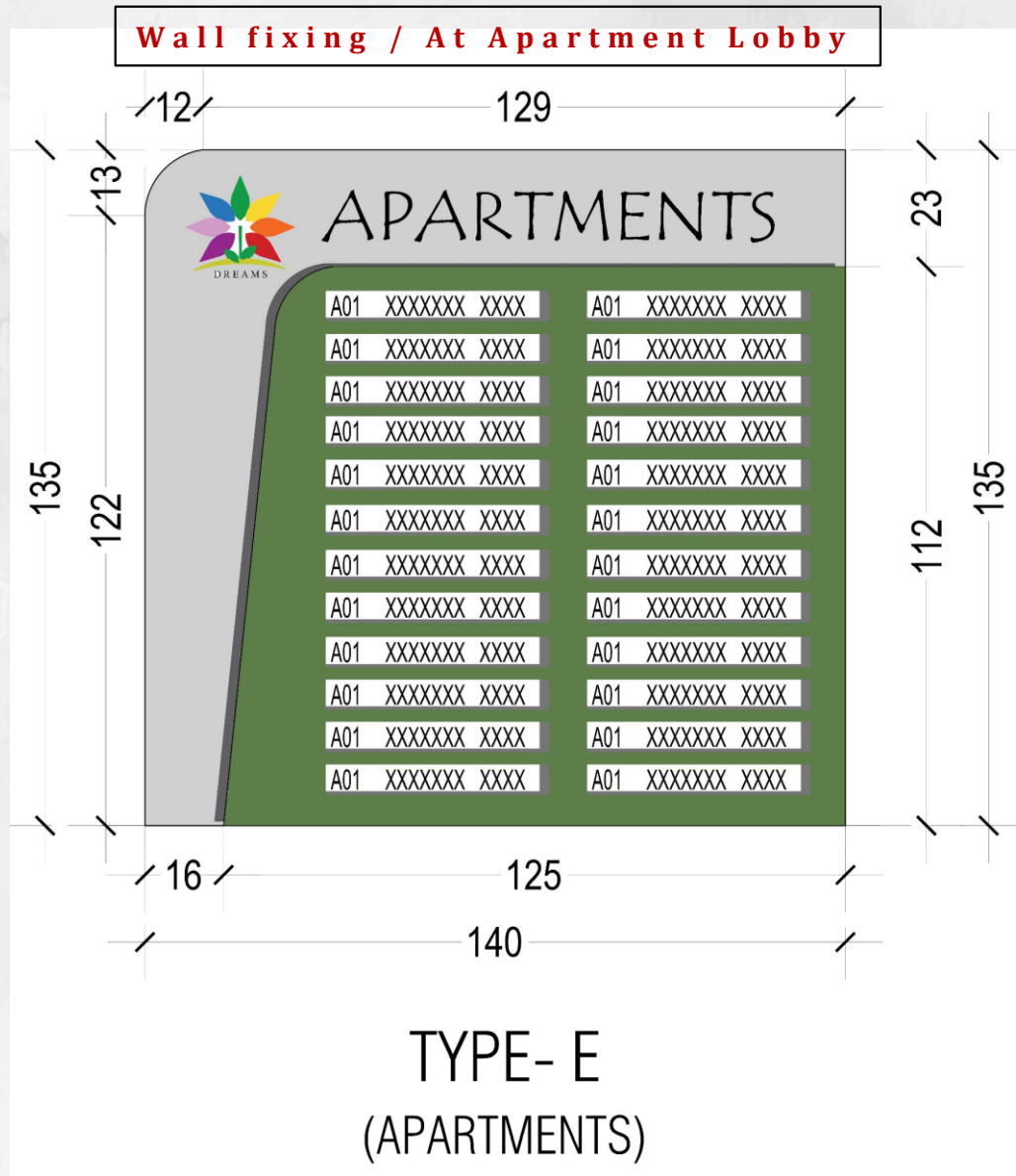
◀ 3 BHK PLAN

Excluding the Toilet areas , other areas are having Plain false ceiling

An architectural rendering of the entrance to Dreams Mall. The building features a prominent curved facade with a sign that reads "DREAMS MALL" at the top. Below the sign, there is a large advertisement for Nike shoes. The entrance is flanked by brick pillars and has a modern, open-air design. Several cars and people are visible in the foreground, suggesting a busy, accessible location. The overall scene is bright and clear, with a blue sky and palm trees in the background.

Apartment Numbering Board

DREAMS APARTMENTS - 3BHK



BILL OF QUANTITIES (FOR 1 NO 2BHK APPARTMENT)						
Description	Detailing	Qty	Size	Rate	Rate in words	Amount
Modern Kitchen in Glossy/Wood finish						
Soft close Base Cabins	Soft Close Mode Bottom cabins with BWP 710 Marine grade plywood in Glossy/Wood finish with G section Rose Gold finish handle	1	412cmx58cmx80cm			
Soft Close Wall Cabins	Soft Close Mode Wall cabins with BWP 710 Marine grade plywood in Glossy/Wood finish with G section Rose Gold finish handle	1	242cmx30cmx60cm			
Cabin Internal Color	Internal color in the base and wall cabin will be premium white as per design	1	As per design			
Premium accessories	Premium Accessories from Hafele and Hettich soft close	1	List Attached			
Breakfast counter	Breakfast counter as per design in Glossy /Wood finish	1	180cmx80cmx80cm			
Working Kitchen in Glossy/Wood finish						
Soft close Base Cabins	Soft Close Mode Bottom cabins with BWP 710 Marine grade plywood in Glossy/Wood finish with G section Rose Gold finish handle with wall ledge work	1	270cmx58cmx80cm			
Living room						
LCD Unit	LCD wall paneling 7 cm projection as per design in Glossy/Wood finish as per design	1	150cmx160cm			
Wall paper	LCD Wall back wall paper work as per design	1	250cmx300			
Wall paneling	Wall paneling as per design	1	55cmx280cm			
Open box	Openable tall cabin with Fixed wooden shelves as per design	1	60cmx15cmx280cm			

Wall highlighting	Louver paneling as per design	1	85cmx280			
	wall paper work as per design	1	480cmx280cm			
	Decorative laminate paneling as per design	1	120cmx280cm			
WASH COUNTER						
Common and toilet wash counter	Wash cabin with L angle fixing and box covering with WPC	1	60cmx45cmx30cm			
	Wash counter mirror as per design	1	60cmx60cm			
Description	Detailing	Qty	Size	Rate	Rate in words	Amount
Cont.....						
Library	Library bottom unit with soft closing shutter as per design	1	160cmx35cmx80cm			
	GI Frame open shelves with black mat finish as per design	1	160cmx35cmx150cm			
Curtain work	Dining area sliding door eyelet Curtain work as per design with Gloster fabric	1	210cmx300cm			
Bedroom 1						
King cot	Customized king cot as per design with 3 side cushions	1	183cmx35cmx198cm			
	2 Soft closing side table with soft closing drawers	1	45cmx45cmx45cm			
Head board paneling	Headboard paneling with upholstery work	1	183cmx75cm			
Cot back paneling	Cot back wall paneling as per design	1	340cmx210cm			
Sliding wardrobes	2 Door Sliding Wardrobe with soft closing mechanism in Glossy/Wood finish with hanging Rode, adjustable shelf, 2 drawers etc.,	1	150cmx60cmx210cm			

Writing Table	Writing table in soft closing bottom 2 Soft closing drawers as per design	1	120cmx50cmx75cm			
Curtain work	Dining area sliding door eyelet Curtain work as per design with Gloster fabric	1	355cmx300cm			
Bedroom 2						
King cot	Customized king cot as per design	1	183cmx35cmx198cm			
	1 Soft closing side table with soft closing drawers	1	60cmx45cmx45cm			
Head board paneling	Headboard paneling with upholstery work	1	183cmx75cm			
Cot back paneling	Cot back wall paneling as per design	1	300cmx300cm			
Openable wardrobes	2 Door Openable Wardrobe with soft closing mechanism in Glossy/Wood finish with hanging Rode, adjustable shelf, 2 drawers etc.,	2	110cmx60cmx210cm			
Curtain work	Dining area sliding door eyelet Curtain work as per design with Gloster fabric	1	355cmx300cm			
Additional items						
Kitchen Counter top	Kitchen and working kitchen counter top with Black Galaxy Granite as per design (Rs.250/Sq ft) without breakfast counter	1	60 Sq ft			
	Kitchen and working kitchen wall tile as per design (Rs.50/Sq ft)	1	55 Sq ft			
Kitchen Sink	Kitchen sink from Prince (HG 9045) with single bowl and drain board	1	90cm			
Kitchen Faucet	Kitchen table mounted Goose neck sink cock (Cera mist quarter turn CQ420L)	2	Kitchen & Working Kitchen			
Hood	Providing & fixing Kitchen Hood Kutchina Scott 60	1	Kitchen			

Hob	Providing&fixingKitchen Hob Kutchina Russeta 3B	1			
Sofa Set	5 Seater Sofa set with pocket spring	1	3+1+1		
Centre table	Centre table with golden leg and marble top	1	90cm Diameter		
Dining table	Dining table in acacia wood 6 seater chair with glass top	1	6 Seater		
MISCELLANEOUS ITEM					
False Ceiling	Gypsum false ceiling with Saint-Gobain expert channel and Gyproc gypsum board-2 bedroom flat	1	830 sqft		
Frame work with ACP masking in work area	Frame work with ACP masking (openable)	1	100 cm x 200 cm		
GRAND TOTAL					

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Openable wardrobes	2 Door Openable Wardrobe with soft closing mechanism in Glossy/Wood finish with hanging Rode, adjustable shelf, 2 drawers etc.,	1	110cmx60cmx210cm			
	Open box with adjustable shelves as per design	1	30cmx60cmx210cm			
Curtain work	Dining area sliding door eyelet Curtain work as per design with Gloster fabric	1	355cmx300cm			
Bedroom 3						
King cot	Customized king cot as per design	1	183cmx35cmx198cm			
	1 Soft closing side table with soft closing drawers	1	60cmx45cmx45cm			
Head board paneling	Headboard paneling with upholstery work	1	183cmx75cm			
Cot back paneling	Cot back wall paneling as per design	1	300cmx300cm			
Openable wardrobes	2 Door Openable Wardrobe with soft closing mechanism in Glossy/Wood finish with hanging Rode, adjustable shelf, 2 drawers etc.,	2	110cmx60cmx210cm			
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MISCELLANEOUS ITEM						
False Ceiling	Gypsum false ceiling with Saint-Gobain expert channel and Gyproc gypsum board-3 bedroom flat	1	1010 sqft			
Frame work with ACP masking (in work area)	Frame work with ACP masking	1	100 cm x 200 cm			
GRAND TOTAL						

NUMBER PLATE FOR APARTMENT						
Number plate for apartment	Number plate in front of each apartment	21	20 cm x 15 cm			
NUMBERING BOARDS FOR APPARTMENT LOBBY	Number board in appartment lobby area	1	140 X 135			
GRAND TOTAL						

Accessory Details

Accessory Name	Brand	Qty	Total	Picture
Orga Tray 570 Silver- 600mm	Hettich	1Unit		 <p>Orga Tray 570 Silver 9134992 Adjustable Partition Cutlery</p>
Cargo Plus Cup & Saucer Inlet- 600mm	Hettich	1Unit		 <p>Cargo Plus 9216619 Cup & Saucer Inlet</p>
Innotech 520mm (50kg)	Hettich	3Unit		 <p>Innotech 520mm (50kg) Full Extn silent for Cutlery, Cup & Saucer, Plate Inlet fixing</p>
Innotech Pot & Pan with Railing- 520mm	Hettich	2Units		 <p>Innotech 520mm (50kg) Full Extn silent with side 2 rails for Pot & Pan usage</p>
Dish Drainer Set -900 mm	Hettich	1Unit		 <p>Cargo Dish rack with draining board 900mm in Overhead Cabin</p>

Accessory Name	Brand	Qty	Total	Picture	
Cargo IQ 300 Bottle Pullout	Hettich	1 Unit		 A three-tier pullout shelf from a refrigerator, holding various bottles of beverages and a carton of milk.	Cargo IQ 300 Bottle Pullout -3 Tier
G Section Rose Gold finish	Hettich	24 Mtr		 A close-up of a modern kitchen cabinet with a dark grey finish and a rose gold pull handle.	G section rose gold finish handles for shutters/drawers
Swing Out waste Bin	Hettich	1 Nos		 A cylindrical stainless steel waste bin with a black interior, mounted on a wall.	Hettich 13 L dust bin with SS body and inner black
Detergent Holder	moda	1 Nos		 A pullout detergent holder with two shelves, holding various cleaning products.	Detergent holder cargo series
Hafele Hinges	Hafele	20 Set		 A set of silver-colored Hafele soft closing hinges.	Hafele soft closing hinges

Base material used in the entire interior work will be as follows

Item	Material Used
Kitchen Cabin and shutters	18mm BWP 710 Marine grade plywood
Wooden components in interior parts	18mm BWP 710 Marine grade plywood
Kitchen shutter finish	Glossy/Wood finish
Glossy/Wood finish	Merino laminates
Tall Unit and Wardrobe shutters	Block board to prevent bending issues
Hinges and Accessories for Kitchen	Hafele and Hettich
Hinges & sliders in interior parts & Lofts	Fluid/Ebco soft closing for all available measurements

SUMMARY

TOTAL FOR 11 NO OF 3BHK APARTMENT	
TOTAL FOR 10 NO OF 2BHK APARTMENT	
TOTAL FOR NUMBER PLATE	
GRAND TOTAL	

I,..... (NAME) here by agree that the work must be completed within the quoted amount . The rate quoted shall be inclusive of all statutory government recoveries like TDS, labour welfare fund, flood cess etc , if any but excluding GST.

SIGNATURE

SIGNATURE

NAME AND ADDRESS OF CONTRACTOR

PRESIDENT

M/s DESINGANADU RAPID
DEVELOPMENT &
ASSISTANCE CO-OPERATIVE
SOCIETY LTD. Q – 1666