

GSTIN- 09ABXFA3913GIZ5

TRANSFORMING DREAMS INTO REALITY
**AS CONSTRUCTION &
INTERIORS**

DHAROGA KHEDA OPP PARTH REPUBLIC KANPUR
ROAD LUCKNOW.

Email: asconstruction&interiors4142@gmail.com

Contact number : +91 8840150695 , +91 7417474142

About Us

AS Construction & Interiors is a Lucknow based construction services company and is a leading builder in diverse market segments like residential, commercial and health care projects in the state of Uttar Pradesh. We offer:

- Construction & Interior Services at affordable rates.
- Flexible Packages
- Financial Assistance to build your homes
- Free maintenance for five years.





VISION & MISSION

Vision

To be the leading provider of innovative construction solutions, setting the highest standards for quality, safety, and sustainability in every project we undertake. We envision a future where our work transforms communities and inspires progress.

Mission

Our mission is to deliver exceptional construction services that exceed client expectations, foster long-term partnerships, and create value for all stakeholders. We are committed to employing cutting-edge technology, fostering a culture of safety, and investing in the professional development of our team to ensure the success of every project we undertake.

C U S T O M I Z E Y O U R O W N P A C K A G E



BASIC

Rs 1200 / SQFT

Structure – Branded and high quality cement, steel and bricks .

* see notes.

STANDARD

Rs 1600 / SQFT

Structure – Branded and high quality cement, steel and bricks .

Bare shell – W/O interior

* see notes.

PREMIUM

Rs 1800 / SQFT

Structure – Branded and high quality cement, steel and bricks.

With interior.

*see notes.

LUXURY

Rs 2000 / SQFT

Structure – Branded and high quality cement steel and bricks.

With interior.

*see notes.

PAYMENT TERMS

Payment terms are linked to progress of construction and are evenly spread across construction period.

1. On signing of contract (as advance): 10%
2. For delivery of Steel and Cement at site (Plinth and up to first floor): 10%
3. For Completion of Plinth: 10%
4. For Completion of Slab: 20%
5. For Completion of Brick Work: 15%
6. For Completion of Electrical & Plumbing: 10%
7. For Completion of Plaster Work: 10%
8. For Completion of Painting & Tiling Work: 10%
9. On Possession: 5%

DD/Cheque should be in favour of 'AS Construction & Interiors. Account details for NEFT/RTGS/IMPS are given below:

NAME: AS CONSTRUCTION & INTERIORS

ACCOUNT NUMBER: 120001175945

ACCOUNT TYPE: CURRENT

IFSC CODE: CNRB0019888

BRANCH: KHURRAM NAGAR LUCKNOW.

- Price list & payment plan can be changed without any prior notice at sole discretion of AS Construction & interiors.
- GST as applicable (i.e. according to Government of India)
- 10% of the total project value will be charged extra in case of cancellation of the agreement or delay in payment.
- If payment is not done on due date then warranty period will not be applicable and 10% interest will be charged on the total amount payable by the customer till date and may result in lieu on your property as per construction law.
- Cost of material is in addition to labor cost indicated in this agreement. Customer may supply the material or may ask AS Construction & interiors to purchase the material. Customer needs to reimburse us for any materials purchased or supplied for use on this work along with transportation and labour charges.
- We give no warranty on material purchased on behalf of customer and no reimbursement will be made for the same under any circumstances (applicable for above 5000 square feet projects).
- Warranty can be claimed only if the contract's (Construction/ Services) full payment has been (contract date) done.
- We have the right to refund a portion of cost in lieu of completion of work or warranty service. Warranty work is to be performed by the original workers, if available.

PROJECT SPECIFICATIONS



Dedication to intricate details defines our project planning, evident in every corner of each apartment built by us. Every feature and specification is meticulously selected with an unwavering commitment, carefully considering housing needs, lifestyle requirements, resilience, longevity, and future maintenance costs.

The comprehensive contract rate per square foot ranges from Rs.13971 to Rs.1950, depending upon factors such as location, plinth area, elevation designs, and roofing patterns chosen for your dream home. Regardless of the rate, the specified features remain consistent. The final rate per square foot can only be determined after finalizing the floor plan and elevation of your envisioned residence.

For further inquiries regarding our rates, please feel free to contact us via call or WhatsApp.

PROJECT SPECIFICATIONS

CIVIL WORK

<ul style="list-style-type: none">• Form Work• Column and Beams• Reinforcement Steel• Concrete• Cement• Masonry• External walls• External Plaster• Internal Plaster• Ceiling Finishing• Water Proofing	<p>Slab shuttering MS plates Plywood sheets attached to timber frames Fe- 415 Grade TMT Bars MS binding wire, Concrete Cover blocks M20/ M25 Designed Mix OPC 53G for Concrete PPC (Portland Pozzolana Cement) for masonry, Plaster for Tiling Class II Red Bricks/ Solid Bricks Internal walls - 150mm 150mm Crushed sand fo jointing mortar External plaster - Cement & Plaster sand using water proofing chemicals Internal plaster (wet areas) -Cement and Plaster sand Ceiling- White cement / Gypsum based putty Chemical Water Proofing</p>
--	--

CAR PORCH AREA

<ul style="list-style-type: none">• Flooring Paver• Utility	<p>Tiles up to Rs 35/sqft Electrical and plumbing points in this area</p>
--	---

ENTRANCE AREA

<ul style="list-style-type: none">• Flooring• Main Door• Door Kit	<p>Polished Marble flooring up to Rs 50/ sqft Wood (Maleshiyan Sakhu) Frame with water proof membrane doors. Main door towel bolts, handles and lock to have Stainless Steel</p>
---	--

STAIR CASE

<ul style="list-style-type: none">• Flooring• Railing	<p>Semi polished Marble (Indian) flooring up to Rs 60/sqft MS Railing</p>
--	---

PROJECT SPECIFICATIONS

TOILET & BATHROOM

- Concealed Pipes
 - Fixtures Sanitary
 - CP fixtures
 - Dado Tiles
 - Floor tile
- Wall concealed CPVC hot and cold lines
EWC (Commode) with PVC Cistern and seat cover, 1 x basin
3-in-1 Mixture and Over head shower
Ceramic floor and wall up to 7 ft height up to Rs 30/sqft
Anti skid Ceramic tiles
(Approx. Rs 15,000/- allowances for bathroom fixtures)

MASTER BED ROOM

- Flooring
- Flooring up to Rs 35/sqft

POOJA ROOM

- Flooring
 - Door
- Marble flooring as per the design up to Rs 60/ sqft
Wooden Door

KITCHEN

- Counter Top
 - Wall tiles
 - Floor tiles
 - Kitchen Sink & Accessories
 - Provision for
- 10 m.m thick Black/Ruby red granite cooking platform up to Rs 120/sqft
Ceramic tiles above 2 ft. Height from kitchen platform up to Rs 30/sqft
2x2 Ceramic tiles up to Rs 35/sqft
Single Sink bowl - SS 304 Faucet & Accessories
Water Purifier, Fridge, Oven & Electric Chimney

LIVING AND DINING

- Flooring
- Flooring up to Rs 35/sqft

PROJECT SPECIFICATIONS

BRANDS

• Steel	Gallant/ Premier/ Kamdhenu
• Cement	Ultratech/ Jaypee/ Birla/Mycem
• Flooring	Kajaria/Johnson/Somany
• Electrical	Havells/Anchor/RR
• Plumbing	CAPi Supreme/ Pray/ Ease
• Paint	Asian/ Birla /JK Paint/ Pixilate/ Berger
• Ceiling Finishing	Birla/ JK Wall putty
• Sanitary & CP Fixtures	Essel/ Pryag/ Others
• Water Proofing	Dr. Fixit/ Sikka

COMMON

• Waterproofing	All terrace and all washrooms - chemical with plastering
• Ceiling	Ground & 1st Floor ceiling upto 10ft height & Basement ceiling will be at 8 feet height (if any)

ELECTRICALS

• Cables	Flame Retardant Copper Wire
• Conduits	Concealed MMS electrical wiring through PVC conduit
• Switches & Sockets	Modular
• Main	ELCB/MCB

PAINTING

• Internal Paint	Oil Bound Distemper (OBD)
• External Paint	Weather Proof, Anti-algae, Anti-fungal, Exterior Emulsion Paint

PROJECT SPECIFICATIONS

DOORS AND WINDOWS

- Main Door Wood (Malaysian Sakhu) Frame & Engineered Door Shutters 30 mm
- Door Kit Main door towel bolts, handles and lock to have Stainless Steel
- Windows Powder Coated Aluminum 19mm series main frame sliding windows with 5 mm clear glass with fixed safety iron grill as per the pattern

BALCONY AND TERRACE

- Flooring Anti skid ceramic tiles for the flooring up to Rs 30/sqft
- Water Tank Overhead tank of 500 Ltrs
- Railing MS Railing

ARCHITECTURAL DETAILS, AREA CALCULATION & EXTRA CHARGES

- Circular/ helical staircase will be charged extra @ Rs 650/sqft.
- Tapered roof area will be charged at Rs 200/sqft.
- Elevations with CNC cutting jalli/ RCC pergolas/ MS pergolas will be charged extra.
- Light Fittings Landscaping, Chimney Stove will be charged extra.
- Compound wall will be charged additional @ Rs 650/sqft based on foundation depth.
- All plumbing and electrical work will be done as per the drawing given by the Architect.
- Architect drawings to be provided in stages to the contracting company during construction which will be a base line for design, material and finishing specifications.
- Measurements for the super built-up area will be taken jointly
- Any other construction build like drain, outer work will be charged upto 70 percent of construction work.
- Any other specifications not exclusively mentioned here means it is additional cost.
- Govt. Taxes Extra.

Why Choose Us??

Features	AS Construction & Interiors	Other Construction Companies
Convenience	100% Responsibility from Plan Approval to Handover	Hassles of managing stakeholders (including plan approval)
Transparency	Transparent at every level (progress, payment, material purchase)	Limited, mostly on trust
Cost	Fixed pre-agreed project cost with standardized packages	No standardized packages
On-Time Completion	Set project schedule tracked & managed, with penalty for delay	Projects often delayed with no progress visibility
Quality of Finish	Strong team of contractors, in-house team of Architects, Engineers, Project managers. Only branded materials used	Unskilled labor force & unmonitored quality of material
Technology	Starting from vendor on-boarding to automated progress report & payment flow	Limited to no use
Safety	Our only goal is to provide security to your family while building a house, that is why we provide 5 years maintenance warranty	Considering own profits

Thank you for choosing AS Construction & Interiors for your project needs. We believe that your experience with our products and services will be nothing short of delightful. Prior to contacting us, we highly recommend acquainting yourself with the instruction manual to ensure a seamless interaction. Here are some general guidelines for your reference:



- This contract holds precedence over any prior agreements or contracts for a period of five (5) years from the date of signing the agreement.
- We stand by our workmanship and offer free repairs or replacements for any defects covered under this contract. Please note that our warranty applies solely to labor and does not extend to material failure, normal wear and tear, unforeseen circumstances ("Acts of God") or change of mind post-approval.
- Please be aware that products from other manufacturers may carry different terms and conditions. However, any products installed by AS Construction & Interiors are covered under our warranty for a duration of five (5) years.



GENERAL GUIDELINES

- We take responsibility for the products installed by us and do not assume any liabilities for products purchased by the customer on his/her own
- Our warranty solely applies to Genuine Products (®), and any repairs conducted under warranty do not extend the original warranty period.
- AS Construction & Interiors will provide the owner with all warranties from vendors and manufacturers of materials and equipment used in the project. We will assist the owner in enforcing these warranties but hold no obligations beyond that.
- With the exception of what is outlined in this agreement, we disclaim all warranties, whether express or implied, including fitness for purpose, merchantability, habitability, or workman like completion.



GENERAL GUIDELINES

- Any modifications made by the customer to our work will void the warranty.
- To make a warranty claim, the owner must submit a clear and specific written complaint within 30 calendar days of discovering defects, along with all relevant documents provided by us.
- Certain repairs are excluded from our warranty, such as roof repairs, leaks, and electrical troubleshooting. Additionally, the selection of color, dye, texture, and style is the sole responsibility of the customer.
- Any changes to the original contract, whether due to additional work or concealed damage, must be documented in writing and signed by the customer.
- Any agreements made beyond this contract without our consent will not be recognized by AS Construction & Interiors.

BUILDING MATERIAL SPECIFICATIONS



Detail of Work	Specifications	Brand Name
RAW MATERIAL		
Steel	Fe-500 Grade TMT Bars	Gallant/ Primer
Cement	PPC (Portland Pozzolana Cement)	ACC/ Ultratech
Brick	Class 1 Red Bricks	
Ceiling	White Cement/ Gypsum based putty	Birla/ JK Putty
Water Proofing	Chemical Water Proofing	Dr. Fixit/Sika
TOILET & BATHROOM		
Pipes & Fittings	Wall Concealed CPVC pipes	Astral/Hindware
Dado/ Wall Tiles	Ceramic Tiles @ 50 Sq.ft, 7' height	Kajaria/Johnson/Somany
Floor Tiles	Anti Skid Tiles @ 50/ Sq.ft	Kajaria/Johnson/Somany
Sanitary & Fixtures	EWC (Commode), Cistern and Seat Cover, 1X Basin, 1 Mixture and Over Head Shower	Jaquar/Johnson
Extra Utility	1X Mirror, 1X Towel Rod, 1XC abinet with laminate finish	

BUILDING MATERIAL SPECIFICATIONS



Detail of Work	Specifications	Brand Name
DOORS & WINDOWS		
Main Door	Hard wood frame with water proof Membrane ISI Approved door 30 mm (Factory Finished)	ISI approved
Door kit	Stainless Steel	ISI approved
Windows	Powder coated aluminium 19 mm series mainframe sliding windows with Mosquito track	Jindal
Outer Window	ISI Approved Jindal 5 mm clear glass with safety iron grill pattern	AIS/ Modigaurd
ELECTRICALS		
Conduits	Concealed wiring works with MMS (Medium Mech Stress)	Supreme/ Cap
Wires & Cables	Grade PVC conduits Copper Flame Retardant Wire	KEI/ Havells/Anchor/RR
Mains	ELCB/ MCB Modular	Havells/Anchor
Switches & Sockets	Concealed wiring works with MMS (Medium Mechanical Stress)	Havells/Anchor/RR

BUILDING MATERIAL SPECIFICATIONS



Detail of Work	Specifications	Brand Name
KITCHEN		
Kitchen Platform	20 mm thick granite top upto Rs 140/sqft	
Dado/Wall Tiles	Ceramic Tiles 2 ft above kitchen platform @ 30/sqft	Kajaria/Johnson/Somany
Modular Kitchen	Modular kitchen with 18mm water proof ply +18mm ply shutters with laminate	
Sink & Accessories	Single sink bowl with stainless steel 304 grade Faucet & accessories @ Rs. 6000	Jaquar/Johnson
FLOORING		
Living & Dining Room	Vitrified Tiles @ 55/ Sqft	Kajaria/Johnson/Somany
Bedroom	Vitrified Tiles @ 55/ Sqft	Kajaria/Johnson/Somany
Parking Area	Antiskid Tiles @ 50/ Sqft	Kajaria/Johnson/Somany
Staircase	Marble @ 90/ Sqft	

BUILDING MATERIAL SPECIFICATIONS



Detail of Work	Specifications	Brand Name
PAINTING		
Internal Paint	Oil Bound Distemper (OBD)	Asian/Pixilate
External Paint	Weather Proof Exterior Emulsion Paint	Asian
ADD ON FEATURES		
Railing (1st floor & above)	Steal Railing in Balcony & Staircase Glass only in Balcony	ISI Mark
Water Tank	2X Water Tank of 500 Ltr	Kajaria/Johnson/Somany
Water Pump	1 X Submersible Pump with 1 HP Motor	Supreme
Ceiling	Designer gypsum false ceiling excluding curves and wooden finish	Crompton
Entrance Lobby	Vitrified Flooring, Ramp for differently able people	Kajaria/Johnson/Somany



BUILDING MATERIAL SPECIFICATIONS



Detail of Work	Specifications	Brand Name
ADD ON FEATURES		
Wardrobe	All bedroom with 18mm commercial ply + Laminate finishes @ 50/sqft (Max. Size:7'x7')	
TV Unit	Designer TV unit in Living Room with 18 mm commercial ply + Laminate finish@ 50/sqft (Max. Size:6'x6')	



Note:

- The specified brands are mentioned to give an indication of the quality we provide.
- In case of unavailability of material of the same brand or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from brand of similar quality level.
- Tiles/ Marble color/ Paint color/ Switches module & color will be based on customer's choice. (Price can be increased/ decrease on the basis of selection of material).

EMI PLAN DETAILS

PLAN NO.	BUILT UP AREA (in sqft)	PACKAGE (in Rs/sqft)	VALUE (in Rs)	ADVANCE PAYMENT 50% (in Rs)	TIME DURATION (in months)	EMI/MONTH (Rs/month)
1	1000	1200	12,00,000	6,00,000	36	16,667
2	1000	1600	16,00,000	8,00,000	36	22,223
3	1000	1800	18,00,000	9,00,000	36	25,000
4	1000	2000	20,00,000	10,00,000	36	27,777

PROJECT ESTIMATE

CIVIL WORK

Rs/sqft

Foundation
Rs 140

Brickwork &
Super Structure
Rs 496

Plastering
Rs 140

Rs 776

FITTINGS

Rs/sqft

Electrical
Fittings

Water Supply
Fittings

Sanitary Fittings

Sewerage

Rs 295

WOODEN

WORK

Rs/sqft

Doors

Windows

Cupboard

Shutter

Iron Grill

Rs 330

FLOORING

Rs/sqft

Rs 75

PAINT

Rs/sqft

Rs 65