

EAP Films and Theaters Limited
No.42, Dr. N M Perera Mawatha,
Colombo 08

10/08/2026

Nimal Construction,
No. 129/4, Madinnagoda,
Rajagiriya.

Dear Sirs,

**LETTER OF AWARD FOR PROPOSED RENOVATION TO THE RENOVATION OF
KITCHEN CONSTRUCTION WORKS AT SAVOY CINEMA NO. 472, GALLE ROAD,
WELLAWATTE**

Following our evaluation process with reference to your closed quotation dated 20/07/2026 submitted for the tender for the above project of EAP Films & Theatres Limited is pleased to award the contract to you for the proposed renovation of the Kitchen Construction works of Roxy Cinema Wellawatta (Savoy Premier) at Roxy Cinema No. 472, Galle Road, Wellawatte and related items subject to the terms and conditions herein stipulated.

1. DEFINITIONS

"EFT"	means EAP Films and Theatres Limited of No. 42, Dr. N M Perera Mawatha, Colombo 08
"The Contractor"	means Nimal Construction, a sole proprietor located at No. 129/4, Madinnagoda, Rajagiriya.
"The Consultant"	means the person/entity who is competent person appointed by EFT and notified to the Contractor who is responsible for administering and supervising the execution of the work. Such person may be an engineer, architect or any other technical person. In the absence of such appointment EFT itself.
"Parties hereto or Parties"	means EFT and the Contractor.
"Project/Works"	means the infrastructure upgrades to the kitchen area at the Site, including but not limited to aluminium door and window works, pantry and kitchen equipment works, masonry and concrete works, floor and wall tiling works, granite countertop works, plumbing, drainage, electrical installations, painting, finishing, and all other ancillary



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works necessary for the proper execution and completion of the Project.

"Site"

means the premises of EFT cinema of Roxy Wellawatta (Savoy Premier) situated at No. Roxy Cinema. 472, Galle Road, Wellawatte.

"Contract Sum"

means the total contract sum of Rupees Two Million Rupees Two Million Four Hundred Thirty-Six Thousand Two Hundred Fifty-Five Only (Rs. 2,436,255.00) excluding VAT and other applicable taxes.

"Defect Liability Period"

means the period of 365 days from the date of commencement of the project and subject to the successful completion of defects rectification as may be certified by the project Consultant and EFT.

Contract Documents

This Letter of Award, together with the Conditions of Contract, Specifications, Drawings, Bill of Quantities, and all other documents forming the Contract, shall constitute the Contract between the Parties.

2. SCOPE OF THE PROJECT

- i. The Contractor is solely responsible for carrying out all work relating to the kitchen construction works at the Site. The Contractor shall be solely responsible for carrying out all works necessary to achieve the objectives of the Project, whether or not expressly requested herein. The Contractor shall liaise with all relevant parties as required for the implementation of the Project and shall cooperate with the officers and the Consultant appointed by EFT.
- ii. The scope of the Project shall comprise the construction and fit-out of the kitchen at the Site, including all associated civil, masonry, plumbing, drainage, waterproofing, tiling, flooring, ceiling, electrical, mechanical, finishing, and ancillary works, together with the supply of all labour, materials, equipment, and services necessary for the proper execution and completion of the kitchen construction works in accordance with the approved drawings, specifications, Bill of Quantities, and the instructions of EFT and the Consultant.

3. TERM OF PROVISION OF SERVICES

- i. The Contractor shall mobilize and commence work at least within 05 days upon receipt of Letter of Award hereof. The Contractor shall handover the completed within 30 days from the date of commencement of work.

4. GENERAL OBLIGATIONS OF THE CONTRACTOR

- i. The Contractor shall ensure that the Project is completed within thirty (30) calendar days from the Commencement Date in accordance with the best workmanship practices.



- ii. The Contractor shall be fully responsible for the execution and completion of the Works in accordance with this LOA and shall ensure compliance with all applicable laws, regulations, and industry standards.
- iii. The Contractor shall appoint a qualified Chartered Engineer to review and approve their drawings, designs, specifications, and related technical documents prepared in connection with the Works and thus such drawings shall be reviewed and approved by the said Chartered Engineer prior to the commencement of any construction or site works.
- iv. The Contractor shall provide the verified drawings and shop drawings by the Chartered Engineer to LCMC Consultancy ("the Consultant") and receive approval for same to commence and carry out the works.
- v. The Contractor shall remain solely responsible for the adequacy, accuracy, and compliance of all works executed under this Agreement.
- vi. The Contractor shall be responsible for coordinating all kitchen construction works and ensuring the proper integration of all building services, including but not limited to plumbing, drainage, electrical, mechanical, ventilation, fire detection and alarm systems, air conditioning (AC), and other related services required for the proper execution and completion of the Project.
- vii. The Contractor shall coordinate with EFT, the Consultant and all other contractors engaged at the Site to ensure that the kitchen construction works are properly integrated with all associated building services and that no interference or delay is caused to other ongoing works.
- viii. The Contractor shall be responsible for carrying out all civil, masonry, structural modifications, waterproofing, plumbing, drainage, floor and wall tiling, flooring, ceiling, partitioning, aluminium door and window works, pantry and kitchen equipment works, vanity works, finishing, and all other ancillary works necessary for the proper execution and completion of the Project in accordance with the approved drawings, specifications, Bill of Quantities, and the instructions of the Consultant.
- ix. The Contractor shall at all times adhere to the guidelines issued by EFT.
- x. The Contractor shall commence the work as stipulated in Clause 3 hereof and shall carry out the works at site from Monday to Sunday during 8.00 am to 10.00 pm. No accommodation will be provided on site for Contractor's workers. However, EFT shall provide storage space, sanitary facilities, water and electricity required for the Contractor's workers and for the execution of the Works.
- xi. The Contractor shall provide all necessary experienced engineering and technical personnel, skilled and unskilled labour, materials, tools, plant, machinery, equipment and all other resources required for the proper execution and completion of the Works in accordance with the approved drawings, specifications, Bill of Quantities and the Consultant's instructions.



- xii. The Contractor shall, at its own cost, employ a suitably qualified Technical Officer on a full-time basis at the Site throughout the duration of the Works.
- xiii. The Contractor shall furnish the following documents to EFT;
i) Immediately Contractor's All Risk Policy, Copies of Workmen Compensation Policy and Plant & Equipment Insurance Cover
- xiv. The Contractor shall ensure completion of all works pertaining to the said Works as per the required specifications and quality of EFT. Any item if considered below standard or quality by EFT shall be replaced by the Contractor at no extra cost to EFT.
- xv. In the event any damage is occasioned to the building structure, fixture or fitting attributable to the negligence of the Contractor and/or its employees, agents and/or any personnel deployed by the Contractor, same shall be repaired or replaced at the cost of the Contractor.
- xvi. The Contractor shall at all times be liable for the safety of all items belonging to the Contractor as well as the inventories handed over by EFT/ Consultant located at the site.
- xvii. The Contractor shall be solely responsible for the correct design of the items/services offered hereunder.
- xviii. The Contractor shall follow the safety regulations and keep the site and surrounding as clean as possible during Works of the Project. The Contractor will ensure that all precautionary measures will be taken to avoid dust emission, noise pollution and/or any such nuisance to the surrounding area of the Site and/or general public.
- xix. The Contractor shall take all necessary precautions to protect the existing building, fixtures, fittings, equipment, furniture and adjacent areas from damage during the execution of the Works. Any damage caused by the Contractor, its employees, agents or subcontractors shall be repaired or replaced by the Contractor at its own cost to the satisfaction of EFT.
- xx. The Contractor shall be provided with below stated facilities;
i) Storage facilities for bulk materials depending on space available within the site
ii) Access to temporary power distribution available within the site
iii) Access to all temporary lighting distribution available within the site
iv) Temporary sanitary services including toilet, washing facilities available at site
v) General security shall be provided.
- xxi. A detailed inventory list required for Project completion must be finalized prior to the commencement of the project in consultation with the Consultant and EFT. The inventory list should be approved by the Consultant. The Project will proceed based on the approved inventory by the Consultant and execution schedule.
- xxii. The Contractor shall remove all debris, surplus materials and any other waste generated from the Works and shall leave the Site in a clean and satisfactory condition prior to handover.



- xxiii. Upon completion of the Works, the Contractor shall carry out all necessary testing and commissioning of the installed services and equipment and demonstrate their satisfactory operation to the Consultant prior to handover.

5. PRICE AND PAYMENT TERMS

- i. The entire Contract Sum shall be Rupees Two Million Rupees Four Hundred Thirty-Six Thousand Two Hundred Fifty-Five Only (Rs. 2,436,255.00) excluding VAT and other applicable taxes.
- ii. Payment of said amount of Rupees Two Million Four Hundred Thirty-Six Thousand Two Hundred Fifty-Five Only (Rs. 2,436,255.00) excluding VAT and other applicable taxes shall be made as follows;
 - A. No advance payment shall be made to the Contractor under this Contract. The Contractor shall mobilize and commence the Works using its own financial resources.
 - B. The Contractor shall submit a progress payment invoice every fifteen (15) calendar days for the value of the Works executed during the relevant period. The quantities and value of the completed Works shall be jointly measured and verified by EFT, the Consultant and the Contractor prior to certification. Upon certification of the relevant invoice by the Consultant, EFT shall make payment of the certified amount within seven (7) calendar days.
 - C. Prior to mobilization and commencement of the Works, the Contractor shall furnish to EFT an unconditional and irrevocable Performance Bond in an amount equivalent to five per cent (5%) of the Contract Sum, issued by a licensed commercial bank acceptable to EFT. The Performance Bond shall remain valid until the expiry of the Defects Liability Period or until the Contractor has duly fulfilled all obligations under this Letter of Award.
 - D. EFT shall deduct retention money at the rate of ten per cent (10%) from each certified progress payment until the cumulative retention amount reaches five per cent (5%) of the total Contract Sum. The retained amount shall be held as security for the due performance of the Contractor's obligations and shall be released upon the successful completion of the Defects Liability Period of three hundred and sixty-five (365) days, provided that all defects have been rectified to the satisfaction of EFT and the Consultant and that no outstanding remedial works remain.
 - E. All payments shall be subject to the submission of the relevant invoices and tax invoices and the Consultant's certification of the works completed under the respective phase.
- iii. The Contract Sum is Rupees Two Million Four Hundred and Thirty-Six Thousand Two Hundred Fifty-Five Only (Rs. 2,436,255.00) excluding VAT and other applicable taxes. The details of the Contract Price are set out in the Contractor's accepted quotation and the Bill of Quantities. This LOA shall be on a Measure and Pay basis, and payment shall be made only for the actual quantities of work properly executed, measured, and certified by the Consultant at the rates set out in the accepted Bill of Quantities.



- iv. Any additional or extra works requested by EFT which are outside the original scope of the Works and the Bill of Quantities shall be valued at the prevailing market rates or such rates as may be mutually agreed between the Parties, subject to the prior written approval of the Consultant and EFT.
- v. The Contractor shall not commence any additional or extra works without first notifying EFT and obtaining the prior written approval of both the Consultant and EFT. No payment shall be made for any additional or extra works carried out without such prior written approval.
- vi. All payments shall be subject to the submission of the relevant invoices and supporting documents as may be required by EFT.
- vii. The Contractor shall NOT be entitled to claim any attendance and coordination fee and no other payment shall be paid from the scope of works.
- viii. No adjustment or additional payment shall be made on account of fluctuations in labour wages, material prices, equipment costs, transportation costs, exchange rates or any other increase in the Contractor's costs, unless otherwise agreed in writing by EFT.

6. ACCEPTANCE CERTIFICATE

- i. Upon the satisfactory completion of the Works in accordance with this Letter of Award and certification by the Consultant that the Works have been completed in accordance with the approved drawings, specifications and the requirements of EFT, EFT shall issue a Practical Completion Certificate to the Contractor. The Defects Liability Period shall commence from the date of such Practical Completion Certificate or the Taking Over of the Works by EFT, whichever is earlier.
- ii. In the event the Contractor fails to rectify any defects or non-conformities within the period specified by EFT, EFT shall be entitled, without prejudice to any other rights or remedies available under this Letter of Award, to carry out or procure the rectification of such defects and recover the costs incurred from the retention money, the Performance Bond or any other sums due or becoming due to the Contractor.

7. WARRANTY

- I. The Contractor shall provide the following warranties in respect of the Works carried out under the Project, covering workmanship, materials and installation, commencing from the date of completion and handover of the Works:
 - A. A warranty of two (2) years in respect of all electrical works;
 - B. A warranty of one (1) year in respect of all kitchen equipment supplied and installed by the Contractor;
 - C. A warranty of two (2) years in respect of all aluminium works; and
 - D. A warranty of five (5) years in respect of the pantry works and any associated wall works carried out under the Project.



- II. During the afore mentioned Defect Liability Period and the Warranty/ Maintenance Period the Contractor shall repair, replace and/or rectify free of charge all manufacturing and/or workmanship defects of the items and/or construction completed/provided by the Contractor.
- III. The Contractor shall readily fulfill any additional requirements of EFT regarding items supplied by the Contractor hereunder at the same rate as those specified in the closed quotation/Bid during the aforementioned Defect Liability Period.
- IV. The Contractor shall undertake to repair/replace all damaged items for a period of One (01) year from the date of expiration of the warranty/maintenance period herein above mentioned, at a mutually agreed price.

8. TRANSFER AND ASSIGNMENT

- I. The Contractor shall not transfer, assign or subcontract this Contract to any other party without the prior written approval of EFT.

9. INDEMNITY

- I. The Contractor shall indemnify EFT and hold EFT, its consultants, employees and agents harmless from and against all losses or exposure by reason of liability imposed by law upon EFT for damages caused to property or persons due to bodily injury including death at any time resulting there from sustained by any person in consequence of the performance of this Work/Project if such injuries to persons or damage to property being worked upon is due to or claimed to be due to the negligence of the Contractor, its employees, sub-employees, sub-contractors or their agents.
- II. The Contractor shall indemnify and hold EFT harmless from and against all injuries sustained due to any reason whatsoever, by its employees, workers, sub-contractors deployed by the Contractor for the said Project during the course of such deployment.
- III. Further the Contractor shall also comply with all applicable labour laws, EPF, ETF, workmen's compensation and occupational safety requirements and shall indemnify EFT against any claims arising therefrom.

10. LIQUIDATED DAMAGES

- I. If the contractor fails to complete the works within the period specified hereof or any extended time period granted for reasons other than those beyond the control of the Contractor or directly and solely attributable to EFT, the Contractor shall pay liquidated damages at the rate of Rs. 2,500/- per day to EFT for any delay in completion of the Works due to reasons attributed to the Contractor. This rate shall apply every calendar day of delay including Saturdays, Sundays and public holidays and may be recoverable by EFT from any moneys owing to the Contractor from EFT.



- I. If either Party is temporarily rendered unable, wholly or in part, by Force Majeure to perform its duties or accept performance by the other Party under this Contract it is agreed that the affected Party shall give notice to the other Party with immediate effect giving full particulars of such Force Majeure.
- II. The duties of such Party as are affected by such Force Majeure shall, with the approval of the other Parties, be suspended during the period of disability so caused, but for no longer period, and such cause shall be removed with all reasonable dispatch.
- III. The term "Force Majeure" as employed herein shall mean acts of God, strikes, lockouts, industrial disturbances, war, blockades, insurrections, riots, epidemics, civil disturbances, explosions, fire, floods, earthquakes, storms, lightning and any other causes similar to the kind herein enumerated which are beyond the control of any Party and which by the exercise of due care and diligence any Party is unable to overcome.

12. WAIVER

- I. The failure by either Party to the Contract to exercise or enforce any right conferred by the Contract shall not be deemed to be a waiver of any such right nor operate so as to bar the exercise or enforcement hereof at any time. Further, no waiver of any term or condition in this Contract by either Party shall be deemed a waiver of any other term or condition.

13. SEVERABILITY

- I. In the event any provision of this Contract including those relating to any limitations of liability or limitation on warranties is held to be invalid or unenforceable, the remaining provisions of this Contract shall remain in full force and effect.

14. ENTIRE CONTRACT

- I. This Contract and the Annexes attached hereto constitutes the complete Contract between the Parties hereto. Any addition, amendment or modification hereto shall be valid and effective only if done in writing signed by the duly authorized representatives of the Parties hereto.

15. TERMINATION

- I. EFT may terminate this Contract if the Contractor breaches any of the terms herein contained and not cured within Fourteen (14) days of notice of the said breach by EFT to the Contractor, unless such time period allowed for curing of the breach is further extended by mutual consent.
- II. Termination of this Contract shall be made without prejudice to the accrued rights and liabilities of the parties at the date of termination, unless waived in writing by the mutual Contract of the parties.



- III. In the event of termination any amounts paid in advance to the Contractor shall be returned to EFT unless work to such value has been completed at the time of termination.
- IV. EFT reserves the right to terminate the contract with or without notice and compensation if:
- A. EFT is not satisfied with the workmanship of the Contractor's work or the materials used do not conform to the specifications or required quality and/or the work is not as per the specifications, drawings or according to the instructions and guidelines issued by EFT.
 - B. The Contractor is found involved in unethical practices.
 - C. The Contractor fails to adhere to the delivery schedule as stipulated hereof.

16. CONFIDENTIALITY

- I. The Contractor shall keep all information including but not limited to all technical details, documentation, design, drawings, development, improvements, processes, know-how and other unpublished information transmitted or made available directly or indirectly to it by EFT.

17. APPLICABLE LAW

- I. This Contract shall be governed by the laws of the Democratic Socialist Republic of Sri Lanka.

18. DISPUTE RESOLUTION

- I. If any dispute or difference whatsoever arises between the parties concerning matters relating to this Contract or any provision thereof, the parties herein shall use their best endeavours to resolve the dispute or difference amicably. Provided however that the Contractor shall not stop and/or slow down and/or affect work at the Site during the period of any such dispute.
- II. Failure to reach an amicable settlement within 30 days from the notice of such dispute by the party who has a dispute to the other party, such dispute shall be settled in the courts of Sri Lanka.

19. NOTICE

- I. Any notice or other information required or authorized by this Contract to be given by either Party to the other may be given by hand or sent (by registered post, facsimile transmission or comparable means of communication) to the other Party to the respective addresses herein mentioned, or to such other address written notice of which has been given.

20. ENTIRE CONTRACT

- I. This Letter of Award together with the Contractor's written confirmation thereof and the closed quotation dated 20/07/2026 shall form a binding contract until such time the formal contract is prepared and executed.



- II. In the event of any inconsistency between the closed quotation dated 20/07/2026 and Letter of Award, latter shall prevail.

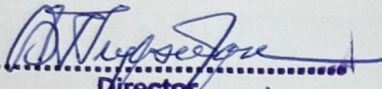
Please acknowledge the receipt of this Letter of Award confirming your unconditional acceptance thereof within three (3) calendar days from the date of this letter.

This Letter of Award together with your written confirmation thereof and your above-mentioned closed quotation dated 20/07/2026 shall form a binding contract until such time the formal contract is prepared and executed.

Yours faithfully,

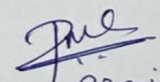
EAP Films and Theatres Limited

**E. A. P. FILMS AND THEATRES
LIMITED - PV 5947 PB**

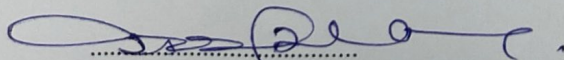

.....
Director

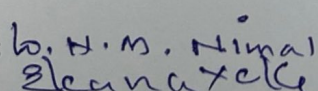
Director

Witness:

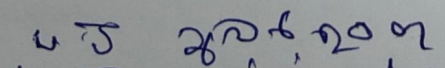
Signature: 
Name: Ramil De Costa
NIC: 199436203746
Address: 167/A, Sviriyama m.w., Divulpitiya, Boralesgamuwa.

For and behalf of the Contractor


.....
Nimal Construction

Name: 
W. H. M. Nimal
129/4, Madinnagoda
Rajagiriya.
Tel; 077 251 6499
VAT. No. 601810433-7000

Witness:

Signature: 
Name: W. Jayasiri
Address: Anurathunga,
25/A6 Walpola Raggaha kinn.

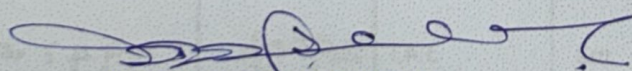
**PROPOSED RENOVATION AND MODIFICATION
FOR SAVOY PREMIERE (ROXY)**

**BILLS OF QUANTITIES
KITCHEN AREA**

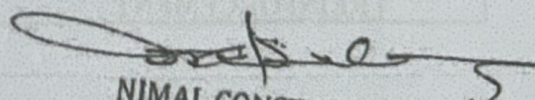
SUMMARY

ITEM	DESCRIPTION	AMOUNT (Rs)
1	Allow Provisions for an Advance Gurantee and a Performance Bond from a Licensed Commercial Bank of Sri lanka and Full Insurance Cover for the project	
A	CONCRETE WORK	186755.00
B	MASONRY WORK	126000.00
C	METAL WORK	692500.00
D	TILING WORK	282000.00
E	WALL FINISHES	256000.00
F	PANTRY AND ROOF REPAIRS (WITH PS)	893000.00
	TOTAL	2436255.00
	ADD - CONTINGENCIES (10%)	243625.50
	VAT 18% (if Applicable)	
	GRAND TOTAL	243625.50

2679880.50



NIMAL CONSTRUCTION
129/4, Madinnagoda
Rajagiriya.
Tel; 077 251 6499
VAT. No. 601810433-7000



NIMAL CONSTRUCTION
129/4, Madinnagoda
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VAT. No. 601810433-7000

ITEM	DESCRIPTION	UNIT	QTY	RATE	Amount
A.1	SECTION A.1 - CONCRETE WORK				
	Rates for all concrete work including curing for specified duration.				
	The Concrete shall be properly cured by covering with an absorbent material and maintained in a wet condition for as long as may be directed by the Engineer and at all times proper and adequate protection is to be provided against rain, heat and drying winds.				
	Rate for concrete work shall include for taking all necessary pre\cautions to under the concrete surfacae with "Polythene" to protect.				
	Grade 25 concrete Insitu reinforced concrete (25 N/mm ² - 20mm) in superstructure, poured into formwork; all in				
A.1.1	Ground floor Concrete with BRCA142 mesh (100mm thk -	m2	5.00	8500/2	42500.00
A.1.2	Tie beams	m3	0.40	44000/2	17600.00
A.1.3	Column	m3	0.40	44000/2	17600.00
A.1.4	Lintel	m3	0.20	44000/2	8800.00
A.2	SECTION A.2 - FORMWORK				86500.00
	Rates for timber formwork shall include for props, supports, cutting and making forms, fixing in position and striking off after specified period				
	All fomwork shall be properly designed and should be sufficiently strong and rigid				
	DPC Level and Superstructure Le				
A.2.1	Sides of tie beams	m2	3.43	2900/2	9947.00
A.2.2	Column	m2	7.32	2900/2	21228.00
A.2.3	Sides of Lintel	m2	2.00	2900/2	5800.00
A.3	SECTION A.3 - REINFORCEMENT				36975.00

	Melwa or equivalent manufactured steel reinforcement or approved equivalent to be used. High yield and mild steel reinforcement bars, all in accordance with drawings and specifications				
	<u>DPC Level and Superstructure Le</u>				
A.3.3	Tie beams	Kg	48.00	560.00	26880.00
A.3.4	Column	Kg	44.00	560.00	24640.00
A.3.5	Lintel	Kg	21.00	560.00	11760.00
TOTAL FOR CONCRETE WORKS CARRIED INTO SUMMARY					63280.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
B	<u>SECTION B - MASONRY WORKS</u> Rates for brick work shall include for lifting all materials to the required levels, scaffoldings and working platforms <u>BLOCK WORK</u>				
B.1	6" Thick Block walls in cement and sand 1:5 motar	m2	30.00	4200.00	
TOTAL FOR CONCRETE WORKS CARRIED INTO SUMMARY					126000.00

Item	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
C	SECTION C - METAL WORK				
	Door				
	Powder Coated aluminum single sash D1 Overall size 3'0" x 7'0" butt hinged openable door with middle rail and fully panelling with polyester coated aluminum composite panel of 0.2mm thick aluminum sheets both sides of total thickness 4mm at top and bottom panel, neoprene and woolled beading, gaskets, pop rivets, threaded bar with nut and approved quality lock, butt hinges, door handle with cap nut. As per the members, sizes and details given in Drawing				
C.1	In Ground floor	Nr	2.00	9500.00	19000.00
	Window				
	Window Type Sliding window; Overall Size 9'-0" x 8'-0" powder coated Aluminium framed Sliding window with 5mm thick Clear float glass as per drawings and fixing with all necessary ironmongeries. (4 Bays)				
C.2	In Ground floor	Nr	1.00	390,000	390,000.00
	Gypsum Ceiling				
	Supply and fixing of concealed type decorative gypsum ceiling using 9mm gypsum board				
C.3	In Ground Floor	m2	12.50	9000.00	112500.00
TOTAL FOR CONCRETE WORKS CARRIED INTO SUMMARY					692500.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
D	SECTION D - TILING				
	Narrow widths, jams, reveals, sills, mouldings measured to plaster area unless otherwise given separately. All bath room, open air terraces, roof terraces to be water proofed as per engineers specifications. All finished floor levels of bath rooms, balconies, roof terraces to be dropped by 50 mm (20) from other areas. All structural slab drops for the above bath rooms, balconies, roof terraces as per Structural engineers details or if not (150mm) drop. Rate shall include for raking out joints of brickwork, hacking concrete for key forming, internal and external angles, forming narrow widths, edges, reveals and making good around pipes 3/4" Thick cement and sand 1:3 render to plinth beams at ground floor				
0.1	FLOOR FINISHES				
	General area Supply and laying of 600MM x 600MM floor tiles for floor; laid with recommended adhesive including 20mm thick cement and sand 1:5 bed with adhesive, finished straight joints pointed with matching tile grout; as per the drawing (Per Tile Cost -)				
1.	In Ground floor	m2	12.50	14000.00	175000.00
	Skirting				
2	Ground floor level	m	13.00	5000.00	65000.00

	Backflash Tiling				
	Supply and laing of 600x300mm Backlash tiling for Lobby area vanity counters wall; laid with recommended adhesive including 20mm thick cement and sand 1:5 bed with adhesive, finished straight joints pointed with matching tile grout ;all complete as per Architect drawing/ instructions. (Per Tile Cost -)				
D.1.3	Ground floor	m2	3.00	14,000.00	42,000.00
TOTAL FOR CONCRETE WORKS CARRIED INTO SUMMARY					282,000.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
E	<u>WALL FINISHES</u>				
	<u>Internal Plastering</u> 16mm thick internal walls plaster in 1:5 cement and sand finished smooth with two coats of skim coat.	m2	32.00	2900.00	92800.00
E.1	In Ground Floor				
	<u>External Plastering</u>				
	20mm thick external walls plaster in 1:5 cement and sand semi rough finish with wooden float to external walls, columns and beams.	m2	32.00	2800.00	89600.00
E.2	In Kitchen area				
	<u>Painting Work</u>				
	<u>Internal painting</u>				
	Prepare Surface and apply two coats of skim coat, one coat of acrylic wall filler and two coats of emulsion paint on internal walls, Columns and beams as per the manufacturers specification.				
E.3	In Ground Floor	m2	32.00	1100.00	35200.00
	<u>External painting</u>				
	Prepare Surface and apply one coat of external primer and two coats of weathersheild paint on external walls, column and beams as per the manufacturers specification				
E.4	In Kitchen area	m2	32.00	1200.00	38400.00
TOTAL FOR CONCRETE WORKS CARRIED INTO SUMMARY					256000.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
F	SECTION F - PANTRY AND ROOF				
	All Prime Costs stated below are subject to adjustment and can be deducted in whole or in part from the contract at the discretion and direction of the Engineer.				
F.1	Supply and Installing Top and bottom Pantry cupboards, and all other necessary quality fittings for the pantry cupboards as per the client requirement.	m	4.60	95000.00	437000.00
F.2	Supply and Installing granite vanity top including casting of concrete with relevant material vanity top to working order.	m2	4.60	60,000.00	276000.00
F.3	Supply and Fixing Kitchen Equipment, Stainless steel Sink and 12" exhaust fan to working order as per the client requirement.	PS			70,000.00
F.4	Supplying and Laying new Water inlet line including all necessary fittings including connecting to water supply main line to working order. Cost to Include Angle valve and other accessories.	PS			20,000.00
F.5	Supplying and Laying waste Water line including all necessary fittings and connecting to external existing waste water line. Cost to include supply and Installing a PVC Gully box and SS cover and relaying/diverting any exiting waster water pipes as necessary.	PS			30,000.00

F.6	Supply and installing new electrical lines to kitchen area including connecting to the Existing electrical distribution board and supplying and installing LED lights to the kitchen area as per the client requirement. Cost to include a separate distribution board for the kitchen areas with all necessary fittings.	PS			40,000.00
F.7	Repairing existing roof area under the proposed kitchen area with necessary material. Lamp sum	m2	12.50	20,000.00 20,000.00 250,000.00	20,000.00 250,000.00
TOTAL FOR CONCRETE WORKS CARRIED INTO SUMMARY					1125000.00