I have given a contract to a local contractor to construct 4 rooms (2 at front side, i.e. one at ground floor and one above it) and (2 at back side, i.e. one at ground floor and one above it which also include attached toilet - bathroom) at a rate of Rs. 1050/- per sq. ft. With material cost, labor cost (which include RCC, brick walls with plaster, flooring, plumbing,electric supply,drainage layouts,doors,sliding windows,painting,tiles in bathroom up to 7 ft.) in short a ready possession. But after constructing RCC of ground floor on both side and building walls(without plaster) the municipal corporation demolish the front side construction stating as illegal construction. And now the work has stopped. So now the contractor is asking for money and had quoted me the rates as follows.

Total construction in details.

I. Front side ground floor:

1. Slab area 15x15 =225 Sq.ft.
2. Left side gallery(balcony) 12x3 =36 Sq.ft.
3. Front side gallery(balcony) 18x3 =54 Sq.ft.

**(225+36+54)=315 Sq.ft.**

1. Brick (6inch) wall of 8 foot height on 3 sides(1st wall 12 foot long,2nd wall 12 foot long and 3rd wall 8 foot long) in which  
   i. 1st wall is complete wall  
   ii. In 2nd wall 6x4 foot area is left empty for window and 3x7 foot area is left empty for door.  
   iii. In 3rd wall 4x4 foot area is left empty for window.

II. Back side ground floor:

1. Slab area 10x15 = 150 sq.ft.
2. Gallery(Balcony) 3.5x10 = 35 sq.ft.  
   **(150+35)=185 Sq.ft.**
3. Brick (6inch) wall of 8 foot height on 3 sides(1st wall 14 foot long,2nd wall 10 foot long and 3rd wall 10 foot long) in which  
   i. In 1st wall 6x4 foot area is left empty for window.  
   ii. In 2nd wall 4x4 foot area is left empty for window and 2.5x7 foot area is left empty for door.  
   iii. 3rd wall is complete wall

III. Back side first floor:

1. 4 columns of 7ft. each.
2. Brick (6inch) wall of 3 foot height on 3 side(1 wall 15 foot long and other 2 of 7 foot long)

Now rate, he quoted me are as follows.

1. 50% of original rate decided i.e. 50% of Rs. 1050/- per sq. ft. = Rs. 525/- per sq. ft.[for RCC construction]
2. 20% of original rate decided i.e. 20% of Rs. 1050/- per sq. ft = Rs. 210/- per sq.ft. [for brick wall construction]
3. 30% rate decided i.e. 50% of Rs. 1050/- per sq. ft. = Rs. 315/- per sq.ft. [for columns constructed on 1st floor at back side]
4. 10 % rate decided i.e. 50% of Rs. 1050/- per sq. ft. = Rs. 105/- per sq.ft.[for brick walls constructed on 1st floor at back side]

So he quoted me a sum of total Rs. 4,38,000/- whereas I have already paid him Rs. 2,10,501/- and as per the contractor’s quotation I have to pay him Rs. 2,27,501/- more.

Can you please help me and let me know if this quotation the contractor quoted me is right.