



Built To Live Realty Development No. 1 LLP

Solitaire World, Level - 7, S.No.36/1/1, Opp. Regency Classic, Mumbai - Bangalore Highway, Pune - 411045., Phone No--67166716,

Purchase Order

Supplier Details

Supplier Name : SB SCAFFOLDING (INDIA) PRIVATE
Address : LIMITED
Floor No.: FIRST FLOOR, Building No./Flat No.:
U-1068, Name Of Premises/Building- Akshar
Business Park, Plot No 03 Sector 25, Vashi, Navi
Mumbai, Dist
Contact Person :
Mobile No. : 8655842262
Phone No. :
Email : swati.k@sbscafform.co.in
PAN No : AARCS0956R
GST No : 27AARCS0956R1ZB

PO Details

PO No. PO-BTLRDLLP-PARIVESH-KD-0133
PO Date 05/09/2025
Delivery Date 24/10/2025
Project Name Solitaire World Kothrud
Company VAT No.
Company PAN No. AAVFB0049D
Company GST No. 27AAVFB0049D1ZJ

Communication/Billing Address

Built To Live Realty Development No. 1 LLP
Solitaire World, Level - 7, S.No.36/1/1, Opp. Regency Classic,
Mumbai - Bangalore Highway, Pune - 411045.

Delivery Address

"Solitaire World Kothrud, Paramhans Nagar, Near Shastri Nagar,
Behind Sai Sayaji CNG Pump
,Kothrud Pune 411038"
Site Contact - 8827372064

List of goods as follow :

S.No	Description Of Goods	Unit	Qty	Rate (INR)	Disc. (%)	Basic Amt (INR)	GST %	GST Amt (INR)	Total (INR)
1	ALUMINIUM FORMWORK SYSTEM WITH ACCESSORIES SRA Building	Sq.Mtr	8,820.00	8,910.00	0.00	7,85,86,200.00	18.00	41,45,516.00	9,27,31,716.00
2	ALUMINIUM FORMWORK SYSTEM WITH ACCESSORIES A Building	Sq.Mtr	5,342.00	8,910.00	0.00	4,75,97,220.00	18.00	35,67,499.60	5,61,64,719.60
		Total :				12,61,83,420.00		2,27,13,015.60	14,88,96,435.60

Transport: 0.00

Loading / Unloading Amount: 0.00

TCS Amount: 0.00

Other Charges 1 0.00

Other Charges 2 0.00

Transport & Other Charges Tax Amount : 0.00

GROSS AMOUNT (INR): 14,88,96,436.00

RUPEES FOURTEEN CRORE EIGHTY-EIGHT LAC NINETY-SIX THOUSAND FOUR HUNDRED THIRTY-SIX ONLY

PO Other Conditions

Terms and Conditions

1. Material Quality

All material supplied shall be free from defects.

Rejected material must be replaced within 4–5 days, at no additional cost to the Client.

2. GST Compliance

The vendor is fully responsible for timely payment of GST as per the GST Act.

If GST is unpaid, the Client reserves the right to recover the applicable amount from the vendor

3. Billing & Documentation

Invoices must be submitted to the Accounts department along with the required checklist.

The GSTIN and HSN code of the material must be clearly mentioned on every invoice.

4. Rate Inclusions

The quoted rate includes designing, manufacturing, supply, packing, and loading of the Alu-form system at the vendor's factory.

It also includes transportation to the Pune project site, along with transit insurance.

5. Accessory List

The Alu-form system must include the following accessories (but not limited to):

Wall/Core/Slab Brackets, Pins (all types), Reusable Pins, Wedges, Wall Ties, Polythene Roll, Rocker & Kicker Nuts/Bolts, Hex Nuts, Flat Washers, Tie Rods, Panel/Tie Pullers, Wing Nuts, Vertical Soldiers, Alignment & Support Walers, Waller Brackets, BKS, Spacers (door, kicker, sunk angle), Joint Bars, Deck Cut-outs, PVC Pipes/Cones, Spring Washers (16mm x 3mm), Push-Pull Props, Drilling Machines, Cutting/Grinding Machines, Blades, Wire Rope, Turnbuckles, etc.

Accessories should suffice for one typical floor unit, as per current drawings.

6. Extra Accessories

An additional Minimum 10% quantity of key accessories (e.g., Round Pins, Wedge Pins, Corrugated Sheet, PVC sleeves/cones, Polythene Roll, Rocker/Kicker Nuts & Bolts, Flat Washers, Reusable Pins, Flat Ties) shall be supplied to account for site wastage

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7. Included Sets

Vendor shall provide two sets of the following items at no extra cost:

Kickers – Shall be considered concrete-contact surface area for measurement and paid as per the AluForm rate agreed.

DP (Deck Prop) – 2nd Set of Props Top Shall be considered concrete-contact surface area for measurement and paid as per the AluForm rate agreed.

BPH (Beam Prop Head) – 2nd Set of Props Top Shall be considered concrete-contact surface area for measurement and paid as per the AluForm rate agreed.

CP (Channel Prop) – 2nd Set of Props Top Shall be considered concrete-contact surface area for measurement and paid as per the AluForm rate agreed.

8. MS Props

Vendor shall provide 2 sets of MS Props (painted) as per formwork erection requirements at site. This is included in the order rate.

If MS drop frames are required (e.g., for sunken toilet portions), they will be measured in sqm and paid of MS which shall be decide later.

9. MS Brackets

Vendor shall provide MS working brackets (painted finish) for two levels.

Platform and safety net are in the Client's scope.

10. Weighment

Final weighment shall be conducted at site or at a Client-approved nearby weighbridge.

11. Unloading & Mathadi

Unloading and Mathadi (labour) shall be under the Client's scope.

12. Fixed Rate Clause

Quoted prices are fixed and valid until full delivery of all ordered materials as per PO.

Reference NALCO Basic Rate: ₹250/kg.

13. Material Specifications

All materials shall conform to specifications mutually agreed between the Client and Vendor, and as defined

in the tender document.

14. BOQ Quantities

BOQ quantities are tentative, based on a typical floor layout, and may vary as per the final approved design.

15. Measurement Mode

Quoted quantities are provisional, subject to final measurement.

Payment will be based on the square meter (m²) area of concrete-contact surface.

Mode of measurement concrete surface area done at site, any delay in miss match panel will be to your account and that need to be arrange in two working days.

Aluminium alloy used shall be 6061-T6 grade.

16. Terms and Conditions (continued)

Aluminium formwork in contact with concrete will be measured and paid as per the unit rate mentioned in the Purchase Order (PO).

17. Grooves

Any aluminium box forming grooves or recesses (e.g., for plumbing in kitchen, bath, or toilet walls) shall be measured in sqm and paid at the same unit rate as the Alu-form system.

18. Design Revisions

No rate revision shall be allowed for any design or elevation changes made prior to shell plan approval, even if internal wall layouts or elevations are altered. Any special additional curvature element shall be considered for the rate revision at actual.

19. Material Condition

All materials supplied by the vendor shall be 100% brand new.

20. Quantity Finalization

The final quantity of formwork material shall be based on the approved shell plan for construction.

21. Mock-up

Vendor shall provide and erect a Mock-up for one flat at the factory or project site, at no additional cost, as required by the Client.

22. TDS

Tax Deducted at Source (TDS) shall be applied as per applicable Government rules and regulations.

23. MTC (Mill Test Certificate)

Vendor shall submit MTC for aluminium raw material along with the delivery of the Alu-form system.

24. Technical Support

Vendor shall deploy minimum one technician per tower for supervising the erection of two typical floors.

Vendor is responsible for training Client engineers and contractors at site during this period.

All costs, including accommodation and deputation, shall be borne by the vendor.

25. Welding Standard

For all standard panels, only Friction Stir Welding (FSW) shall be permitted.

26. System Weight

Aluminium formwork system shall have a minimum weight of 22 kg/sqm ($\pm 3\%$).

27. Aluminium Sheet Thickness

Thickness of the aluminium sheet shall be 4 mm (± 0.2 mm).

28. Rate Revision Based on NALCO Price

Base rate of NALCO: Rs 250/kg.

For every Rs1 change in NALCO rate, system rate shall be adjusted by Rs 22/sqm. Considering 22 Kg wt of system per SqM.

29. Design Load

Wall load: 60 KN

Deck slab load: 10 KN

30. Mock-up at Vendor Factory

If requested by the Owner, vendor shall erect a mock-up for one unit at the factory, at no additional cost.

31. Transportation

All quoted rates shall be inclusive of transportation to site.

32. Performance Monitoring

Owner's team shall visit vendor's factory monthly for:

Monitoring production progress as per planned targets.

Conducting material quality checks.

Vendor shall arrange transportation and stay for the Owner's team.

33. Penalty Clause

If delivery is delayed beyond 75 days from shell plan approval:

0.5% penalty of the order value per week

Capped at 5% of the total order value

Deducted from the retention amount

Warranty for repetition of 150 times minimum, If any welding joint get damage due to manufacture defect that must be resolve or repair at site, if material get delay by 15 days than we will charge 2 % penalty of PO value.

34. Invoicing Format

Vendor shall submit RA bills/invoices in the prescribed format to the Owner.

Negotiated rates are exclusive of GST.

35. GST Line Item

GST must be clearly shown as a separate line item on all invoices, charged at the applicable rate.

36. Buy Back

Buy Back – If Client wish, after complete use of AluForm system, Client can ask vendor to get back all scrape aluminium formwork. Loading and weighing shall be done by vendor at his own. Rate of the scrape shall be as below. (Before Taxes)

Weight of All Aluminium and MS shall be calculated in KG at actual.

Rate of scrape Aluminium shall be considered 75% of NALCO at the time of Buyback. For MS (props / Brackets etc.), rate of MS shall be considered at 75 % of actual MINT rate.

All materials must be thoroughly cleaned by solitaire and to return, Loading, Unloading and Transportation to the vendor factory will be vendor responsibility.

Delivery Address

"Solitaire World Kothrud, Paramhans Nagar, Near Shastri Nagar, Behind Sai Sayaji CNG Pump, Kothrud Pune 411038"

Our Ref

Site Contact Person- Mr. Ronit Gite- 8827372064

Delivery Schedule

1. Shell Plan Submission

Vendor must submit the Shell Plan within 7 days after receiving the Architectural and Framing Plans from the Client.

2. Shell Plan Approval

Client and Vendor shall mutually approve the shell plan within 25 days of PO issuance.

3. Delivery Timeline

Vendor shall complete delivery of all ordered materials, unit-wise, within 60 days post shell plan approval.

4. Unit-wise Delivery

All deliveries shall be done unit-wise, aligned with the project execution schedule.

Project Workflow Timeline for Aluminum Formwork Supply

5. Steps

1. Client issues Purchase Order (PO) to Vendor- Timeline- Day 0

2. Owner shares all GFC Structural, Architectural, and MEP drawings with Vendor- Timeline- Day 1

3. Vendor submits initial Shell Plan to Owner for review- Timeline- Day 7

4. Owner reviews Shell Plan with Structural Consultant and Architect

5. Owner sends formal Shell Plan Approval to Vendor- Timeline- Day 25

Payment term

Payment Terms

a) 10% payment against BG with PO.

b) 10% payment against Undated cheque after shell plan approval.

c) 75% before start of material dispatch from vendors factory and upon material inspection.

d) 5% released after erection of two typical slabs.

e) Joint inspection/verification of materials must be completed prior to BG / cheque handover.

Approved by digitally with the concern of

Name	Date/Time	Current Status	Remarks
Purchase Head(vikas.jadhav)	05/11/2025 18:18:35	Approved	OK
Engineering Head Pune(Sudheeran)	05/11/2025 18:23:44	Approved	ok
Auditor(Auditor)	06/11/2025 17:45:47	Approved	ok

Prepared by

Approve By

Verified By

Accepted By

Atul Shirolkar

Auditor

For Built To Live Realty Development No. 1 LLP

SB SCAFFOLDING (INDIA) PRIVATE L

05/09/2025 14:59:45

06/11/2025 17:45:47

"Kindly Mention Purchase order ID/No on all documents like Delivery Challan/Invoice etc.

18/12/2025 10:29:15

Subject to pune Jurisdiction only"

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