

**SOLITAIRE****Work Order**

WO Date 30/01/2024

WO No. WO -WO-CP&BPL-SW-WORLD-COMMON-BW -2024 -
096-AMD-1

WO Revision 1.00

WO Revision Date 12/12/2025

To,
Pranali Construction Company

11TH FLOOR, FLAT NO 1104, THE
CRYSTAL CASTLE, S.
No. 20/2, DHAYARI, Pune, Maharashtra,
411041

Contact No :
Email: pranaliconstructionco@gmail.com

PAN :No: ADIPH6246C
GST No: 27ADIPH6246C1ZQ
Valid Date: 31/03/2026
Com. Date: 30/01/2024

Company Name :
Classic Promoters and Builders Pvt. Ltd.

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

Site Name : SOLITAIRE WORLD BIBWEWADI
Site Address : Solitaire World, Gangadham Chowk Survey No.
578, Hissa No. 1 /2 & 1/3, Bibwewadi, Pune –
411037

PAN : AABCC1200C
GST No: : 27AABCC1200C1ZN

Subject : Work Order for the proposed RCC Core and Shell Work for Amenity Structure & Clubhouse, Switching Station, Commercial Entrance & Compound Wall -SOLITAIRE WORLD Bibwewadi Pune

Site Contact Person Mr. Devanand Amle : 8390099732

Dear Sir,

This has reference to your offer submitted to us for SOLITAIRE WORLD BIBWEWADI project and our subsequent negotiation meetings, we are immensely pleased to confirm our intention of awarding the captioned subject work to your esteemed organization on the techno-commercial terms & conditions cum stipulations broadly depicted hereunder in the succeeding paragraphs.

Sr.No	Item Description	Qty	Unit	Rate Rs.	GST%	Amount
	SW 02 - Non Tower Area RCC Work					
1	Earth Work Backfilling in site available murum FILLING WITH AVAILABLE MATERIAL Specification :	434.72	Cu.Mtrs	180.00	18	78,249.56
2	Earth Work Rubble soling-Material available at site Rubble Soling - 230mm Available Stone Specification :	1,647.90	SQMT	390.00	18	6,42,679.05
4	Earth Work Antitermite Anti-Termite-CH Specification :	1,647.90	SQM	75.00	18	1,23,592.13
	Earth Work Vapour barrier using LDPE film of 500 micron					
6	Excavation Work Basic Rate Difference LS Specification : Basic rate Differnace	1.00	L.S	12,81,749.00	18	12,81,749.00
7	Excavation in Soil	741.48	Cu.Mtrs	190.00	18	1,40,881.20

	Specification : Excavation in soil - Murum					
8	Hiring Poelain Specification : Hiring Poelain Excavation in hard rock	32.00	HOURS	1,950.00	18	62,400.00
9	PCC Work Plum concrete - M7.5 grade Providing & Laying M7.5 Grade Concrete Plum Specification :	74.75	Cu.Mtrs	5,293.00	18	3,95,661.28
11	PCC Work PCC concrete - M10 grade PCC - M10 (L+M) Specification :	235.51	Cu.Mtrs	5,491.00	18	12,93,203.53
13	RCC Work RCC concrete - M25 grade PLACING OF CONCRETE - M25 Specification :	492.05	Cu.Mtrs	6,045.00	18	29,74,436.81
	RCC Work RCC concrete - M25 grade					
	RCC Work RCC concrete - M25 grade					
15	RCC Work RCC concrete - M25 grade PLACING OF CONCRETE - M25 Specification :	67.07	Cu.Mtrs	5,694.00	18	3,81,882.91
16	RCC Work M35 Rate Difference M35 Rate Difference Specification :	51.33	Cu.Mtrs	600.00	18	30,796.20
17	M35 Rate Difference Specification : RCC Work M35- PT Rate Difference	197.82	Cu.Mtrs	800.00	18	1,58,256.00
18	M35 Rate Difference Specification : RCC Work M35 Rate Difference	128.31	Cu.Mtrs	600.00	18	76,986.00
19	RCC Work Shuttering Shuttering Specification :	2,867.21	SQM	750.00	18	21,50,410.20
20	RCC Work Reinforcement Material Advance Reinforcement Material Advance Specification :	217.10	Mtr.	52,000.00	18	1,12,89,075.20
21	RCC Work Reinforcement Cutting, Bending, Fixing Reinforcement Cutting, Bending, Fixing Specification :	89.62	Mtr.	16,000.00	18	14,33,969.60
22	RCC Work PT WORK POST TENSIONING Specification :	4.12	Mtr.	1,43,000.00	18	5,89,732.00
	RCC Work Coupler for 32 mm diameter					

24	RCC Work Coupler for 25 mm diameter Coupler for 25 mm diameter Specification :	1,020.00	Nos	80.00	18	81,600.00
26	RCC Work Coupler for 20 mm diameter Coupler for 20 mm diameter Specification :	180.00	Nos	53.00	18	9,540.00
	RCC Work Reducer Coupler for 20-25 mm diameter					
	RCC Work Reducer Coupler for 25-32 mm diameter					
28	RCC Work Threading of bars (both side) - 20mm dia Threading of bars (both side) - 20mm dia - L+M Specification :	180.00	Nos	25.00	18	4,500.00
30	RCC Work Threading of bars (both side) - 25mm dia Threading of bars (both side) - 25mm dia - L+M Specification :	1,020.00	Nos	25.00	18	25,500.00
32	COMPOUND WALL RCC WORK RCC M25 Footing/Raft Specification :	109.59	Cu.Mtrs	6,045.00	18	6,62,471.55
33	RCC M25 Footing/Raft Specification : RCC Work RCC concrete - M25 grade Beams	40.49	Cu.Mtrs	5,935.00	18	2,40,308.15
34	RCC Work Reinforcement EXPANSION JOINT WORK Specification : Expansion joint Shalitek board	58.41	Rmt.	2,010.00	18	1,17,404.10
35	M30 Rate Difference Specification :	164.95	Cu.Mtrs	400.00	18	65,980.00
36	RCC Work Reinforcement conventional RCC structure Specification :	89.62	M.T.	68,000.00	18	60,94,160.00
	BBM Work 150mm thick Fly Ash Brick Work					
	BBM Work 100mm thick Fly Ash Brick Work					
	BBM Work 230mm thick Fly Ash Brick Work					
	BBM Work 150mm thick AAC Block Work					
	BBM Work 200mm thick AAC Block Work					
	Internal Plaster Internal back coat Plaster - 12 to 15mm					
	Internal Plaster 12 to 15 mm Single coat plaster					

	External Plaster 25mm thk double coat sponge plaster					
	External Plaster 25mm thk double coat randha plaster					
	External Plaster 12 to 15 mm Single coat plaster					
	Waterproofing Work 1.2mm thick self adhesive HDPE membrane					
	Waterproofing Work Dr.Fixit Samshield XL 1500, 1.5mm thk					
	Waterproofing Work Supply, fixing aluminium termination bar					
	Waterproofing Work HYDROSWELL WATER BARRIER					
37	Electrical Work 25mm dia. LHSFT PVC conduit. 25mm dia. LHSFT PVC conduit. - L+M Specification :	144.81	Rmt.	96.00	18	13,901.28
	Electrical Work 32mm dia. LHSFT PVC conduit.					
	Electrical Work 40mm dia. LHSFT PVC conduit.					
	Machinery Hiring Charges for Earthwork					

		Contract Amount (A)		3,04,19,325.75
		CGST 9% RD		27,37,739.32
		SGST 9% RD		27,37,739.32
		Total GST (B)		5,475,478.64
		Total (A + B)		3,58,94,804.00

AMOUNT IN WORDS:

RUPEES THREE CRORE FIFTY-EIGHT LAC NINETY-FOUR THOUSAND EIGHT HUNDRED FOUR ONLY.

WO Terms And Conditions :

- 1.General :** Any dispute arising out of Local conflict shall be the sole responsibility of the Contractor & the consequences arising out of the same shall needs to be effectively handled by the Contractor including necessary interaction to be made With Local administrative authorities, an aid for its settlement, etc. complete.
- 2.Definitions as applicable to this contract :** Owner / Employer shall mean M/s. Classic Promoters & Builders Pvt Ltd. and shall include their legal representatives, assigns or successors. Contractor shall mean M/s. Pranali Construction Company and shall include their legal representatives, assigns or successors.
- 3.Duration of Work :** Time is the essence of this Contract. Contractor shall complete the entire scope of work within mutually agreed period i.e., within 120 days from the date of readiness & handover the site to the Contractor for Work.
- 4.Payment terms :**
- 1) 5% of Mobilization advance against CBG with Undated cheque
 - 2) Secured Advance - 100% Advance against Material procurement of Reinforcement steel and PT cable to be given against material delivery at site (pro-rata Basis)
 - 3)100 % Payment after completion of work/ RA bill & within 45 days after submission of certified copy of tax invoice in prescribed format with the required back up at Solitaire Head Office Baner.
- 5.Mode of Measurement :** As per IS 1200.
- 6.Water & Electricity :** One-point supply in Owner's Scope at Free of cost & its further distribution as per site requirement shall be in Contractor's scope
- 7.Safety :** Contractor shall ensure that all your Workmen are provided with adequate safety equipment (i.e., PPE – Personal Protective Equipment's with full body harness – which shall largely comprise of IS branded Safety belts, Helmets, etc.) While working Any injury or accident caused to your Workmen will be your sole responsibility and the Consultant(s) / Owner(s) shall not be held responsible for the same.
- 8.Quality :** The Contractor shall strictly adhere to & comply to the quality desired by the Owner and failing to which the

	<p>Owner reserves right to take the necessary actions including the levy of debits, etc. or as deemed suitable by the Owner. Any inferior quality work as pointed out from time to time by EIC shall be made good by the Contractor at his own expenses & no extra payment shall be made to the Contractor for such activity. All the works to be executed shall be strictly as per the Item Specification, Material Specifications and as per mentioned by the Owner & no deviations in the same shall be accepted.</p>
9.Labour :	Labours for all the activities to be arranged and borne by contractor with the necessary required supervision including their food arrangements and accommodation.
10.Indemnity :	The Contractor shall indemnify Owner (s) with his complete Site Staff & staff at the back office as well and hold them harmless against all claims arising out of royalties of materials, taxes and patents payable by the Contractor, compensation payable by the Contractor to their sub-Contractors / personnel, etc. and losses, damages occurred to third party due to Contractors act of sheer negligence or carelessness , accidents/ fatal accidents or any other cause connected with the execution of work under this awarded contract till the entire period of this work.
11.Insurance and Statutory Compliance :	Workmen Compensation, CAR Policy, insurance of Workmen, third party liability insurance cover and all other relevant insurances including Strict observance of PF+ ESIC and labour laws as deemed applicable to this contract shall be under the scope of the Contractor.
12.Jurisdiction :	All disputes arising out of or in connection with this Work Contract shall be deemed to have arisen at Pune and only Courts in Pune shall have an exclusive jurisdiction to determine the same.
13.Liquidated Damages:	<p>a) Contractor shall be obliged to complete the contractual scope within the contractual time frame.</p> <p>a 1) In the event of failure of Contractor to complete the work within the stipulated time period due to reasons solely attributed to the Contractor, the contractor shall be liable to pay a liquidated damages at the rate of 2% (Two percent) of the total contract value per week of delay.</p> <p>a 2) Maximum Liquidated damages shall not exceed 5% of total Contract Value.</p> <p>b) Contractor Shall not be relived from the obligations even in the event of applicability of the said LD, Contractor shall complete the balance work within the time as mutually agreed further by both the parties.</p> <p>c) Any delay attributed to Force Majeure shall not be accounted for while evaluating the repercussion under the clause of Liquidated damages as well as while calculating the incentive as well.</p> <p>d) Similarly, in the event if the cause of delay is solely attributed to the owners cause then same shall be recorded and the necessary time extension will be given to the Contractor.</p>
14.Force Majeure :	<p>For the purpose of this Contract, a force majeure event shall mean an event like An act of god or events beyond the reasonable control of the affected party which could not have been expected to occur, exceptionally adverse weather conditions, lightning, earthquake, cyclone, flood, volcanic eruption, landslide or fire which prevent the Party claiming force majeure (“affected party”) from performing its obligations under this Contract and which act or event is</p> <p>a. beyond the reasonable control of and not arising out of the fault of the affected party and</p> <p>b. the affected party is unable to overcome such act or event by exercise of due diligence, reasonable efforts, skill, and care and</p> <p>c. has a material adverse effect on the Work.</p>
15.Defect Liability Period :	The defect liability period shall be 18 calendar months (which shall include one monsoon) starting from the date of handing over and upon issuance of completion certificate by owners EIC
17.Retention :	5% Retention shall be deducted from each R.A. Bill / Payment and same shall be withheld till Defect liability period and as per instruction by the EIC of Owner.

Avinash.Sutar		For Classic Promoters and Builders Pvt. Ltd.For Pranali Construction Company	
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