



Work Order

WO Date 17/12/2025

WO No. WO -WO-CP&BPL-SW-WORLD-COMMON-BW -2025 -
0175

WO Revision 0.00

WO Revision Date 17/12/2025

To,
Amrith HVAC Systems

G 43, Akshay Complex, Sr. No. 347/2, Near
Hotel Madhuban, Dhole Patil Road, Pune -
411001

Contact No : 9822055496

Email: prashant@amrithenterprises.com

PAN :No: ABBFA6364M

GST No: 27ABBFA6364M1Z5

Valid Date: 01/12/2026

Com. Date: 17/12/2025

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 : HVAC Work at SW1, Solitaire World

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
1	W1 AMENITY AREA - SOLITAIRE WORLD TOWER aluminium powder coated exhaust air disc valve L Specification :	2.00	Nos	231.00	18	462.00
2	aluminium powder coated exhaust air disc valve M Specification :	2.00	Nos	1,062.00	18	2,124.00
3	Aluminium Powder Coated Fresh/Exhaust Air Louvers L Specification : Aluminium Powder Coated Fresh/Exhaust Air Louvers with Cowl and Birdmesh From Inside with all sides flanged.	1.00	SQMT	4,155.00	18	4,155.00
4	Aluminium Powder Coated Fresh/Exhaust Air Louvers M Specification :	1.00	SQMT	19,076.00	18	19,076.00
5	Aluminium Powder Coated Weather Louver for fresh Air L Specification :	1.00	SQMT	1,154.00	18	1,154.00
6	Aluminium Powder Coated Weather Louver for fresh Air M Specification :	1.00	SQMT	8,712.00	18	8,712.00

7	Aluminum powdered coated door transfer non vision grille L Specification :	1.00	SQMT	1,154.00	18	1,154.00
8	Aluminum powdered coated door transfer non vision grille M Specification :	1.00	SQMT	9,954.00	18	9,954.00
9	circular flexible/rigid PVC pipe duct of size 100 mm dia L Specification :	30.00	Rmt.	154.00	18	4,620.00
10	circular flexible/rigid PVC pipe duct of size 100 mm dia M Specification :	30.00	Rmt.	236.00	18	7,080.00
11	circular flexible/rigid PVC pipe duct of size 150 mm dia L Specification :	30.00	Rmt.	154.00	18	4,620.00
12	circular flexible/rigid PVC pipe duct of size 150 mm dia M Specification :	30.00	Rmt.	506.00	18	15,180.00
13	Control Cabling L Specification :	80.00	Rmt.	46.00	18	3,680.00
14	Control Cabling M Specification :	80.00	Rmt.	88.00	18	7,040.00
15	Copper Refnet Joints L Specification :	2.00	Nos	350.00	18	700.00
16	Copper Refnet Joints M Specification :	2.00	Nos	3,479.00	18	6,958.00
17	Copper Refrigerant Piping 12.7 mm dia Soft drawn L Specification :	25.00	Rmt.	108.00	18	2,700.00
18	Copper Refrigerant Piping 12.7 mm dia Soft drawn M Specification :	25.00	Rmt.	683.00	18	17,075.00
19	Copper Refrigerant Piping 15.86 mm dia Soft drawn L Specification :	10.00	Rmt.	108.00	18	1,080.00
20	Copper Refrigerant Piping 15.86 mm dia Soft drawn M Specification :	10.00	Rmt.	976.00	18	9,760.00
21	Copper Refrigerant Piping 19 mm dia Hard drawn L Specification :	15.00	Rmt.	108.00	18	1,620.00

22	Copper Refrigerant Piping 19 mm dia Hard drawn M Specification :	15.00	Rmt.	1,040.00	18	15,600.00
23	Copper Refrigerant Piping 22.2 mm dia Hard drawn L Specification :	15.00	Rmt.	108.00	18	1,620.00
24	Copper Refrigerant Piping 22.2 mm dia Hard drawn M Specification :	15.00	Rmt.	1,140.00	18	17,100.00
25	Copper Refrigerant Piping 6.4 mm dia L Specification :	25.00	Rmt.	108.00	18	2,700.00
26	Copper Refrigerant Piping 6.4 mm dia M Specification :	25.00	Rmt.	383.00	18	9,575.00
27	Copper Refrigerant Piping 9.5 mm dia Soft drawn L Specification :	40.00	Rmt.	108.00	18	4,320.00
28	Copper Refrigerant Piping 9.5 mm dia Soft drawn M Specification :	40.00	Rmt.	533.00	18	21,320.00
29	Cordless Remotes for Indoor units with sensor kit Specification :	3.00	Nos	750.00	18	2,250.00
30	fire retardant canvass connection L Specification :	4.00	Nos	1,308.00	18	5,232.00
31	fire retardant canvass connection M Specification :	4.00	Nos	5,385.00	18	21,540.00
32	flexible duct for connection 100 mm dia L Specification :	10.00	Rmt.	108.00	18	1,080.00
33	flexible duct for connection 100 mm dia M Specification :	10.00	Rmt.	115.00	18	1,150.00
34	flexible duct for connection 150 mm dia L Specification :	10.00	Rmt.	115.00	18	1,150.00
35	flexible duct for connection 150 mm dia M Specification :	10.00	Rmt.	146.00	18	1,460.00
36	Four Way Cassette - Regular Type L Specification :	1.00	Nos	3,600.00	18	3,600.00
37	Four Way Cassette - Regular Type M Specification :	1.00	Nos	38,844.00	18	38,844.00
38	GI Ducting 0 mm to 750 mm - 24 guage L	10.00	SQMT	385.00	18	3,850.00

	Specification :					
39	GI Ducting 0 mm to 750 mm - 24 guage M Specification :	10.00	SQMT	908.00	18	9,080.00
40	Manual Constant flow control valve for fresh air intake L Specification :	3.00	Nos	192.00	18	576.00
41	Manual Constant flow control valve for fresh air intake M Specification :	3.00	Nos	2,000.00	18	6,000.00
42	One Way Cassette Board Room 1.5 TR L Specification :	1.00	Nos	3,600.00	18	3,600.00
43	One Way Cassette Board Room 1.5 TR M Specification :	1.00	Nos	49,054.00	18	49,054.00
44	One Way Cassette Guest Bedroom-1.5 TR L Specification :	1.00	Nos	3,600.00	18	3,600.00
45	One Way Cassette Guest Bedroom-1.5 TR M Specification :	1.00	Nos	49,054.00	18	49,054.00
46	Perforated cable tray 200 mm x 75 mm L Specification :	10.00	Rmt.	154.00	18	1,540.00
47	Perforated cable tray 200 mm x 75 mm M Specification :	10.00	Rmt.	637.00	18	6,370.00
48	Power Cabling between VRV/ VRF Outdoor Unit L Specification :	10.00	Rmt.	62.00	18	620.00
49	Power Cabling Exhaust fan-300 cfm L Specification :	5.00	Rmt.	46.00	18	230.00
50	Power Cabling Exhaust fan-300 cfm M Specification :	5.00	Rmt.	161.00	18	805.00
51	Power Cabling Fresh air Fan with 20u filter- 150 CFM 5 mm L Specification :	5.00	Rmt.	46.00	18	230.00
52	Power Cabling Fresh air Fan with 20u filter- 150 CFM 5 mm M Specification :	5.00	Rmt.	161.00	18	805.00
53	Power Cabling M Specification :	10.00	Rmt.	500.00	18	5,000.00
54	Top Discharge Condensing Unit L Specification :	1.00	Nos	4,500.00	18	4,500.00

	Supply Installation,Testing & Commissioning of modular type Variable Refrigerant Flow/Variable Refrigerant Volume aircooled Outdoor units suitable for cooling only application ,having all hermetically sealed inverter type Scroll Compressor(s), minimum two compressors in suitably rated modules, microprocessor based Controller, Top discharge type condensing unit(s), with R410A Refrigerant,vibration isolators,with suitable foundation etc. complete as required. The unit shall deliver the rated capacity even at 35°C ambient temperature for Ratnagiri peak summer condition without tripping. The unit shall be suitable to work on 400V+/-10%, 3Phase,50Hz AC power supply.The unit shall be filled with first charge of the refrigerant and ready for use as required. The ODU must deliver COP of minimum 4.70 at 50 % load.					
55	Top Discharge Condensing Unit M Specification : Supply Installation,Testing & Commissioning of modular type Variable Refrigerant Flow/Variable Refrigerant Volume aircooled Outdoor units suitable for cooling only application ,having all hermetically sealed inverter type Scroll Compressor(s), minimum two compressors in suitably rated modules, microprocessor based Controller, Top discharge type condensing unit(s), with R410A Refrigerant,vibration isolators,with suitable foundation etc. complete as required. The unit shall deliver the rated capacity even at 35°C ambient temperature for Ratnagiri peak summer condition without tripping. The unit shall be suitable to work on 400V+/-10%, 3Phase,50Hz AC power supply.The unit shall be filled with first charge of the refrigerant and ready for use as required. The ODU must deliver COP of minimum 4.70 at 50 % load.	1.00	Nos	1,68,165.00	18	1,68,165.00
56	topping-up of Refrigerant R410a L Specification :	1.00	Nos	1,108.00	18	1,108.00
57	topping-up of Refrigerant R410a M Specification :	1.00	Nos	6,647.00	18	6,647.00
58	UPVC Drain Piping 25 mm Dia L Specification :	50.00	Rmt.	46.00	18	2,300.00
59	UPVC Drain Piping 25 mm Dia M Specification :	50.00	Rmt.	131.00	18	6,550.00
60	Ventilation fans Exhaust fan 300 CFM,10 mm S.P. L Specification :	1.00	EACH	1,231.00	18	1,231.00
61	Ventilation fans Exhaust fan 300 CFM,10 mm S.P. M Specification :	1.00	EACH	7,617.00	18	7,617.00
62	Ventilation fans Fresh air Fan with 20u filter L Specification :	1.00	EACH	1,923.00	18	1,923.00

63	Ventilation fans Fresh air Fan with 20u filter M Specification :	1.00	EACH	17,311.00	18	17,311.00
64	VRV ODU Pressure Testing & Refrigerant topping up L Specification :	1.00	Nos	3,077.00	18	3,077.00
65	VRV ODU Pressure Testing & Refrigerant topping up M Specification :	1.00	Nos	7,386.00	18	7,386.00
66	VRV/ VRF Outdoor Units Stands L Specification :	1.00	Nos	1,308.00	18	1,308.00
67	VRV/ VRF Outdoor Units Stands M Specification :	1.00	Nos	6,540.00	18	6,540.00

				Contract Amount (A)		6,53,522.00
				CGST 9% RD		58,816.98
				SGST 9% RD		58,816.98
				Total GST (B)		117,633.96
				Total (A + B)		7,71,156.00

AMOUNT IN WORDS:

RUPEES SEVEN LAC SEVENTY-ONE THOUSAND ONE HUNDRED FIFTY-SIX 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.Definations 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. Amrith Enterprises 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 15 days from the date of readiness & handover the site to the Contractor for Work.

4.Payment terms : Supply :
10 % Advance shall be paid along with the W.O Against the Advance Bank Guarantee (ABG). Recovery shall start from 2nd RA-Bill till 70% of work completion
1) 75 % Payment of Supply amount shall be paid after intimation of material delivery on pro rata basis as advance against the Proforma invoice & BG.
2) 15% Payment shall be paid against the installation of supplied material against tax invoice
3) 5% Payment shall be paid after testing and commissioning against tax invoice
4) 5% Payment shall be paid after the handover

Installation

- 1) 90 % payment shall be paid against the installation amount against tax invoice
- 2) 5% payment shall be done against testing and commissioning
- 3) 5% payment shall be done against the handover

5.Mode of Measurement : As per IS 1200.

6.Water & Electricity : One-point supply in Owner's Scope & 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 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

<p>9.Labour :</p> <p>10.Indemnity :</p> <p>11.Insurance and Statutory Compliance :</p> <p>12.Jurisdiction :</p> <p>13.Liquidated Damages:</p> <p>14.Force Majeure :</p> <p>15.Defect Liability Period :</p> <p>16.Termination :</p> <p>17.Retention :</p> <p>18.Others :</p>	<p>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> <p>Labours for all the activities to be arranged and borne by contractor with the necessary required supervision including their food arrangements and accommodation.</p> <p>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.</p> <p>Workmen Compensation,, 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.</p> <p>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.</p> <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> <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> <p>The defect liability period shall be 12 calendar months (which shall include one monsoon) starting from the date of handing over and upon issuance of completion certificate by owners EIC</p> <p>In the event if the Contractor categorically fails to satisfy the Owner's EIC / Principal Contractor with regards to overall quality of the work executed / being executed, deployment of resources in adequate numbers, overall speed of the work & finally about overall completion of the Project, etc. then the Owner reserves the full rights to terminate the contract without assigning any reason by issuing termination 2 no's (two) notices each of 7 days in advance.</p> <p>On such termination, Contractor should be obliged to stop the work and vacate the premises within the stipulated time frame and the Owner is obliged to pay the dues in such stipulated time as agreed by the contractor & towards the work executed till date.</p> <p>Overall, 5% retention shall be deducted from each R.A bill.</p> <p>2.5 % shall be release after virtual completion and against the B.G</p> <p>Balance 2.5% shall be released after completion of DLP period of 12 months</p> <p>Performance Guarantee :5% of Total Contract value in the form of Corporate Guarantee along with the UDC</p>
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sudhir.jadhav For Classic Promoters and Builders Pvt. Ltd. For Amrith HVAC Systems

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