



Work Order

WO Date 23/07/2025

WO No. WO -WO-CP&BPL-SW-WORLD-THREE-BW -2025 -
050-AMD-1

WO Revision 1.00

WO Revision Date 04/12/2025

To,
RUHI ENTERPRISES

Flat no. B-16, 02nd Floor, Wing - B ,
Building :- Palazzo Society, Sr.no. 4/4,
Road :- Undri Road,
Nearby Landmark :- Niyati Ebony,
Sub Locality :- Undri
Town :- Pune.
State :- Maharashtra
Pin Code :- 411 060

Contact No :

Email: himanshu.soni83@yahoo.com

PAN :No: BCJPS5288L

GST No: 27BCJPS5288L1ZO

Valid Date: 31/03/2026

Com. Date: 23/07/2025

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 : WORLD THREE, SW (RESIDENTIAL)

Site Address : Solitaire World, Gangadham Chowk Survey No.
578, Hissa No. 1 /2 & 1/3, Bibwewadi, Pune -
411037

PAN : AABCC1200C

GST No: : 27AABCC1200C1ZN

Subject : Entrance Lobby (Typical Floor) Finishing Work on Labour with Material Basis as per Approved Drawings, Design, and Specification.

Site Contact Person Mr. Prasad Thambad : 9975691653

Dear Sir,

This has reference to your offer submitted to us for WORLD THREE, SW (RESIDENTIAL) 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-comercial terms & conditions cum stipulations broadly depicted hereunder in the succeeding paragraphs.

Sr.No	Item Description	Qty	Unit	Rate Rs.	GST%	Amount
	Typical Lobby Granite dry cladding Work					
1	Granite Cladding Specification :	50.36	SQM	9,545.00	18	4,80,667.11
2	Granite Cladding Specification :	144.53	SQM	6,077.00	18	8,78,316.71

	<p>For Detail Preamble / Dado & Skirting Note Ref. - ANNEXURE A</p> <p>3.03) Indian Marble/ Granite dry cladding</p> <p>1) Providing, cutting and fixing on ply paneling, in proper line, level , plumb and alignment, machine cut and machine polished Marble/ Granite Stone slab Average 16-18mm thick of size as per drawings with marble adhesive of approved make white color like keracoll, Rdex Endura, MYK Laticret or equivalent, with pigmented additives to match the shade of the slab. Cost to be inclusive of hand buffing/cleaning on surface, the cut-out in Marble for providing the lift call button etc.</p> <p>Marble/ Granite Cladding (MIRACLE BEIGE Finish) (Basic rate of Marble/ Granite Rs.125/sft)</p>					
3	<p>Granite Cladding Specification : For Detail Preamble / Dado & Skirting Note Ref. - ANNEXURE A</p> <p>3.03) Indian Marble/ Granite dry cladding</p> <p>2) Providing, cutting and fixing on ply paneling, in proper line, level , plumb and alignment, machine cut and machine polished Marble/ Granite Stone slab Average 16-18mm thick of size as per drawings with marble adhesive of approved make white color like keracoll, Rdex Endura, MYK Laticret or equivalent, with pigmented additives to match the shade of the slab. Cost to be inclusive of hand buffing/cleaning on surface, the cut-out in Marble for providing the lift call button etc.</p> <p>Marble/ Granite Cladding (BRONZE ARMANI MARBLE) (Basic rate of Marble/ Granite Rs.450/sft)</p>	19.95	SQM	11,217.00	18	2,23,829.63
4	<p>Granite Cladding Specification : For Detail Preamble / Dado & Skirting Note Ref. - ANNEXURE A</p> <p>3.03) Indian Marble/ Granite dry cladding</p> <p>2) Providing, cutting and fixing on ply paneling, in proper line, level , plumb and alignment, machine cut and machine polished Marble/ Granite Stone slab Average 16-18mm thick of size as per drawings with marble adhesive of approved make white color like keracoll, Rdex Endura, MYK Laticret or equivalent, with pigmented additives to match the shade of the slab. Cost to be inclusive of hand buffing/cleaning on surface, the cut-out in Marble for providing the lift call button etc.</p> <p>Marble/ Granite Cladding (BRONZE ARMANI MARBLE) (Basic rate of Marble/ Granite Rs.450/sft)</p> <p>RATE DIFFERECE ONLY ON PREVIOUS BILL QUANTITY = 11217.0 - 9545.00 = 1672.00 /-</p>	50.36	SQM	1,672.00	18	84,198.58
	Typical Lobby Aluminum Frame Work					

5	Aluminum Frame Work Specification :	65.66	Sqm	3,800.00	18	2,49,517.50
6	Aluminum Frame Work Specification : For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A 4.01) Aluminum Frame Work 1) Providing and fixing Aluminum Framework - 75 x 50mm x 2mm thk with vertical members at an interval as per the as required at for cladding and horizontal members at an interval 600 C/C, with the Top and Bottom member fixed to Ceiling & Wall respectively. All necessary supports taken from the wall wherever required. Rate to include the scaffolding.	78.87	Sqm	4,241.00	18	3,34,482.58
7	Aluminum Frame Work Specification : For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A 4.01) Aluminum Frame Work 1) Providing and fixing Aluminum Framework - 75 x 50mm x 2mm thk with vertical members at an interval as per the as required at for cladding and horizontal members at an interval 600 C/C, with the Top and Bottom member fixed to Ceiling & Wall respectively. All necessary supports taken from the wall wherever required. Rate to include the scaffolding. RATE DIFFERECE ONLY ON PREVIOUS BILL QUANTITY = 4241.00 - 3800.00 = 441.00 /-	65.66	Sqm	441.00	18	28,957.16
8	Aluminum Frame Work Specification : For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A 4.01) Aluminum Frame Work 2) Providing and fixing Aluminum Framework - 50 x 25mm x 2mm thk with vertical members at an interval as per the as required at for cladding and horizontal members at an interval 600 C/C, with the Top and Bottom member fixed to Ceiling & Wall respectively. All necessary supports taken from the wall wherever required. Rate to include the scaffolding. RATE DIFFERECE ONLY ON PREVIOUS BILL QUANTITY = 4,075.00 - 3300.00 = 775.00 /-	70.31	Sqm	775.00	18	54,492.19
9	Aluminum Frame Work Specification :	7.97	Sqm	5,500.00	18	43,828.40

	<p>For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A</p> <p>4.01) Aluminum Frame Work</p> <p>4.06) Aluminum Bronze Louvers</p> <p>Providing fixing in proper line, level and plumb, custom-designed aluminum bronze louvers, with brushed or anodized finish, for sunshading and aesthetic purposes, as per architectural specifications / approved make on Dry cladding & surface of wall in line, level and plumb etc., all complete as per specifications and direction of Site In charge/Architects. (T section 25 x 30 x 2 MM Horizontal align)</p> <p>Aluminum Bronze Louvers</p>					
10	<p>Aluminum Frame Work</p> <p>Specification :</p> <p>For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A</p> <p>4.01) Aluminum Frame Work</p> <p>2) Providing and fixing Aluminum Framework - 25 x 25mm x 2mm thk with vertical members at an interval as per the as required at for cladding and horizontal members at an interval 600 C/C, with the Top and Bottom member fixed to Ceiling & Wall respectively. All necessary supports taken from the wall wherever required. Rate to include the scaffolding.</p>	84.38	Sqm	3,300.00	18	2,78,437.50
11	<p>Aluminum Frame Work</p> <p>Specification :</p> <p>For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A</p> <p>4.01) Aluminum Frame Work</p> <p>3) Providing and fixing Aluminum c Profile for Door sides . All necessary supports taken from the wall wherever required.</p>	270.00	Rmt.	262.40	18	70,848.00
12	<p>Typical Lobby Ply Paneling Work</p> <p>12 mm thick Ply Paneling</p> <p>Specification :</p>	175.19	Sqm	3,000.00	18	5,25,573.90
13	<p>12 mm thick Ply Paneling</p> <p>Specification :</p> <p>For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A</p> <p>4.02) Ply Paneling Work</p> <p>Providing & fixing in position 12mm thk commercial Bison Board paneling on aluminum framing fixed as per requirement as shown in the drawings. Rate to be inclusive of providing necessary grooves as per details approved drawings.</p>	39.65	Sqm	2,774.00	18	1,09,996.04
	<p>Typical Lobby Trap Door</p>					
14	<p>Trap Door L</p> <p>Specification :</p>	10.80	SQMT	6,500.00	18	70,200.00

	For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A 4.03) Trap Door Providing and fixing Trap door in the false ceiling in 19mm thick marine plywood finished in approved laminate on the exposed side of shutter in approved shade laminate and other in balancing laminate, inclusive of 19mm thick commercial ply framework finished in color polish matching the shade of the laminate. All the edges to be of teak wood lipping and finished in approved melamine. The rate to be inclusive of necessary 19mm thick commercial plywood support from ceiling etc. complete					
	Typical Lobby Luster Paint Wall all floor lift Lobby.					
15	Painting Work - Wall Specification : or Detail Preamble / Painting Work Note Ref. - ANNEXURE A 5.01) Royal Emulsion Paint. (Conforming to IS 15489 Type 1 : 2004)) Providing and applying 2 coat of Royal Emulsion of approved color and shade to internal walls after thoroughly sand papering surfaces to remove dust, dirt etc. and repairing dents, cracks, holes with POP to achieve level surface and finishing with one coats of primer, 2 coat of acrylic putty and 2 coats of paint including cost of material, labour, scaffolding etc. all complete as directed by the Engineer in charge. Rate to include application at all heights and levels, surfaces and textures. Engineer in charges' approval required after each coat. Tenderer to submit sample to the Engineer in charges for approval. 1) Royal Emulsion Paint Wall (all floor lift Lobby)	533.28	Sqm	320.00	18	1,70,649.60
	Typical Lobby Ceiling Paint Work					
16	Painting Work - Wall Specification :	330.00	Sqm	320.00	18	1,05,600.00

	<p>or Detail Preamble / Painting Work Note Ref. - ANNEXURE A</p> <p>5.01) Royal Emulsion Paint. (Conforming to IS 15489 Type 1 : 2004))</p> <p>Providing and applying 2 coat of Royal Emulsion of approved color and shade to internal walls after thoroughly sand papering surfaces to remove dust, dirt etc. and repairing dents, cracks, holes with POP to achieve level surface and finishing with one coats of primer, 2 coat of acrylic putty and 2 coats of paint including cost of material, labour, scaffolding etc. all complete as directed by the Engineer in charge. Rate to include application at all heights and levels, surfaces and textures. Engineer in charges' approval required after each coat. Tenderer to submit sample to the Engineer in charges for approval.</p> <p>2) Royal Emulsion Paint Ceiling Paint (all floor lift Lobby)</p>					
17	<p>Typical Lobby Gypsum Board False Ceiling Work</p> <p>Gypsum Board False Ceiling (L+M) Specification :</p>	77.77	SQM	1,400.00	18	1,08,874.78
18	<p>Gypsum Board False Ceiling (L+M) Specification :</p>	252.31	SQM	1,400.00	18	3,53,234.56

<p>For Detail Preamble / Ceiling Works Note Ref. - ANNEXURE A</p> <p>6.01) Gypsum Board False Ceiling</p> <p>Providing and fixing suspended false ceiling consisting of 10 -12.5mm thick Gypsum board suspended on GI framework with staggered joints. GI framework to consist of GI perimeter channels 0.55mm thick 20mm x 30mm along perimeter of false ceiling of ceiling screw fixed to wall/partition with nylon sleeves and screws @ 600mm c/c. Suspending GI intermediate channels of size 0.9mm thick 45mm x 15mm from the soffit at max dist 1220mm c/c with ceiling angle 0.55mm thick 25mm x 10mm fixed to soffit using proprietary supplied GI cleats and steel expansion fasteners.</p> <p>Ceiling section 0.55mm thick web size 51.5mm and flanges 26mm each and 10.5mm lips are fixed to perpendicular to intermediate channel @ 457mm c/c using connecting clips.</p> <p>10 -12.5mm thk tapered gypsum board (IS 2095-1982) is screw fixed to ceiling section with 25mm drywall screws @ 230mm c/c. Boards to be finished with proprietary supplied jointing tape and jointing compound and sand papered to achieve a smooth and seamless finish.</p> <p>Rate quoted to include all type of verticals, lighting coves and all cut-outs required for light fixtures, smoke detectors and other services cut-outs complete as directed by Architect. (Vendor to account for additional supports as required).</p> <p>Rate quoted to include cost of providing support framework formed of perimeter channels for fixing light fixtures, AC grills/diffusers etc., Also to provide concealed perimeter channel support as required to support modular grid ceiling sections at between gyp board false ceiling and modular grid tile ceiling. etc., all complete as per specifications and direction of Engineer-In-Charge. Mode of measurements to be taken as only plan area and all type of profiles, verticals drops, grid ceiling verticals and lighting cove in the false ceiling are included in quoted rates.</p> <p>Gypsum Board False Ceiling (FOR GYPROC)</p>				
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<p>Typical Lobby Aluminum Frame Work Aluminum Bronze Louvers</p>				
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	<p>Contract Amount (A)</p>	<p>41,71,704.23</p>
	<p>CGST 9% RD</p>	<p>3,75,453.38</p>
	<p>SGST 9% RD</p>	<p>3,75,453.38</p>
	<p>Total GST (B)</p>	<p>750,906.76</p>
	<p>Total (A + B)</p>	<p>49,22,611.00</p>

AMOUNT IN WORDS:
 RUPEES FORTY-NINE LAC TWENTY-TWO THOUSAND SIX HUNDRED ELEVEN 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. RUHI ENTERPRISES and shall include their legal representatives, assigns or successors.
- 3.Duration of Work :** Time is of the essence for this Contract. The Contractor shall complete the entire scope of work within the period mutually agreed upon and signed off with the Project Manager. Or Depends on the work front given by the client's EIC
- 4.Payment terms :**
- 1) Mobilization Advance: - NOT APPLICABLE
 - 2) Advances for Material Procurement: - (Tile & Stone material only - 100% amount.)
An advance payment bill will be issued to the contractor specifically for the procurement of tile and stone materials. This advance will be recovered on a pro-rata basis from the contractor's Running Account (RA) Bills.
 - 3) Recovery of Mobilization and Advance against Material Delivery: -
Recovery of mobilization advances and material advances will begin from the second Running Account (RA) Bill. All outstanding advances will be 100% recovered within the subsequent three RA Bills. Additionally, 100% of the mobilization advance will be recovered once 70% of the total billing has been completed.
 - 4) Performance / Corporate Guarantee: -
A corporate guarantee, representing 5% of the contract value, is required until the completion of works. This guarantee must be in the form of a Letter of Undertaking, supported by a security cheque for an equivalent amount.
 - 5) RA Bills & Period of Bill honoring: -
 - a) Contractor is entitled to raise One bill per Month having min value of bill should be more than/equal to Total cost of contract divided by total contract duration in months.
 - b)100% payment after Running Account (RA) Bills are certified. Payment will be processed within 30 days of submitting a certified tax invoice in the prescribed format with all necessary backup to Solitaire Head Office, Baner
 - 6) Full & Final Bill & its honouring: -
75 days after the date of receipt of Certified copy of Invoice by Client's billing engineer at Head office duly supported with the desired submittals as prescribed by EIC.
- 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.
As per LOI Debits for Safety: -
 - 1) Near miss - Rs. 10000/- per person per incidence.
 - 2) Accident-causing injury / Physical damages - Rs. 35000/- per person per incidence.
 - 3) Fatal Accident - Rs. 1000000/- per person per incidence.
- 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 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.
as per LOI Debits for Quality :-
 - 1) Minor quality defects but repairable - Only Memo cum Warning Letter
 - 2) Moderate defects but repairable - Rs. 10000/- Per incidence
 - 3) Severe defects causing rework - Rs. 25000/- Per incidence
- 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>1) In the event of the Contractor's failure to complete the work within the stipulated time period due to reasons solely attributable to the Contractor, the Contractor shall be liable to pay Liquidated Damages at the rate of INR 50,000/- (Rupees Fifty Thousand Only) per delay Day.</p> <p>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 12 calendar months (which shall include one monsoon) starting from the date of handing over and upon issuance of completion certificate by owners EIC
16. Termination :	<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>
17. Retention :	<p>5% Retention shall be deducted from each R.A. Bill / Payment and same shall be released in two Stages, as Given Below.</p> <p>a) 2.5% shall be released along with the final bill payment after virtual completion of work in written by client's EIC in the client prescribed format.</p> <p>b) The Balance 2.5% shall remain to be withheld until the complete expiry of Defect liability Period (D.L.P.) i.e. 01 Year.</p>
18. Others :	<p>1. DEBIT NOTE : - For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE</p> <p>4.02) Ply Paneling Work Providing & Fixing in position 12mm thk commercial Bison Board paneling on aluminum framing fixed as per requirement as shown in the drawings. Rate to be inclusive of providing necessary grooves as per details approved drawings.</p> <p>RATE DIFFERRECE ONLY ON PREVIOUS BILL QUANTITY (Revised Approved Rate - Old Approved Rate)</p> <p>= 2774.00 - 3000.00 = -226.00/- = 175.1913 sq.m. X -226.00/- = -39,593.23/-</p> <p>2. DEBIT NOTE : - For Detail Preamble /Carpentry Work Note Ref. - ANNEXURE A</p> <p>4.01) Aluminum Frame Work</p> <p>2) Providing and fixing Aluminum Framework - 50 x 25mm x 2mm thk with vertical members at an interval as per the as required at for cladding and horizontal members at an interval 600 C/C, with the Top and Bottom member fixed to Ceiling & Wall respectively. All necessary supports taken from the wall wherever</p>

required. Rate to include the scaffolding.

= Billed Quantity = 84.3750 sq.m.

= Revised Scope Quantity = 70.3125 sq.m.

Difference = 70.3125 sq.m - 84.3750 sq.m. = -14.0625 sq.m.

Debit Amount = -14.0625 sq.m. X 3300.00

= -46,406.25 /-

Total WO value after debit - Rs. 40,85,704.76 /-

Aishwarya.kulkarni

For Classic Promoters and Builders Pvt. Ltd.

For RUHI ENTERPRISES

Created By

Approved By

Authorized Signatory

Authorized Signatory

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