



## Work Order

WO Date 21/06/2025

WO No. WO -CP&BPL-SW-WORLD-PLAZA-BW -2025 - 084-AMD-1

WO Revision 1.00

WO Revision Date 01/12/2025

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: 21/06/2025

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 PLAZA AND SBH, SW (COMMERCIAL)

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

PAN : AABCC1200C

GST No: : 27AABCC1200C1ZN

**Subject : FINISHING WORK FOR WORLD PLAZA & SOLITAIRE BUSINESS HUB, SOLITAIRE WORLD,  
BIBWEVADI, PUNE**

**Site Contact Person** Mr. Devanand Amle : 8390099732

**Dear Sir,**

This has reference to your offer submitted to us for WORLD PLAZA AND SBH, SW (COMMERCIAL) 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
	<b>Granite Flooring -Toilet</b>					
1	<b>Granite Flooring- 3X6mm Epoxy grout (L+M) Specification :</b>	71.64	SQM	2,741.00	18	1,96,365.24

	<p>For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.02) Granite Flooring with Cement Mortar.</p> <p>Providing and laying of 18mm thick finish granite stone slabs in flooring, over a 55mm-60mm average thickness (excluding Granite thickness) bed of cement mortar 1:6 (1Cement:6 - 50% Crushed Sand+50% 6mm grit) including preparing the base surface, applying neat cement slurry @ 2.75 kg. of cement per Sqm of area to receive the mortar bed, fixing each slab with cement paste and grouting joints of approved make and colour matching the shade and colour of the granite slabs, finishing etc. including protecting the flooring with protective bubble sheet overlay till handing over, cleaning ,buffing, all complete as per drawings, technical specifications and direction of Site In charge/Architect. (Sample shall be approved by Architect/Design team)-Granite Flooring conforming to IS Code 14223 (Part-1) : 1995</p> <p>c) P &amp; F Prepolished Granite Flooring in Toilet with 3mm wide X 6mm deep epoxy grout. (Basic rate 90/Sft)</p>					
	<b>Ceramic Tiles -Commercial Floor Corridor Flooring</b>					
2	<p><b>Ceramic Tile Flooring 600X1200mm (L+M)</b>  <b>Specification :</b>  For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.06) Mat finish Ceramic Tiles Flooring with cement mortar (Basic Rate Rs. 55 /Sft)</p> <p>Providing and laying Vitrified tile of sizes 600mmx1200mm of 9mm-10mm thick of approved make selected by Architect for flooring and similar other locations etc. in approved pattern, over 60 to 65mm average thickness (Excluding Tile thickness) bed of cement mortar 1:6 (1 Cement : 6 - 50% Crushed Sand+50% 6mm grit) including preparing the base surface w/o spacers, jointing each tiles with white cement &amp; colour pigments of approved shade, finishing to required level etc including protecting the flooring with bubble sheet till handing over, cleaning approved chemicals, all complete as per specifications and direction of Site Incharge/Architect.</p> <p>1) Commercial Floor Corridor Flooring</p>	316.91	SQM	1,591.00	18	5,04,207.15
	<b>Ceramic Tiles -Lift Lobby - Other than HR tower side</b>					
3	<p><b>Ceramic Tile Flooring 600X1200mm (L+M)</b>  <b>Specification :</b></p>	118.05	SQM	1,591.00	18	1,87,817.55

	<p>For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.06) Mat finish Ceramic Tiles Flooring with cement mortar (Basic Rate Rs. 55 /Sft)</p> <p>Providing and laying Vitrified tile of sizes 600mmx1200mm of 9mm-10mm thick of approved make selected by Architect for flooring and similar other locations etc. in approved pattern, over 60 to 65mm average thickness (Excluding Tile thickness) bed of cement mortar 1:6 (1 Cement : 6 - 50% Crushed Sand+50% 6mm grit) including preparing the base surface w/o spacers, jointing each tiles with white cement &amp; colour pigments of approved shade, finishing to required level etc including protecting the flooring with bubble sheet till handing over, cleaning approved chemicals, all complete as per specifications and direction of Site Incharge/Architect.</p> <p>2) Lift Lobby - Other than Ground Floor HR tower side</p>					
	<b>Ceramic Tile -Refuge Area Flooring</b>					
4	<p><b>Ceramic Tile Flooring 400X800mm (L+M)</b> <b>Specification :</b> For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.07) Mat finish Ceramic Tiles Flooring with cement mortar (Basic Rate Rs. 40 /Sft)</p> <p>Providing and laying Vitrified tile of sizes 400mmx400mm / 400mmx800mm of 9mm-10mm thick of approved make selected by Architect for flooring and similar other locations etc. in approved pattern, over 60 to 65mm average thickness (Excluding Tile thickness) bed of cement mortar 1:6 (1 Cement : 6 - 50% Crushed Sand+50% 6mm grit) including preparing the base surface w/o spacers, jointing each tiles with white cement &amp; colour pigments of approved shade, finishing to required level etc including protecting the flooring with bubble sheet till handing over, cleaning approved chemicals/acid, all complete as per specifications and direction of Site In charge/Architect.</p> <p>2) Refuge Area Flooring</p>	26.57	SQM	1,445.00	18	38,399.00
	<b>Vitrified Tile Flooring -Pantry room</b>					
5	<p><b>Vitrified Flooring 600X600mm (L+M)</b> <b>Specification :</b></p>	11.01	SQM	1,250.00	18	13,762.50

	<p>For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.09) Vitrified tile flooring with cement mortar (Basic Rate Rs. 35/Sft)</p> <p>Providing and laying Vitrified Ceramic tile of sizes 600mm x 600mm and 9mm-10mm thick of approved make &amp; Finish with water absorption less than 0.08%, double charged conforming to IS:15622 (2006) in flooring and similar other locations etc. in approved pattern, over 60 to 65mm average thickness (Excluding Tile thickness) bed of cement mortar 1:6 (1 Cement : 6 - 50% Crushed Sand+50% 6mm grit) including preparing the base surface, joints between tiles w/o spacers jointing each slab with white cement &amp; colour pigments of approved shade, finishing to required level etc including protecting the flooring with Bubble sheet till handing over, cleaning with approved chemicals/acid, all complete as per specifications and direction of Site In charge/Architect.</p> <p>d) Pantry room</p>					
6	<p><b>Vitrified Tile Flooring -Office unit Area</b></p> <p><b>Vitrified Flooring 600X600mm (L+M)</b> Specification :</p>	1,734.24	SQM	1,250.00	18	21,67,800.00
7	<p><b>Vitrified Flooring 600X600mm (L+M)</b> Specification :</p> <p>For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.09) Vitrified tile flooring with cement mortar (Basic Rate Rs. 35/Sft)</p> <p>Providing and laying Vitrified Ceramic tile of sizes 600mm x 600mm and 9mm-10mm thick of approved make &amp; Finish with water absorption less than 0.08%, double charged conforming to IS:15622 (2006) in flooring and similar other locations etc. in approved pattern, over 60 to 65mm average thickness (Excluding Tile thickness) bed of cement mortar 1:6 (1 Cement : 6 - 50% Crushed Sand+50% 6mm grit) including preparing the base surface, joints between tiles w/o spacers jointing each slab with white cement &amp; colour pigments of approved shade, finishing to required level etc including protecting the flooring with Bubble sheet till handing over, cleaning with approved chemicals/acid, all complete as per specifications and direction of Site In charge/Architect.</p> <p>g) Office unit Area</p>	825.90	SQM	1,250.00	18	10,32,373.88
	<b>Ceramic Tile -Retail 1st floor &amp; 28th floor</b>					
8	<p><b>Anti-Skid Ceramic Flooring 600X600mm (L+M)</b> Specification :</p>	170.08	SQM	1,870.00	18	3,18,057.08

	<p>For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.10) Antiskid ceramic tile flooring with cement mortar over Heat Insulation sheet - Open Terrace Flooring</p> <p>Providing and laying Antiskid finish Ceramic tile of sizes 600mm x 600mm and 8mm-10mm thick of approved make &amp; Finish with water absorption less than 0.08%, double charged conforming to IS:15622 (2006) in flooring and similar other locations etc. in approved pattern, over 60 to 65mm average thickness (Excluding Tile thickness) bed of cement mortar 1:6 (1 Cement : 6 - 50% Crushed Sand+50% 6mm grit) including preparing the base surface, joints between tiles w/o spacers jointing each slab with white cement &amp; colour pigments of approved shade, finishing to required level etc including protecting the flooring with Bubble sheet till handing over, cleaning with approved chemicals./acid, all complete as per specifications and direction of Site In charge/Architect.</p> <p>Heat insulation sheet to be provided before laying cement mortar over cleaned slab surface. (Tile Basic Rate Rs. 35/Sft) (Basic rate for heat Insulation membrane Rs. 45/Sft)</p> <p>1) Retail 1st floor &amp; 28th floor top terrace With Insulation As Per IGBC Requirement</p>					
	<b>Ceramic Tile Flooring -Midlanding &amp; Floor landing in stairca</b>					
9	<p><b>Anti-Skid Ceramic Flooring 600X600mm (L+M)</b> <b>Specification :</b> For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.11) Ceramic tile flooring with cement mortar. ( Basic rate Rs. 35/Sft )</p> <p>Providing &amp; laying Antiskid Ceramic tiles of size 600mmx600mm and 8mm thick of approved colour, make with water absorption less than 0.08%, single charged and conforming to IS:15622 in flooring and similar other locations etc. in approved pattern, over 60 to 65mm average thickness (Excluding Tile thickness) bed of cement mortar 1:6 (1 Cement : 6 - 50% Crushed Sand+50% 6mm grit) including preparing the base surface, paper joints between tiles finished with cement grout of approved make finish and shade, finishing to required level etc including tile protection sheets till handing over, cleaning, all complete as per specifications and direction of Site In charge/Architect.</p> <p>a) Midlanding &amp; Floor landing in staircase rooms</p>	104.77	SQM	1,250.00	18	1,30,966.25
	<b>Screed Coat W/P (Avg 50mm thk M20 grade)</b>					
10	<p><b>M20 Grade Screed Waterproofing Plane Area (L+M)</b> <b>Specification :</b></p>	258.72	SQM	500.00	18	1,29,359.00

	<p>For Detail Preamble / Flooring Note Ref. - ANNEXURE A</p> <p>1.12) Screeding.</p> <p>Providing and laying Average 50mm to 60mm thick cement concrete flooring with 1:2:4 cement concrete to laid as approved, to proper level and slope including compactions, to give a smooth and even surface kept ready to take on any type of floor. The rate to include matching the floor levels with the existing floor levels wherever applicable. M Sand to be used instead of River sand. all complete as per specifications and direction of Site In charge/Architect. (RMC M20 Grade Concrete on Site Basic Rate - 3500/Cum)</p> <p>Screeding confirming to IS Code 2571-1970.</p>					
	<b>Ceramic tile dado -3X 6mm deep epoxy grout</b>					
11	<p><b>Ceramic Tile Dado 400X800mm (L+M)</b>  <b>Specification :</b>  For Detail Preamble / Dado &amp; Skirting Note Ref. - ANNEXURE A</p> <p>2.01) Ceramic tile dado with 3mm wide X 6mm deep epoxy grout - (Size: 400mm x 800mm) (Basic rate of tile Rs. 50/sft )</p> <p>Providing &amp; Fixing Dado with 8mm thk Ceramic tiles of size 400x800mm of approved colour, make and size, pattern with water absorption less than 0.08% and conforming to IS:15622 in dado and similar other locations etc. including approved pattern using cement paste, including preparing the base surface, joints between tiles shall have paper joint, jointing each tile with cement epoxy grout of approved make finish and shade, finishing to required level etc including cleaning with approved chemicals, all complete as per specifications and direction of Engineer-In-Charge/Architects.</p>	241.56	SQM	1,748.00	18	4,22,246.88
	<b>Ceramic Tile -Dado work</b>					
12	<p><b>Ceramic Tile Dado 300X600mm (L+M)</b>  <b>Specification :</b>  For Detail Preamble / Dado &amp; Skirting Note Ref. - ANNEXURE A</p> <p>2.02) Ceramic Tile 300 mm X 600 mm - P &amp; F for dado work (Basic rate of Tile Rs 35/Sft)</p> <p>Providing &amp; Fixing Dado with 8mm thk Ceramic tiles of size 600x300mm of approved colour, make and size, pattern with water absorption less than 0.08% and conforming to IS:15622 in dado and similar other locations etc. including approved pattern using cement paste, including preparing the base surface, joints between tiles shall have paper joint, jointing each tile with cement grout of approved make finish and shade, finishing to required level etc including cleaning with approved chemicals, all complete as per specifications and direction of Engineer-In-Charge/Architects.</p>	9.27	SQM	1,210.00	18	11,216.70

	<b>Kotah stone skirting -75mm high</b>					
13	<b>Kota Stone Skirting 75mm (L+M)</b> <b>Specification :</b> For Detail Preamble / Dado & Skirting Note Ref. - ANNEXURE A  2.07) Kota stone skirting  Providing & fixing of Skirting with Prepolished Kota stone slab of uniform thickness of 20mm thk ,fixing to an height of 75mm above finished floor level including necessary cement plastering to walls, cement slurry including chasing the wall wherever necessary and making good plastering at junction, polishing to match the finish of floor, wax polishing, skirting to be fixed flush with finished surface of wall in line and level and 6mm wide groove to be made in wall at the junction of stone and finished surface of wall, including full nosing, champers and edge polishing etc., all complete as per specifications and direction of Site In charge/Architects. Rate should be included the honed finish on epoxied edges and grove also. (Basic rate 40 / Sft considered)	160.50	Rmt.	238.00	18	38,199.00
14	<b>Vitrified Tile skirting -Office area Flooring</b> <b>Vitrified tile Skirting - 75mm (L+M)</b> <b>Specification :</b>	806.96	Rmt.	170.00	18	1,37,183.97
15	<b>Vitrified tile Skirting - 75mm (L+M)</b> <b>Specification :</b> For Detail Preamble / Dado & Skirting Note Ref. - ANNEXURE A  2.08) Vitrified Tile skirting.  Providing & fixing of Skirting with Vitrified Tiles of approved colour, make and size of 75mm high including cement slurry/paste, flush with wall or specified in detail drawing. Joints to be filled with white cement grout to match the tile colour using colour pigments, chiselling wall wherever necessary, curing, acid wash etc., all complete as per specifications and direction of Site In charge/Architect.  a)Vitrified Tile (Basic rate 35 / Sft considered)- Office area Flooring	730.52	Rmt.	170.00	18	1,24,189.03
	<b>Ceramic Tile skirting -Available Room, Administration Room</b>					
16	<b>Ceramic tile Skirting - 75mm (L+M)</b> <b>Specification :</b>	21.60	Rmt.	170.00	18	3,672.00

	<p>For Detail Preamble / Dado &amp; Skirting Note Ref. - ANNEXURE A</p> <p>2.08) Vitrifified Tile skirting.</p> <p>Providing &amp; fixing of Skirting with Vitrifified Tiles of approved colour, make and size of 75mm high including cement slurry/paste, flush with wall or specified in detail drawing. Joints to be filled with white cement grout to match the tile colour using colour pigments, chiselling wall wherever necessary, curing, acid wash etc., all complete as per specifications and direction of Site In charge/Architect.</p> <p>b) Ceramic Tile (Basic rate 35 / Sft considered) -Available Room, Administration Room, Access Lift Lobby, Maintenance Lift Lobbies, Corridor - 2B Mezz Floor, Pantry Room, Store Room, ETC</p>					
	<b>Ceramic Tile skirting -All Levels Top Terrace</b>					
17	<p><b>Ceramic tile Skirting - 75mm (L+M)</b> <b>Specification :</b> For Detail Preamble / Dado &amp; Skirting Note Ref. - ANNEXURE A</p> <p>2.08) Vitrifified Tile skirting.</p> <p>Providing &amp; fixing of Skirting with Vitrifified Tiles of approved colour, make and size of 75mm high including cement slurry/paste, flush with wall or specified in detail drawing. Joints to be filled with white cement grout to match the tile colour using colour pigments, chiselling wall wherever necessary, curing, acid wash etc., all complete as per specifications and direction of Site In charge/Architect.</p> <p>e) Ceramic Tile (Basic rate 35 / Sft considered)-All Levels Top Terrace</p>	<b>39.08</b>	<b>Rmt.</b>	<b>170.00</b>	<b>18</b>	<b>6,643.09</b>
	<b>Vitrified Tile skirting -Balcony &amp; Refuge</b>					
18	<p><b>Vitrified tile Skirting - 75mm (L+M)</b> <b>Specification :</b> For Detail Preamble / Dado &amp; Skirting Note Ref. - ANNEXURE A</p> <p>2.08) Vitrifified Tile skirting.</p> <p>Providing &amp; fixing of Skirting with Vitrifified Tiles of approved colour, make and size of 75mm high including cement slurry/paste, flush with wall or specified in detail drawing. Joints to be filled with white cement grout to match the tile colour using colour pigments, chiselling wall wherever necessary, curing, acid wash etc., all complete as per specifications and direction of Site In charge/Architect.</p> <p>f) Vitrifified Tile (Basic rate 46 40 / Sft considered)-Balcony &amp; Refuge</p>	<b>22.19</b>	<b>Rmt.</b>	<b>180.00</b>	<b>18</b>	<b>3,994.02</b>
	<b>Ceramic Tile skirting -Corridor</b>					
19	<b>Ceramic tile Skirting - 75mm (L+M)</b>	<b>385.51</b>	<b>Rmt.</b>	<b>200.00</b>	<b>18</b>	<b>77,101.60</b>

	<p><b>Specification :</b> For Detail Preamble / Dado &amp; Skirting Note Ref. - ANNEXURE A</p> <p>2.08) Vitrified Tile skirting.</p> <p>Providing &amp; fixing of Skirting with Vitrified Tiles of approved colour, make and size of 75mm high including cement slurry/paste, flush with wall or specified in detail drawing. Joints to be filled with white cement grout to match the tile colour using colour pigments, chiselling wall wherever necessary, curing, acid wash etc., all complete as per specifications and direction of Site In charge/Architect.</p> <p>g)Ceramic Tile (Basic rate 45 55/ Sft considered) -Corridor</p>					
	<b>Granite washbasin counter -600mm</b>					
20	<p><b>Granite-Washbasin counter -600mm Wide (L+M)</b> <b>Specification :</b> For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>3.01) Granite washbasin counter P &amp; F (600mm wide) (Basic rate 90 Rs/Sft)</p> <p>Providing and fixing counter formed using of 16mm thick prepolished granite Top for wash basins with undercarriage of 34mm thk cement mortar 1:6 (1 Cement : 6 Coarse/Crush Sand) supported over one side polished cudappah. The counter to have 75mm high fascia fixed using Araldite epoxy resin &amp; hardener. Counter kadappa to be embedded in the wall for 50mm for support as per detail. Necessary cut-outs to be provided and all cut-outs, exposed edges to be chamfered edge/bull nosing with mirror polished. Cost to also include making necessary cut-outs for taking pipes through counter top for over counter wash basin etc., all complete as per specifications and direction of Site In charge/Architect. Finished platform top to be measured for payment and no deduction shall be made for cut-outs/wash basin. No skirting to be provided at actual over platform.</p>	10.68	Rmt.	3,876.00	18	41,395.68
	<b>Imported Marble washbasin counter -600mm</b>					
21	<p><b>Imported Marble-Washbasin counter -600mm Wide (L+M)</b> <b>Specification :</b></p>	3.66	Rmt.	6,290.00	18	23,021.40

	<p>For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>3.02) Imported Marble washbasin counter (600mm wide)</p> <p>Providing and fixing counter formed using 16mm thick Imported Marble Top for wash basins with undercarriage of 34mm thk cement mortar 1:6 (1 Cement : 6 Coarse/Crush Sand) supported over one side polished cudappah. The counter to have 75mm high fascia fixed using Araldite epoxy resin &amp; hardener. Counter to be embedded in the wall for 50mm for support as per detail. All Imported marble to be mirror polished. Necessary cut-outs for wash basin to be provided and all cut-outs, exposed edges to be chamfered edge/bull nosing with mirror polished. Cost to also include making necessary cut-outs for taking pipes through counter top for over counter wash basin etc., all complete as per specifications and direction of Site In charge/Architect. Finished platform top to be measured for payment and no deduction shall be made for cut-outs/wash basin. No skirting to be provided at actual over platform. Top surface protective bubble sheet to be provided till handing over.</p> <p>b) Imported Marble washbasin counter P &amp; F (600mm wide) (Basic rate 270 Rs/Sft)</p>					
	<b>Granite ledge wall top Sill -150mm</b>					
22	<p><b>Granite-Ledge Wall Top-150mm wide (L+M)</b> <b>Specification :</b> For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>3.04) Granite ledge wall top Sill</p> <p>Providing and laying approved sample of 16mm thick pre-polished machine cut granite stone slab for Granite Ledge wall in single piece with edge chamfered/bull nosing, polishing as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed, 35mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing etc., complete.</p> <p>a) Granite ledge wall top Sill up to 150mm (Basic Rate 90Rs/Sft)</p>	53.13	Rmt.	664.00	18	35,278.32
	<b>Granite ledge wall top Sill - 300mm</b>					
23	<p><b>Granite-Ledge Wall Top-300mm wide (L+M)</b> <b>Specification :</b></p>	5.40	Rmt.	864.00	18	4,665.60

	<p>For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>3.04) Granite ledge wall top Sill</p> <p>Providing and laying approved sample of 16mm thick pre-polished machine cut granite stone slab for Granite Ledge wall in single piece with edge chamfered/bull nosing, polishing as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed, 35mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing etc., complete.</p> <p>b) Granite ledge wall top Sill up to 300mm (Basic Rate 90Rs/Sft)</p>					
	<b>Imported Marble Ledge wall top Sill</b>					
24	<p><b>Imported Marble-Ledge Wall Top-150mm wide (L+M)</b>  <b>Specification :</b>  For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>3.05) Imported Marble ledge wall top Sill up to 150mm</p> <p>Providing and laying approved sample of 16mm thick machine cut Imported marble ledge wall up to 150mm wide in single piece with edge chamfered/bull nosing, polishing as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed, 35mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing and protection with bubble sheet of the polished floor till handing over the building etc., complete.</p> <p>2) Imported Marble ledge wall sill (Basic rate of Imported Marble 270 / Sft)</p>	4.86	Rmt.	1,005.00	18	4,884.30
	<b>Imported Marble Threshold -Lift door</b>					
25	<p><b>Imported Marble Threshold-200mm Wide (L+M)</b>  <b>Specification :</b></p>	24.00	Rmt.	1,171.00	18	28,104.00

	<p>For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>5.06) Imported Marble Threshold for Lift door up to 200mm wide</p> <p>Providing and laying approved sample of 16mm thick machine cut Imported marble door threshold up to 200mm wide in single piece with edge chamfered/bull nosing, polishing as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed of 55 to 60mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing and protection with bubble sheet of the polished floor till handing over the building etc., complete.</p> <p>1) Imported Marble Threshold wall sill (Basic rate of Imported Marble 200 / Sft)-Lift Door 200mm wide</p>					
	<b>Imported Marble Threshold -Toilet Door</b>					
26	<p><b>Imported Marble Threshold-200mm Wide (L+M)</b> <b>Specification :</b> For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>5.06) Imported Marble Threshold for Lift door up to 200mm wide</p> <p>Providing and laying approved sample of 16mm thick machine cut Imported marble door threshold up to 200mm wide in single piece with edge chamfered/bull nosing, polishing as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed of 55 to 60mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing and protection with bubble sheet of the polished floor till handing over the building etc., complete.</p> <p>2) Imported Marble Threshold wall sill (Basic rate of Imported Marble 270 / Sft)-Toilet Door</p>	3.60	Rmt.	1,356.00	18	4,881.60
	<b>Granite sill 200mm wide -Upstand</b>					
27	<p><b>Granite Sill 200mm wide (L+M)</b> <b>Specification :</b></p>	68.18	Rmt.	650.00	18	44,316.35

	<p>For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>5.07) Granite sill on Upstand up to 200mm wide</p> <p>Providing and laying approved sample of 16mm thick machine cut granite stone slab for Granite SILL of 200mm wide with in single piece with edge chamfered/bull nosing, polishing as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed, 35mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing and cleaning etc., all complete as per specifications and direction of Site In charge/Architect.</p> <p>2) Granite Prepolished with 200mm wide. (Basic rate 90/Sft)</p>					
	<b>Granite sill 150mm wide -Upstand</b>					
28	<p><b>Granite Sill 150mm wide (L+M)</b> <b>Specification :</b> For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>5.08) Granite sill on Upstand</p> <p>Providing and laying approved sample of 16mm thick machine cut granite stone slab for Granite SILL in single piece with edge chamfered/bull nosing, polishing as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed, 35mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing and cleaning etc., all complete as per specifications and direction of Site In charge/Architect.</p> <p>1) Polished Granite Sill Patti 150mm wide (Basic rate 90/Sft)</p>	9.09	Rmt.	645.00	18	5,863.05
	<b>Granite sill 100mm wide -Upstand</b>					
29	<p><b>Granite Sill 100mm wide (L+M)</b> <b>Specification :</b> For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>5.08) Granite sill on Upstand</p> <p>Providing and laying approved sample of 16mm thick machine cut granite stone slab for Granite SILL in single piece with edge chamfered/bull nosing, polishing as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed, 35mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing and cleaning etc., all complete as per specifications and direction of Site In charge/Architect.</p> <p>2) Polished Granite Sill Patti 100mm wide (Basic rate 90/Sft)</p>	37.55	Rmt.	570.00	18	21,405.78

	<b>Vetrified Till sill 200mm wide -Upstand</b>					
30	<b>Vitrified Tile Sill 200mm wide (L+M)</b> <b>Specification :</b> For Detail Preamble / Stonework Note Ref. - ANNEXURE A  5.09) Vitrified Tile sill on Upstand up to 200mm wide (Basic rate 35 Rs/Sft)  Providing and laying approved sample of 9mm-10mm thick Vitrified tile for upstand SILL up to 200mm wide as per detailed drawing and/or as directed by the Architects and Project Manager over CM 1:4 bed, 35mm thick. The rate shall include for machine cutting the slabs to required size, cement slurry, pointing with tint white cement to match the colour of the slab, curing and cleaning etc., all complete as per specifications and direction of Site In charge/Architect.	326.94	Rmt.	312.00	18	1,02,004.66
	<b>Imported Marble Door Frame - 200mm wide</b>					
31	<b>Imported Marble Door Jamb-200mm Wide</b> <b>Specification :</b> For Detail Preamble / Stonework Note Ref. - ANNEXURE A  5.11) Imported Marble Jamb for Door Frame (Basic Rate Rs 200/Sft)  Providing and fixing Imported Marble Jamb for lift door of width 200 wide using white cement, inclusive of all necessary joinery in Araldite and cement paste etc. Araldite with the consumption of 0.1 Kg/Rmt. All exposed surfaces and edges to be Kani formed and polished at the junction of stone and finished surface of wall etc. all complete as per specifications and direction of Site In charge/Architect.  Imported Marble Jamb for Door Frame (Basic Rate Rs 200/Sft)	24.00	Nos	4,900.00	18	1,17,600.00
	<b>Kotah stone treads - 300mm wide - Staircase</b>					
32	<b>Kota Stone- Staircase Treade-300mm Wide (L+M)</b> <b>Specification :</b>	295.58	Rmt.	408.00	18	1,20,596.64

	<p>For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>5.15) Cement tile treads (300mm wide)</p> <p>Providing &amp; fixing staircase treads tiles of size 300x750mm and 8mm thick of approved colour, make with water absorption less than 0.08%, and conforming to IS:15622 in flooring and similar other locations etc. in approved pattern, set in cement slurry over 1:6 cement mortar bed of average 35mm thk. Front exposed edges of the tread. Joints to be grouted using approved grout tint. As per detailed drawing. Quoted rate to include the cost of grouting the joints in tint approved grout to match the flooring, curing etc., all complete as per specifications and direction of Engineer-In-Charge.</p> <p>Cement Tile tread (300mm wide Ready to fix) with cement mortar. (Basic rate of Cement Tile tread Rs. 40/Sft.)</p>					
	<b>Kotah stone risers - upto 160mm wide - Staircase</b>					
33	<p><b>Kota Stone-Staircase Riser-160mm Wide (L+M)</b></p> <p><b>Specification :</b></p> <p>For Detail Preamble / Stonework Note Ref. - ANNEXURE A</p> <p>5.16) Cement tile risers (Average 150mm high)</p> <p>Providing &amp; fixing staircase treads tiles of size 150x750mm and 8mm thick of approved colour, make with water absorption less than 0.08%, and conforming to IS:15622 in flooring and similar other locations etc. in approved pattern, set in cement slurry over 1:6 cement mortar bed of average 35mm thk. Front exposed edges of the tread. Joints to be grouted using approved grout tint. As per detailed drawing. Quoted rate to include the cost of grouting the joints in tint approved grout to match the flooring, curing etc., all complete as per specifications and direction of Engineer-In-Charge.</p> <p>Cement Tile Riser (150mm wide Ready to fix) with cement mortar. (Basic rate of Cement Tile tread Rs. 35/Sft.)</p>	295.58	Rmt.	291.00	18	86,013.78
	<b>Gypsum Board Ceiling</b>					
34	<p><b>Gypsum Board False Ceiling (L+M)</b></p> <p><b>Specification :</b></p>	135.09	SQM	1,205.00	18	1,62,783.45

	<p>For Detail Preamble / Ceiling Works Note Ref. - ANNEXURE A</p> <p>4.01) Gypsum false ceiling</p> <p>Providing and fixing suspended false ceiling consisting of 12.5mm thick Gypsum plaster 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>12.5mm thk tapered gypsum plasterboard (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 gypboard 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>1) Project False ceiling</p>					
	<b>Gypsum Board Ceiling - (Moisture resistant)</b>					
35	<p><b>Moisture resistant Gypsum Board False Ceiling (L+M)</b></p> <p><b>Specification :</b></p> <p>For Detail Preamble / Ceiling Works Note Ref. - ANNEXURE A</p> <p>4.02) Same as above item no.7.01 but moisture resistant gypsum board false ceiling.</p>	94.83	SQM	1,700.00	18	1,61,211.00
	<b>Shera Board Ceiling</b>					
36	<p><b>Shera board False ceiling (L+M)</b></p> <p><b>Specification :</b></p>	26.57	SQM	1,632.00	18	43,368.77

<p>For Detail Preamble / Ceiling Works Note Ref. - ANNEXURE A</p> <p>4.03) Shera board false ceiling with staggered joints. (basic rate Rs.45/Sft)</p> <p>Providing and fixing SHERA BOARD plank Ceiling of 200mm wide with staggers joint, suspended false ceiling consisting of 8mm thick shera 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>8mm thk shera board is screw fixed to ceiling section with 25mm drywall screws @ 230mm c/c. Boards to be finished with approved jointing compound and sand papered to achieve a smooth and seamless finish.</p> <p>Rate quoted to include vertical drops 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., all complete as per specifications and direction of Engineer-In-Charge.</p>					
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	<b>Contract Amount (A)</b>	<b>65,50,948.30</b>
	<b>CGST 9% RD</b>	<b>5,89,585.34</b>
	<b>SGST 9% RD</b>	<b>5,89,585.34</b>
	<b>Total GST (B)</b>	<b>1,179,170.68</b>
	<b>Total (A + B)</b>	<b>77,30,119.00</b>

**AMOUNT IN WORDS:**

RUPEES SEVENTY-SEVEN LAC THIRTY THOUSAND ONE HUNDRED NINETEEN 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. Ruhi Enterprise 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 :** Payment Terms  
1. Mobilization Advance - Not applicable

2. PBG: Corporate guarantee from an undated cheque for 5% of the contract value.  
 3. 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.  
 4. (Tile & Stone) material only - 70% on material value after delivery of material (Tiles , Granite & Marble items only) as per PI against the Corporate Guarantee & Undated cheque.

Or

Marble and tile materials will be paid directly to the supplier on behalf of the contractor. The total cost, including taxes, will be recovered from the contractor's Running Account (RA) bill, pro-rata, based on the basic rate.

5. 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. As per IS 1200.

**5.Mode of Measurement :**

**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 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.

**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:**  
 a) Contractor shall be obliged to complete the contractual scope within the contractual time frame.  
 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 day of delay.  
 2) Maximum Liquidated damages shall not exceed 5% of total Contract Value.  
 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.  
 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.  
 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.

**14.Force Majeure :** 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  
 a. beyond the reasonable control of and not arising out of the fault of the affected party and  
 b. the affected party is unable to overcome such act or event by exercise of due diligence, reasonable efforts, skill, and care and  
 c. has a material adverse effect on the Work.

**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

**16.Termination :** 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.

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.

**17.Retention :** 5% Retention shall be deducted from each R.A. Bill / Payment and same shall be released in two Stages, as Given Below.

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.

**18.Others :** b) The Balance 2.5% shall remain to be withheld until the complete expiry of Defect liability Period (D.L.P.)

1. All terms and conditions remain as per the signed Letter of Intent (Ref. WO -CP&BPL-SW-WORLD-PLAZA-BW -2025 - 084)

2. The Contractor shall be responsible for debris generated will be dumped at a given location within project premises. The client shall exclude hauling debris outside of the project campus.

**Amendment**  
**WO Terms &** All the terms and conditions are mandatorily applicable to this amendment as per original Work order No  
**Condition:** Ref. WO -CP&BPL-SW-WORLD-PLAZA-BW -2025 - 084 which is unalter and unchanged up to entire tenure of this contract.

Approved by digitally with the concern of

Name	Date/Time	Current Status	Remarks
Contracts Head(vikas.jadhav)		Approved	OK

Avinash.Sutar

Auditor

For Classic Promoters and Builders Pvt. Ltd.

For RUHI ENTERPRISES

Created By

Approved By

Authorized Signatory

Authorized Signatory

01/12/2025 10:59:4

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