



Work Order

WO Date 02/09/2025

WO No. WO -ACRM-SBH-II-BN -2025 - 051

WO Revision 0.00

WO Revision Date 03/09/2025

To,
CREATIVITY POLYCOATS

Near Sant Dbyaneshwar High School, SR. NO.
202, Shastri Chowk, Alandi Road, Bhosari,
Pune, MH -411039
Contact No : 9011066638
Email: creativitypolycoats@gmail.com
PAN :No: ARNPP7171R
GST No: 27ARNPP7171R1ZN
Valid Date: 31/03/2026
Com. Date: 02/09/2025

Company Name :
Pure Landmarks LLP (AC Realty Market LLP)
Pure Landmarks LLP (11/07/2023)
LEVEL 8, SOLITAIRE WORLD, MUMBAI-BANGALORE
HIGHWAY, BANER, Pune, Maharashtra, 411045

Site Name : Solitaire Business Hub - II
Site Address :

PAN : ABEFA6285C
GST No: : 27ABEFA6285C1ZJ

Subject : Work order for Internal & External Painting work on with material basis

Site Contact Person :

Dear Sir,

This has reference to your offer submitted to us for Solitaire Business Hub - II 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	Internal Paining Works Internal Paint Acrylic Paint with Putty (L+M) Specification : Providing and applying 2 coats of Acrylic Emulsion paint of approved colour and shade to internal walls and ceiling 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 two 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.For Wall 2.For Ceiling	1,744.87	SQM	124.00	18	2,16,363.88
2	External Painting-Apex Paint (2 coat weather shield paint) Specification :	1,851.66	SQM	210.00	18	3,88,848.60

	Providing and applying two coats of approved quality and make Apex exterior emulsion paint (Asian/Berger), finished over 2 coat putty and a coat of exterior apex emulsion primer on all mentioned exterior surfaces in approved shade and colour as per the manufacturers recommendations for the dilution ratio to obtain the desired finish, detailed drawing, design, specifications using roller finish with thoroughly brushing the surface to remove all dirt and remaining all loose powdered materials surface, touchups where required, widening & filling the cracks using crack fill material etc. with taking due care of windows, railings by rapping paper etc. complete including all type of lead, lift, tools & tackles, scaffolding, wastage, cleaning, etc complete all as per drawings or as instructed by Engineer Incharge (EIC).					
3	OBD for ceiling with putty Specification : Providing and applying 2 coats of Acrylic Distemper (OBD) of approved brand and colour to all internal plastered ceiling over 2 coat putty and 1 coat of approved acrylic primer including preparation of surface through cleaning and wetting as per manufacturers specification fully to give a smooth and even surface before and subsequent application and making good all small holes of nails, open joints and minor defects of every kind after application of priming coat, all complete as per specifications and direction of Engineer-In-Charge.	3,754.30	SQM	110.00	18	4,12,973.00
4	OBD for walls with putty Specification : Providing and applying 2 coats of Acrylic Distemper (OBD) of approved brand and colour to all internal plastered ceiling over 1 coat putty and 1 coat of approved acrylic primer including preparation of surface through cleaning and wetting as per manufacturers specification fully to give a smooth and even surface before and subsequent application and making good all small holes of nails, open joints and minor defects of every kind after application of priming coat, all complete as per specifications and direction of Engineer-In-Charge.	14,487.32	SQM	95.00	18	13,76,295.40
5	White wash (L+M) Specification : Providing and applying white wash Existing wall surfaces to be prepared by scraping away any loose particles, dust, etc., by washing and scrubbing and 1 coat of white wash to be applied of snow cem or approved by manufacturer. etc., all complete as per specifications and direction of Engineer-In-Charge. (All the material and application procedure as per the IS 6278 Code of Practice For White Washing and Colour Washing). 1.For Wall 2.For Ceiling	5,541.00	SQM	45.00	18	2,49,345.00
6	External painting works External Painting 3mm Thk Texture - 2 coat Acrylic Paint Specification :	2,273.43	SQM	323.00	18	7,34,317.89

	Providing and applying one coats 3mm thk surface texture and 2 coat of acrylic paint of desired shade at all heights to give an even and uniform shade as per manufacturers specification from approved make or its equivalent. Rate shall include preparation of base surface, watering before and after application, scaffolding, tools and plants etc., all complete as per specifications and direction of Engineer-In-Charge.					
7	Apex Paint (Single Coat) Specification : Providing & applying two coats of approved quality and make single coat Apex exterior emulsion paint (Asian/Berger), finished a coat of exterior apex emulsion primer on all mentioned exterior surfaces in approved shade and colour as per the manufacturers recommendations for the dilution ratio to obtain the desired finish, detailed drawing, design, specifications using roller finish with thoroughly brushing the surface to remove all dirt and remaining all loose powdered materials surface, touchups where required, widening & filling the cracks using crack fill material etc. with taking due care of windows, railings by rapping paper etc. complete including all type of lead, lift, tools & tackles, scaffolding, wastage, cleaning, etc complete all as per drawings or as instructed by Engineer Incharge (EIC). 1.For Wall 2.For Ceiling	3,800.00	SQM	92.00	18	3,49,600.00

		Contract Amount (A)	37,27,743.77
		CGST 9% RD	3,35,496.94
		SGST 9% RD	3,35,496.94
		Total GST (B)	670,993.88
		Total (A + B)	43,98,738.00

AMOUNT IN WORDS:

RUPEES FORTY-THREE LAC NINETY-EIGHT THOUSAND SEVEN HUNDRED THIRTY-EIGHT 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. Pure landmarks LLP and shall include their legal representatives, assigns or successors. Contractor shall mean M/s. Creativity Polycoats 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 :** 100 % Payment after completion of work & within 30 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 & 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.
 - 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.
 - a 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.
- 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 withheld till Defect liability period and as per instruction by the EIC of Owner.

Amendment

WO Terms & Condition: All the terms and conditions are mandatorily applicable to this amendment as per original Work order No WO-CP&BPL-SW-__-__-2020-__ 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

koustubh Auditor For Pure Landmarks LLP (AC Realty Market For CREATIVITY POLYCOATS LLP)

Created By 03/09/2025 17:51:2 **Approved By 16/09/2025 15:53:20** **Authorized Signatory** **Authorized Signatory**