



Work Order

WO Date 22/06/2023

WO No. WO -WO-CP&BPL-SW-WORLD-COMMON-BW -2023 - 081

WO Revision 0.00

WO Revision Date 22/06/2023

To,
VRU Facade Engineering Pvt. Ltd.

Millenium Business Park, Unit No. 07,
Building No-02, Sector No-3, Mahape, Navi
Mumbai
Contact No : 9967493266
Email:

PAN :No: AAGCV1894A
GST No: 27AAGCV1894A1ZB
Valid Date: 01/11/2025
Com. Date: 22/06/2023

Company Name :
Classic Promoters and Builders Pvt. Ltd.

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

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

PAN : AABCC1200C
GST No: : 27AABCC1200C1ZN

Subject : Work Order for Façade Consultancy services provided for Solitaire World, all Residential Towers at Bibwewadi, Pune

Site Contact Person Mr. Devanand Amle : 8390099732

Dear Sir,

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

Sr.No	Item Description	Qty	Unit	Rate Rs.	GST%	Amount
1	Facade Consultant for Residential Towers Consultancy For Facade Design Services Specification :	1.00	Lumsum	6,00,000.00	18	6,00,000.00
				Contract Amount (A)		6,00,000.00
				CGST 9% RD		54,000.00
				SGST 9% RD		54,000.00
				Total GST (B)		108,000.00
				Total (A + B)		7,08,000.00

AMOUNT IN WORDS:

RUPEES SEVEN LAC EIGHT THOUSAND ONLY.

WO Terms And Conditions :

1.General : 1. SCOPE OF WORK
Façade Design Consultant shall render services –as stated in subsequent paragraph hereunder
Façade Design Consultancy Services for the envisaged scope of work for the below mentioned areas –
1. Solitaire World, Residential Towers – World One, World Two, World Three and World Four.
The above work includes stages such as concept – Preliminary design phase, schematic & design development detailing, Tender stage, working drawing stage, testing / installation & finally completion and handover inspection etc. complete including providing the necessary assistance cum guidance time to time to

execution team in order to achieve the planned desired result with complete coordination with Owner and Owner appointed consultants for the Project.

The Scope of Services shall include but not limited to the following: -

Design, Consult & Coordinate with our Principal Architect cum Consultant, Structural Designer & all other stakeholders of Solitaire World at Bibwewadi Project for efficient & sustainable Façade system and providing necessary inputs, site visits, meetings etc. pertaining to it along with but not limited to the following: -

****Conceptual Design stage: -**

During- concept design Consultant provides the design inputs during early schematic stage to the owner, which helps in evaluating the performance criteria of the façade. This includes evaluating the feasibility of the design options, which could avoid surprises in the later phase of the design, such as conditions where the façade could not be practically workable, or its installation could incur high cost and avoiding crucial design changes in the later stages.

Deliverables: -

>Review and understanding of the architectural drawings pertaining to the feasibility of the Façade elements design intent.

>Calculation of wind pressure based on local wind code and review of wind tunnel test report wherever required.

> Review of Architectural façade modulation with respect to market availability of the material used, considering the wastage factor.

>Proposing suitable system for façade elements.

>Preparation of concept drawings based upon the Architect's intent drawings.

>Providing multiple options for Façade system with the total cost incurred for each option.

>Preparation of Preliminary Structural Calculation.

> Preparation of detailed technical Specification.

> Design Development stage: -

During this stage Consultant develop typical design details for all the faced elements involved in the project, in accordance with structural integrity, local code requirements, smoke and fire stop, air and water infiltration etc.

*Deliverables :-

>Typical system design details (elevation, plans, sections, part elevations and details) for all façade elements.

>Façade budgetary cost estimate.

> Project specific design brief report.

**** Tendering stage: -**

Consultants prepare a set of tender drawings and contract documents for the façade work, to be issued as tenders to the participating bidders, this includes façade system details of each and every façade wall type, technical performance specification, bill of quantities and conditions of contract in accordance with local norms. The tendering set has sufficient information regarding the façade scope and performance.

Deliverables:-

Preparation of detailed tender drawings.

>Preparation of schedule of quantities with schedule of rates.

>Preparation of façade technical performance specification.

>Review tender submitted by bidders and prepared technical and commercial comparative matrix.

>Participate in technical tender interview for assessing the Bidder's understanding of the project.

>Pre tendering site visit for technical evaluation of bidders for project specific pre-qualification requirements.

****VMU and PMU stage :-**

After the award of Contract Consultant review and approve the virtual and performance mock-up its shop drawing, witness the mock-up testing process and document the result.

Deliverables:-

> Review and Approval of visual mock-up drawings.

>Review and Approval of Performance mock-up drawings.

> Performance mock-up test observation report.

> Site & Factory visits for quality inspection.

> Pre – Tender Mockup review & technical observation reports & recommendations.

> Post Tendering stage: -

> Review and approval of System drawing provided by Contractor.

> Review and approve shop drawing and structural calculations submitted by Contractor.

> Review and approve sample board of all material.

> Inspection:- Consultant conduct factory and site inspections and audits during the execution stage. prepare inspection reports with recommendations for the factory inspection (process from fabrication and assembly), site inspection (installation) and on site test observation report.

> Preparation of method statement.

>Consultant can certify the Structural stability on back-to-back basis along with the Contractor with sign and stamp of consultant.
 Above scope including Submission of all tender docs, drawings, reports, BOQ, SOR, backup etc. in hard, soft / electronic format and Submission of 6 set of GFC drawings in hard copy format. The scope is not limited to the works mentioned in this Work Order and all the activities/ tasks which are required to be carried out by the Façade Design Consultant for starting from Concept design till handing over of entire façade of Solitaire World residential tower shall form a part of this Work order.

General -

1. The Façade Design Consultant should keep in force the necessary insurance on all personnel associated with this work for the entire work duration.
2. That the Façade Design Consultant bind themselves, their partners, successors, in interest, executors, administrators and assigns of such other party in respect of all covenants of this agreement.
3. That if any dispute, difference or question shall at any time arise between the parties in respect of this agreement of concerning anything herein contained or liabilities, the same shall be referred to an arbitrator acceptable to the parties concerned and his decision shall be final and binding on the concerned parties and the proceedings shall be governed by the Arbitration and Conciliation Act 1996 and amended till date. The place of Arbitration shall be exclusively Pune.
4. This Agreement and all rights, obligations and liabilities arising under it shall be construed with the Laws of India. The Façade Design Consultant irrevocably submits to the non exclusive jurisdiction of the courts in Pune, in any action or proceeding arising out of or relating to this Agreement, and the Façade Design Consultant hereby irrevocably agrees that all claims in respect of such action or proceeding against the Façade Design Consultants shall be heard and determined in such courts. The Façade Design Consultants agrees that a final judgement obtained in any court described above in any action or proceeding shall be conclusive.
5. . In the event of fatal accident-causing death of any of your personnel arising out of any cause occurring at the site, Owner / Architect shall in no way be responsible and that the Façade Design Consultant shall keep indemnified Owner / Architect against any claims arising out of such demise from relatives of concerned personnel

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. Success Projects and shall include their legal representatives, assigns or successors.

3.Duration of Work :

Duration of the awarded scope of work is up to the completion of the Project. As per Planning Team - 01st November 2025

4.Payment terms :

1. Token advance - 10%
2. Submission and approval of concept drawing. - 10%
3. Submission & approval of Façade tender package. - 15%
4. Appointment of Façade contractor - 10%
5. Approval of visual and performance mock-up - 20%
6. Approval and submission of working drawings - 10%
7. Site visit / Factory material assessment till the Façade work completion. - 15%
8. Project completion / Issue of façade structural stability certificate. - 10%

5.Mode of Measurement :

As per IS 1200.

6.Water & Electricity :

NA

8.Quality :

NA

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 :

NA

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:

NA

14.Force Majeure :

Neither party shall be held to be in breach of the terms to this Contract if it is prevented from performing its obligations by reason of force majeure including but not limited to flood, earthquakes, storms, typhoons, blockade, war, acts of God, Governmental order, Government restrictions, strikes (i.e. national/ state or city), lockouts, riots or other civil commotion, war, or requirements of the governments or military

authorities in any state or by other causes beyond its control, provided that notice is given to the other party as soon as possible of the occurrence of the aforesaid events, and either party may treat this contract as terminated should the aforesaid events continue for a period exceeding three months or such other period as the parties may agree.

15. Defect Liability Period

NA

16. Termination

1. This agreement may be terminated by either party upon 30 days' notice, should the other party fail to perform in accordance with each term through no fault of the party initiating the termination. 2. This agreement may be terminated by the Owner upon at least 30 days written notice to the Facade Design Consultant in the event that the work is abandoned and fees for the work done shall be paid to the Facade Design Consultant. 3. Upon termination of the Facade Design Consultant appointment by virtue of any provision in the contract the Facade Design Consultant will be paid balance of the fee for work actually completed up to the date of termination without prejudice to any other rights that may have accrued to either party against each other. Concurrent with Facade Design Consultant's receipt of such payment Facade Design Consultant shall deliver to Owner. 3.1 A written release & waiver of all the claims against Owner & its affiliate. 3.2 The Original or Certified True Copies of all drawing, project related documents, sufficient to enable Owner to continue work with respect to scope & services. 4 The Facade Design Consultant expressly covenants and agrees that the termination of this work order by Owner shall not create or give rise to any liability of or against the Owner, except for post- termination obligations of Owner expressly set forth in this agreement. The Owner expressly covenants and agrees that upon termination of this agreement by the Owner or the Facade Design Consultant, the Owner will not use the design, documents & drawings till all amounts due to Facade Design Consultant to the extent of completion of sub-modules are released by the Owner.

17. Retention :

NA

18. Others :

. The professional fees do not include any labour and material cost. 2. Professional fees do not include any kind of fees for designing of landscape or any consulting charges against any other consultant. 3. Payments for materials/ purchases/ labour shall be directly done by the owner to respective agencies. 4. If any out of station visits required for selection or for any other work with respect to the work by the architect or his representative the expenses shall be borne by the owner. 5. During appointment of the contractors, the contractor shall be held responsible for any discrepancy on site regarding the quality, workmanship, finishing, incorrect methods of execution of works, misreading of drawings or any mishap etc. The contractor and owner shall be made aware by the architect of any discrepancies on site noticed during execution of works or while architectural supervision. 6. GST shall be levied on the professional fees as per rates specified by the government.

Amendment WO Terms & Condition:

All the terms and conditions are mandatory applicable to this amendment as per original Work order, which is unaltered and unchanged up to entire tenure of this contract.

Approved by digitally with the concern of

Name	Date/Time	Current Status	Remarks
Contracts Head(Tejas Kalaskar)		Approved	Ok Cheked

Akshay Nigade Auditor **For Classic Promoters and Builders Pvt. Ltd. For VRU Facade Engineering Pvt. Ltd.**

Created By 22/06/2023 18:32:4 **Approved By** 28/06/2023 17:45:37 **Authorized Signatory** **Authorized Signatory**