



## Work Order

WO Date 11/03/2024

WO No. WO -ACRM-SBH-II-BN -2024 - 020-AMD-2

WO Revision 2.00

WO Revision Date 30/06/2025

To,  
**TARATE CONSTRUCTION  
COMPANY**  
Registered Address: Sankalp , Sr. No, 246/5,  
Saket society, DP Road , Baner, Pune- 411007  
Contact No :  
Email:  
PAN :No: AALFT1861D  
GST No: 27AALFT1861D2Z4  
Valid Date: 11/06/2024  
Com. Date: 11/03/2024

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 : Workorder For proposed Infra ,Compound wall & Security Cabin Work at Solitaire Business Hub II  
Baner Pune**

**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	<b>Compound wall, security cabin &amp; boom barrier works</b> <b>-0073PH. Excavation in all Soils</b> <b>Specification :</b> Excavation in all types of soil including dense soil, disintegrated/ weathered/ soft rock (Poclaimable) for Footings pits of columns, Retaining walls, Core walls, catch pits, Lift pits, trenches for drains,Ramp,plinth beam etc., by mechanical excavation for leveling, dressing the edges, with all leads and lifts. Removal of slurry generated while excavation and keeping the area free of water with necessary shoring, strutting, required for keeping earth in position etc, including loading, unloading etc. complete. The rate shall also include for the selected excavated material for depositing in places within the premises shown by the Architects \ Engineer-in-charge including spreading in layers as directed.	497.92	Cu.Mtrs	197.85	18	98,513.47
2	<b>025. Gypsum Plaster 12mm thick to walls</b> <b>Specification :</b>	24.24	Sqm	328.98	18	7,974.48
3	<b>032. P&amp;L Vitrified tile Skirting 75mm high</b> <b>Specification :</b>	24.00	Rmt.	1,053.83	18	25,291.92
5	<b>12mm back coat plaster 1:6</b> <b>Specification :</b>	326.49	Sqm	404.50	18	1,32,065.21
6	<b>150MM thk.AAC Blocks works</b> <b>Specification :</b>	23.57	SQM	1,129.07	18	26,612.18

7	200 mm wide Granite Wall Top Specification :	297.00	Rmt.	571.56	18	1,69,753.32
9	200MM thkAAC .Blocks works Specification :	288.08	SQM	1,504.69	18	4,33,471.10
10	Apex Paint (Double Coat) Specification :	43.32	SQM	175.87	18	7,618.69
11	Backfilling (Material from Outside) Specification :	262.83	Cu.Mtrs	329.75	18	86,668.19
12	Centering shuttering form work Specification :	469.22	SQMT	650.71	18	3,05,326.15
14	External Plaster CM 1:5 - 20mm thick Specification :	693.00	Sqm	540.79	18	3,74,767.47
16	Granite Cladding Specification :	292.40	SQM	3,257.72	18	9,52,557.33
17	M25 Grade of Concrete Specification :	4.96	Cu.Mtrs	5,151.14	18	25,549.65
18	OBD paint With putty (L+M) Specification :	24.24	SQM	140.69	18	3,410.33
19	PCC M15 grade Specification :	43.51	Cu.Mtrs	4,230.47	18	1,84,067.75
20	Protective Screed Specification :	13.95	SQM	595.65	18	8,309.32
21	Semi Automatic boom barrier 8.2mtr long Specification :	2.00	Nos	1,35,000.00	18	2,70,000.00
22	Single leaf patch Door Specification :	1.72	Sqm	14,845.31	18	25,533.93
23	Structural Steel Fabrication works Specification :	808.54	Kg	123.71	18	1,00,024.48
24	Texture with Acrylic paint Specification :	312.23	Sqm	483.64	18	1,51,006.92
25	Toughened Glass Partition Specification :	8.03	Sqm	3,957.00	18	31,774.71
26	Vitrified Flooring 600X600mm (L+M) Specification :	12.00	SQM	1,157.20	18	13,886.40
	<b>SBH II - Infrastructure Works</b>					

28	150MM thk.AAC Blocks works Specification :	22.20	SQM	1,129.07	18	25,065.35
29	20mm thk Double Coat Smooth Finish Plaster (L+M) Specification :	61.20	SQM	540.79	18	33,096.35
30	230mm thick Fly Ash Brick Work Specification :	706.38	Sqm	1,663.91	18	11,75,352.75
31	50mm waterproof screed 1:3 Specification :	7.50	Sqm	1,420.38	18	10,652.85
32	80mm Thk. Paver Block (L+M) Specification :	2,167.90	SQM	822.71	18	17,83,553.01
33	AAC block Sunk Filling Work Specification :	88.00	Sqm	4,326.96	18	3,80,772.48
35	Aluminium Vertical Louvers (L+M) Specification :	9.00	Sqm	5,040.07	18	45,360.63
36	Apex Paint (Double Coat) Specification :	34.20	SQM	175.87	18	6,014.75
37	Backfilling using outside fill material Specification :	1,969.65	Cu.Mtrs	329.75	18	6,49,492.09
38	Centering shuttering form work Specification :	165.74	SQMT	650.71	18	1,07,848.68
39	Column Gaurd Specification :	100.00	Nos	202.24	18	20,224.00
40	Convex mirror Specification :	6.00	Nos	1,582.80	18	9,496.80
41	Excavation in Soil Specification :	203.49	Cu.Mtrs	197.85	18	40,260.50
42	Fly Ash Brick Masonry 150mm Thk Specification :	198.03	SQM	1,007.56	18	1,99,527.11
43	Granite Cladding Specification :	62.67	SQM	3,555.00	18	2,22,791.85
44	Granite Flooring- Leather Finish (L+M) Specification :	132.05	SQM	2,725.94	18	3,59,960.38
45	Granite Sill 180mm wide (L+M) Specification :	103.15	Rmt.	571.76	18	58,977.04
46	LAYING OF HDPE/LDPE SHEET Specification :	707.65	SQM	45.00	18	31,844.25

47	<b>M25 Grade of Concrete</b> Specification :	24.57	Cu.Mtrs	5,115.09	18	1,25,677.76
48	<b>M30 Grade of Concrete</b> Specification :	18.57	Cu.Mtrs	5,151.14	18	95,656.67
49	<b>PCC M15 grade</b> Specification :	215.00	Cu.Mtrs	4,230.47	18	9,09,551.05
51	<b>Polyurethane base floor coating</b> Specification :	2,529.10	SQM	592.02	18	14,97,277.78
52	<b>R.C.C. M-20 Barrier type Kerb</b> Specification : R.C.C. M-20 Barrier type Kerb	135.66	Rmt.	604.98	18	82,071.59
53	<b>RCC hume pipe - 1mtr dia</b> Specification :	6.00	Rmt.	6,597.91	18	39,587.46
54	<b>Reinforced Steel - Fe500</b> Specification :	2.97	Mtr.	61,078.52	18	1,81,403.20
55	<b>Rubber Speed Breaker (L+M)</b> Specification :	84.00	Rmt.	1,099.17	18	92,330.28
56	<b>Rubble Soling-230mm Thk</b> Specification : With raw rubble available at site in as it is condition after excavation	487.53	SQM	481.10	18	2,34,550.68
57	<b>STP Civil works</b> Specification :	50,000.00	Ltr	25.00	18	12,50,000.00
58	<b>Thermoplastic paint</b> Specification :	1,613.96	Rmt.	95.30	18	1,53,810.39
59	<b>Trimix M20 concrete -150mm Thk</b> Specification :	106.15	Cu.Mtrs	8,777.00	18	9,31,678.55
60	<b>Transformer &amp; DG Civil work.</b> 230mm thick Fly Ash Bricks Specification :	54.30	Cu.Mtrs	1,663.91	18	90,350.31
62	<b>Backfilling (Material at Site)</b> Specification :	382.23	Cu.Mtrs	329.75	18	1,26,039.68
63	<b>Excavation In Hard Rock</b> Specification :	80.83	Cu.Mtrs	550.00	18	44,453.75
64	<b>Excavation in Soil</b> Specification :	404.13	Cu.Mtrs	197.85	18	79,956.13
65	<b>FE 500 Steel</b> Specification :	3.37	M.T.	70,000.00	18	2,35,970.00

66	Foundation Bolt Specification :	120.00	Nos	485.00	18	58,200.00
67	M15 Grade of Concrete Specification :	13.10	Cu.Mtrs	5,678.32	18	74,397.35
68	M30 Grade of Concrete Specification :	44.64	Cu.Mtrs	6,745.20	18	3,01,105.73
69	Providing and fixing colour coated Zinalume Specification :	161.88	Sqm	1,250.00	18	2,02,350.00
70	Providing and fixing Rolling shutters Specification :	19.98	Sq.mtr.	3,310.54	18	66,144.59
71	Providing and fixing mild steel grill work Specification :	13.00	Rmt.	1,800.00	18	23,400.00
72	Rubble Soling. Specification :	21.45	Cu.Mtrs	481.10	18	10,319.60
73	Shuttering Specification :	205.11	SQM	719.68	18	1,47,613.56
74	Single coat Internal Plaster 12 to 15mm Thk Specification :	101.59	SQMT	540.79	18	54,938.86
75	Structural steel Specification :	27.76	M.T.	1,53,530.00	18	42,61,992.80
76	Template Specification :	2.00	Nos	3,000.00	18	6,000.00
77	<b>Non Tender items</b> Department Labor Supply -Male Coolie Specification :	50.00	Nos	750.00	18	37,500.00
78	Department Labor Supply -Mason Specification :	50.00	Nos	1,000.00	18	50,000.00
79	Excavation In Hard Rock Specification :	161.82	Cu.Mtrs	550.00	18	89,001.00
80	Expansion Joint sheet,thickness 50mm Specification :	33.32	Sq.mtr.	1,850.00	18	61,642.00
81	Internal waterproofing work - STP Specification :	445.72	Sq.mtr.	625.00	18	2,78,575.00
82	JCB Breaker Specification :	20.00	HOURS	1,265.00	18	25,300.00
83	JCB Bucket	80.00	HOURS	935.00	18	74,800.00

	<b>Specification :</b>					
84	<b>Lifting &amp; fixing Precast Drains</b> Specification :	42.35	Rmt.	650.00	18	27,527.50
85	<b>Providing and fixing MS Puddle flange 4</b> Specification :	7.00	Nos	4,550.00	18	31,850.00
86	<b>Provide &amp; installation of Dr. Fixit Samshield XL 1500 - STP</b> Specification :	173.13	Sq.mtr.	905.00	18	1,56,682.65
87	<b>Shifting Old Stack excavated material - Carting Away</b> Specification :	1,513.30	Cu.Mtrs	480.00	18	7,26,384.00

					<b>Contract Amount (A)</b>	2,15,30,563.77
					<b>CGST 9% RD</b>	19,37,750.76
					<b>SGST 9% RD</b>	19,37,750.76
					<b>Total GST (B)</b>	3,875,501.52
					<b>Total (A + B)</b>	2,54,06,065.00

**AMOUNT IN WORDS:**

RUPEES TWO CRORE FIFTY-FOUR LAC SIX THOUSAND SIXTY-FIVE 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. Tarate Construction Company 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 120 days from the date of readiness & handover the site to the Contractor for Work./ as per Mutually agreed Schedule .
- 4.Payment terms :** 1.)Advance Against Material -100% of Purchased value of material After delivery on site as per the actual rate Finalized by Purchase Dept.  
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 at Free of cost Basis & 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.

**15. Defect Liability Period :** The defect liability period shall be 24 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 withheld till Defect liability period and as per instruction by the EIC of Owner.

**18. Others :** All the terms and conditions are mandatorily applicable to this as per Agreement Work order No WO-ACRM-SBH II-BN-2024-020 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 TARATE CONSTRUCTION LLP) COMPANY**

**Created By Approved By Authorized Signatory Authorized Signatory**

**30/06/2025 14:32:2 29/07/2025 17:40:55**