

WO NO: KC LANDMARK LLP (SAHARA PLOT) / COMPOUND WALL RCC, BBM & PLASTER WORK-01

Date: 10/02/2025

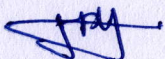
M/s. : JAI OM SHREE SAI CONSTRUCTION
Address : Jai Malhar Colony, Nath Nagar, Flat No.502, Manjari Budruk, Hadapsar, Pune-
Kind Attn. : Mr. Jayprakash Yadav
Contact No : 8421536605 / 9860434794
Pan No. : AGKPY4777C
Pan No. : 27AGKPY4777C2ZS

ARTICLE: 1 PREFACE

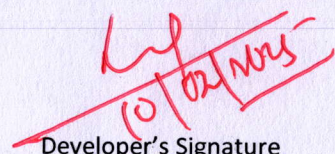
- 1.1 Work Order for **Compound Wall RCC, BBM & Plaster Work** for Proposed Residential Building of M/s. KC Landmark LLP Developer Site "KC Landmark LLP (Sahara Plot)" Plot No.14, Survey No.10, Dhanori, Pune-411015.
- 1.2 Mr. AMIT ASHOK AGRAWAL (hereinafter referred to as "DEVELOPER")
- 1.3 M/S. JAI OM SHREE SAI CONSTRUCTION (hereinafter referred to as "CONTRACTOR") The Contractor will be responsible for execution of the all the work in accordance to this "Work Order", in particular the detailed in annexure.

ARTICLE: 2 SCOPE & PERFORMANCE OF WORK CONTRACTOR

- 2.1 In general, the scope of the Contractor will include the provision of labour for the **Compound Wall RCC, BBM & Plaster Work** for KC Landmark LLP (Sahara Plot) as discussed and defined in the architectural drawings provided to the work contractor. Contractor will be responsible for proper fixing and installation of works, including, checking and finishing of the works.
- 2.2 **Compound Wall RCC Work (Shuttering): -**
1. The shuttering and formwork for all RCC work shall be of good quality and strong to withstand all pressures / stresses during concreting. Plywood sides if worn out in the opinion of Developer shall not be used and new formwork shall be deployed. The quality of concreting seen after de-shuttering shall be of excellent. Any improvements, modifications in formwork as required by the Engineer in charge shall be carried out by the contractor. A definite planning to close the gaps between the ply and planks, column caps and such other location shall be made as per instruction of concrete consultants so as to render the quality of the best workmanship and out-come of concrete of superior quality.



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2. The required quantity of nails and binding wire for Shuttering work shall be in the scope of Contractor.
3. All planks, ply boards shall be applied with water base oil, as approved by the engineer, before reinforcement. The black oil or waste motor oil shall not be used.
4. The tie rod holes (if any), shall be filled with approved non-shrink grout. The grouting material will be supplied by the Developer.

2.3 Compound Wall RCC Work (Reinforcement Steel): -

1. Reinforcement steel shall be laid as per details approved by the consultants. Provisions of overlaps, pins, chairs, PT Chairs, clear cover etc. shall be as per Consultant's directions for which suitable record shall be kept by the contractor.
2. The contractor is responsible for economic use of the steel lot supplied to him.
3. The required material for covers blocks shall be supplied by the Developer. The making of cover blocks and placing properly for various members such as columns, beams, RCC walls, Rafts, etc., is in the scope of contractor.
4. Unused Steel: Rebars/ Reinforcement steel lying unused or wasted because of improper usage and handling of steel will be debited to the contractor in every running bill and communicated and signed off as a written memo and debit note.
5. Steel Reconciliation: Contractors support for carrying out Joint Reconciliation of steel is must before placing every part steel order. It must be jointly done and signed off by the respective contractor, store in charge and the site in charge and submitted to the HO team.

2.4 Compound Wall RCC Work (Concreting): -

1. Pouring concrete in ready to cast structure after consultants checking.
2. All the concreting shall be as per the mix design provided by the Consultant/ Architect
3. Casting of cubes for each major concreting and shifting the cubes from the place of concreting to the curing tank shall be in the scope of Developer. The Laborer required for cube filling and shifting shall be in the scope of Contractor.
4. All RCC surfaces shall be perfectly vertical / horizontal with a perfect smooth finish. In case of honeycombing, it shall be cleaned with a wire brush, watered and repaired with Polymer mortar by the contractor at his own cost. Before doing the treatment of honeycombing Contractor shall take the approval of Engineer in charge. Cost of material wastage because of sub-quality is in scope of contractor.
5. All work of RCC shall be properly vibrated with suitable vibrators.
6. All construction joints should be properly treated with bonding agent. The required material shall be provided by the Developer.

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- 2.5 **Compound Wall BBM Work-** All DPC's & Patli's should be include in Contractor's scope.
- 2.6 **Compound Wall External Plaster-** All External Plaster in Double Coat with dabba finish (Sponge finish wherever applicable or as per elevational details.
- 2.7 **Compound Wall Curing Work-** Curing will be in Contractor's scope, curing has to be done for 7 days to BBM, Internal & External Plaster Work.
- 2.8 **Safety Related Statuary-** Labour Insurance, PF & Safety related all the statutory, mandatory compliances are in Contractor's scope.
- 2.9 **Safety Norms-** Safety norms & use of PPE's Should be strictly followed on site.
- 2.10 The contractor rates shall include all the arrangement for **Compound Wall RCC, BBM & Plaster Work**.
- 2.11 The Contractor will correct and replace any defects occurring within a period of one year from the date of completion or from the date of possession of the unit whichever is later. Any minor modifications and corrective works required by the End user within this period will be done by the Contractor.
- 2.12 Electricity for **Compound Wall RCC, BBM & Plaster Work** will be provided by the Developer. In case of construction activities after dark proper permission will be taken from the Developer representative, after displaying proper arrangement for the same. Permission of construction works at night will be totally at the discretion of the Builder and the request for same may be refused.
- 2.13 Labor Camp: Labor camp will be set up by the Contractor, as per the PBAP rules and regulations, i.e. No bamboo and chatai. Electricity and water supply for labor camp will be provided by the Developer, arrangement for the same to be made by the Contractor (Developer will provide one main supply point, further distribution will be done by the Contractor, Contractor to employ one qualified Electrician for safety and proper wiring within the labor camp). No labor will be allowed to live within the premises of the project.
- 2.14 No construction activities will be carried out without responsible contractor representative on site.
- 2.15 Contractor will be responsible for the safekeeping of his own material. The Developer will not be held responsible for any losses in terms of theft of otherwise.
- 2.16 Wastage will be the responsibility of the Contractor. Developer will not be held responsible.
- 2.17 **Completion Period**

Time is the essence of this order and hence the execution schedule should be strictly adhered to. In general, the complete **Compound Wall RCC, BBM & Plaster Work** for the said building will be completed latest by **10/03/2025**. The schedule as attached in the annexure to be strictly followed.

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ARTICLE: 3 SAFETY & GENERAL RESPONSIBILITIES

- 3.1 Contractor's personnel deputed for the Work shall comply with all rules & regulations including the safety procedures prevailing at Site/ Office and shall be medically fit to perform the Work.
- 3.2 The Developer shall not be liable to the Contractor for any claim for loss or profits or any other consequential or indirect damages that may be suffered by the Contractor during the execution of the work.
- 3.3 Contractor shall at all time keep the Builder fully indemnified against any consequences arising out of Work Contractor's own or on account of Contractor's default or negligence.
- 3.4 The contractor shall take all safety measures on site such as safety helmets, safety belts etc. In case of any mishap on site the contractor and only the contractor will be responsible for any consequences arising for such a situation. The contractor will not have any claim for the same.
- 3.5 No child labour will be permitted to work on site. If anyone is found the Developer has the authority to stop the work immediately. During any governmental inspection if the same is identified, the contractor will be completely responsible for the consequences.
- 3.6 Contractor should take all safety precaution, labour insurance & other statutory compliances for their own staff.
- 3.7 **General and Statutory Obligations:**
 - All statutory obligations, permits, licenses etc. in respect of the Work shall be done by the Contractor.
 - Insurances for the Contractor's personnel and Equipment as applicable and in accordance with project requirements shall be arranged by the Contractor at his own cost and will submit a photocopy of all licenses and permits to the Builders office before starting work.

ARTICLE: 4 TERMINATION OF WORK ORDER

- 4.1 The Work Order shall be terminated in case of misbehavior, disobedience, dishonesty or negligence on the part of Contractor and/or his personnel or Contractor's failure to execute, complete and deliver the Work within the specified / reasonable time as decided by the Developer. Upon any such termination, the Developer shall pay in accordance with the following:
 - All amounts due and not previously paid to Contractor for Work completed in accordance with the Order prior to any notice of termination, and for Work completed thereafter as specified in the notice, after deducting an amount as may be considered suitable to adjust for loss of work caused due to the Termination.

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- The Developer has all rights, to recover from the Contractor, any loss that is incurred or foreseen due to the Contractor's default. The Developer shall not be held responsible for any damage, either direct and / or indirect, to the Work Contractor consequent on his exercising his right to early terminate or suspend the Order.

ARTICLE: 5 DISPUTE RESOLUTION CLAUSE

That in the event of any dispute or difference between the Party of First Part and the Party of Second Part arising out of this agreement or as to the interpretation of any terms of this Agreement, on account of any claim by or against the other or in respect of the said construction work, the same shall be referred to sole arbitrator and his decision shall be final and binding. Such arbitration shall be governed by the provisions of The Arbitration & Conciliation Act, 1996.

ARTICLE: 6 DEFECT LIABILITY PERIOD

The Defects Liability Period for the above-mentioned works shall be One year, after the completion of work. The Contractor shall rectify the defects brought to their notice during this period at their own cost. If the Contractor does not clear the defects, the Developer will be at the liberty to get the defects rectified from some other agencies and deduct the costs thereof from the payments of the Contractor.

ARTICLE: 7 MODE OF MEAUREMENTS & RATES

- 7.1 The Rate mentioned herein has been computed by the Developer and shall not be challenge by the Contractor basis of any ambiguity in terminology or method of computation.
- 7.2 The payment schedule will be prepared by the Developer & contractor shall accept the same as per schedule prepared by the Developer.
- 7.3 **Annexure** Rates are **Inclusive of GST** as applicable and Inclusive of all other taxes, Insurance, Transportation of men material, machineries and equipment's, contractor's material loading, un-Loading, Profit etc.
- 7.4 From the Contractor's Bill amount, TDS will be deducted as per the Income Tax law applicable from time to time.
- 7.5 **Billing will be done as per actual measurements.**

Contractor's Signature

Developer's Signature

KC LANDMARK LLP

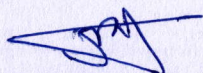
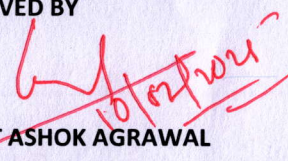
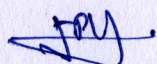
Office: Road No.8, Vishrantwadi Airport Road, Adarsh Colony, Tingre Nagar, Pune- 411032

Phone No: +91 96238 78731 | Email id: estimation@choicgoodwill.com**WO NO: KC LANDMARK LLP (SAHARA PLOT) / COMPOUND WALL RCC, BBM & PLASTER WORK-01**

- 7.6 **5% (Five Percent)** from each running bill shall be deducted as retention amount. Retention of 5% of the total cost will be done and returned after a period of 18 month from the date of completion/ possession whichever is later.

ARTICLE: 8 BILLING DETAILS**Firm Name:** KC Landmark LLP**Firm Address:** Road No.8, Vishrantwadi-airport road, Adarsh Colony, Tingre Nagar, Pune- 411032**Site Name:** KC Landmark LLP (Sahara Plot)**ANNEXURE**

Sr.No.	Description	Unit	Approximate Quantity	Rate	Amount
1.	COMPOUND WALL- RCC WORK				
	PCC Work-	Sq.ft	625.66	10.00	6,256.60
	Footings	Sq.ft	657.142	110.00	72,285.62
	Plinth Beam	R.ft	561.806	210.00	1,17,979.26
	Columns	R.ft	541.365	210.00	1,13,686.65
2.	COMPOUND WALL- BBM WORK				
	Labour Charges for 5" Fly Ash Brick Work	Sq.ft	3092.45	22.00	68,033.90
3.	COMPOUND WALL- PLASTER WORK				
	Labour charges for Double Coat External Palster Work.	Sq.ft	6917.512	22.00	1,52,185.26
TOTAL AMOUNT					5,30,427.00

CONTRACTOR'S SIGNATURE**M/S. JAI OM SHREE SAI CONSTRUCTION****APPROVED BY****MR. AMIT ASHOK AGRAWAL
(KC LANDMARK LLP)**

Contractor's Signature

Developer's Signature