



GOODWILL
ELEMENTS
LIFE BEYOND WALLS

Office: Road No.8, Vishrantwadi Airport Road, Adarsh Colony, Tingre Nagar, Pune- 411032
Phone No: +91 96238 78731 | Email id: estimation@choicegoodwill.com

WO NO: GOODWILL ELEMENTS / BUILDING ELECTRICAL WORK-01

AGREEMENT

FOR LABOUR+MATERIAL BASIS AGREEMENT FOR ELECTRICAL WORK
CHOICE DEVELOPMENTS- GOODWILL ELEMENTS

THIS AGREEMENT IS MADE AND EXECUTED AT PUNE
ON THIS 19TH MARCH 2025.

Contractor's signature

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Developer's Signature

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AGREEMENT BETWEEN

THE PARTY OF FIRST PART

M/s. CHOICE DEVELOPMENTS THROUGH its one of the partner **MR. AMIT ASHOK AGRAWAL**
Occupation: Business, residing at - Pune, hereinafter referred to as **"THE DEVELOPER"** (which
expression shall unless it be repugnant to the context or meaning thereof be deemed to means and
includes the firm, partners, respective heirs, executors and administrators)

THE PARTY OF SECOND PART

To,

KAMAL ELECTRICALS

Mr. Kamal

Address: Shreeram Hill View, H-101, First Floor, Sathe Vasti,
Near Urban Hoes, Lohegaon, Pune-411047

Mobile No.: 9970395478

PAN No.: BYKPB6530M

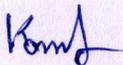
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Here in after referred to as **"Contractor"** (which expression shall unless repugnant to the
context or contrary to the meaning therefore mean and include its representatives,
administrators, executors, assignees etc.)

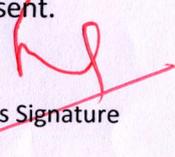
WHERE AS Party of the first part is the developer and intend to start the **Electrical Work**
for the site situated at **"GOODWILL ELEMENTS", S.NO.291, DY PATIL, ROAD, LOHEGAON,**
PUNE-411047.

And **WHERE AS** Developer is desirous to get the said work executed through contractor
having all the infrastructure and skill to complete the **Electrical Work** as per the Developer
instructions.

And **WHERE AS** contractor have approached the Developer and shown his desire and
willingness to execute the said work for which the Developer has given consent.



Contractor's signature



Developer's Signature

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and **WHERE AS** it has been agreed by the Developer and contractor that the contractor will do work on “**GOODWILL ELEMENTS**”, **S.NO.291, DY PATIL, ROAD, LOHEGAON, PUNE-411047**, on the following terms and conditions.

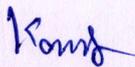
And **WHERE AS** both the parties have decided to reduce their terms into writing, which are as under:

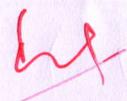
A. GENERAL CONDITIONS OF CONTRACT

1. Contractor shall execute the work in strict consultation with the Developer's and in condition with other agencies appointed by the Developer.
2. Contractor shall maintain in perfect condition all works executed till the completion of the entire work allotted to him. Where phased handing-over of completed portion of the work is required, the provisions mentioned here in will apply to each phase.
3. Water & Electricity required for Electrical activities and other uses will be arranged by Developer at one point. It shall be the responsibility of the contractor to- make further arrangements for tapping & distributions at his own cost.
4. Contractor will be responsible for his improper work. In case of rework done because of improper quality, material and labour cost required for rework is in the scope of contractor.
5. Contractor's authorized person or Contractor shall be present on site for weekly review meeting other than site team or as per Engineer-In-Charge instruction.

B. SCOPE OF WORK

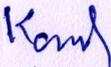
1. **Labour + Material Contract for LT & HT Electrical Work at GOODWILL ELEMENTS** as per the drawings & specifications provided by the Developer, including shifting of material within the site including clearing the surface by removing all obstacles such as nails, wires etc. contractor should execute the work as per the instruction of Engineer-In-Charge.
2. Internal electrical works with lighting, power with all control & DB work is in contractor's scope.


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3. LV Systems which include TV, Telephone, and Internet & Security System is in contractor's scope.
4. Supplementary installation like pump, elevational lightning things and lightning arrester.
5. Installation & Wiring for AC Unit.
6. Approved Material from Developers.
7. BOQ to be reviewed & attached to define minimum scope of work.
8. External Electrical & Earthing work is in contractor's scope.
9. Complete electrical distribution system for LT Services is in contractor's scope.
10. Bad workmanship is liable to be rejected in toto.
11. The contractor shall get the approval of the Engineer-In-Charge /Consultants or his authorized representative regarding the route of conduits, no. of runs, diameter of conduits, no. and size of wires, location of pull boxes, route of cables in ground /wall for electrical works covered herein.
12. The contractor shall employ the technical staff for electrical works separately, during the execution of work.
13. All repairs & patch work, if any shall be neatly carried out to match with the original Finish and to the entire satisfaction of the Engineer-In-Charge. Any damages to the building due to execution of work shall have to be made due to execution of work shall have to be made good immediately by the contractor at his own cost.
14. The contractor shall make his own arrangement at his own cost for all general and special electrical tools and plants required for electrical work. Entire safety precaution during installation shall be taken as per relevant I.S, I.E. Rules and CPWD specifications.
15. Adopted boxes, wherever used, shall be of not less than 18 SWG M.S. sheet. M.S. Conduits shall be black stove-enameled with 18 SWG wall thickness.
16. It will be the contractor's responsibility to get the electrical installation works inspected by the Local Statutory Authorities, fire office and such other officials. No extra payment /claims are allowable on this account.
17. Contractor should take all safety precaution, labour insurance & other statutory compliances for their own staff. The contractor should be registered as Electrical Contractor required by all relevant authorities & organizations.


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18. The work shall be carried out as per Regulations and in best workman like manner by licensed persons. The names of licensed persons working in the installation shall be furnished to the Engineer-In-Charge prior to the commencement of the work.
19. Fabricated meter & other panels required can be sourced as per specification or SLD from consultants. (50% cost of the meter panels will be borne by developer).
20. All Electrical works shall be carried out along with the progress of civil works. Any debris due to electrical works shall be removed and the site shall be cleared by the Contractor as soon as the work is completed.
21. Sub-Distribution boards shall be equipped with miniature circuit breaker. Miniature circuit Breakers shall have adequately sized terminals for the out-going leads. Distribution boards shall have adequately rated phase and natural bus-bars of high Conductivity electrolytic aluminum with adequately sized terminals or clamps for the incoming conductors.
Non-flammable insulating barriers shall be provided between poise and phases and all live parts protected with non-flammable insulating shields to prevent accidental contact while replacing or operating the miniature circuit breakers.

C. GENERAL

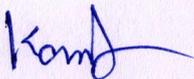
Complete electrical installation shall be carried out in strict accordance with Indian Electricity Rules and ISI codes of practices as is also explained in various CPWD Specifications and NBC etc. The contractor is expected to keep the latest editions of These books available with him for reference.

DETAILED SPECIFICATIONS

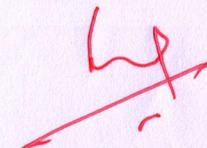
SECTION-1

CONDUIT INSTALLATION (GENERAL)

1. PVC conduits and accessories shall use as required.
2. Conduits shall have drawn-in boxes for every 10mtr of straight length or for every 7.5mtr of run containing bends or for every third bend.



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3. Conduits shall be installed in such a manner that all cables/wires can be drawn-in-after erection with ease by means of a pull wire.
4. Consultant drawings to be followed & mistakes identified if any should be brought to notice & rectified.

SECTION- II

SYSTEM OF INTERNAL WIRING

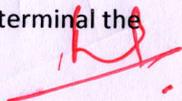
1. The system of internal wiring shall consist of PVC insulated stranded copper conductor wire of 1.1 KV grade in conduits. The point wiring shall be done in the 'Looping System'.
2. The phase shall be looped at the switch box and neutral may be looped from one point to another point ceiling/wall. The looping shall however not be permitted in the switch or fixture-terminals but through approved insulated mechanical connectors. Rate of Wiring is inclusive of cutting chases in wall, RCC for laying conduit and repairing the wall with CM 1:4 (1 cement: 4 sand). No extra to be paid on this account.
3. Lights and fans shall be wired on a common circuit subject to a maximum load of 800 watts per circuit or 8 points whichever is less.

SECTION- III

SWITCHES, SOCKETS AND FIXTURES

1. Light switches shall comply with IS 3854-1966 and IS5987-1970. These shall be rated 10Amp and shall be one way, two way as detailed.
2. Sockets outlets shall be in accordance with IS1293-1967 AND S4615-1968.
3. All switches, bell pushes and socket outlets shall as per specific requirements in the Bill of Quantities.
4. Where several switches on one phase are shown adjacent, they will be installed in composite ganged units. Different phases or circuits shall not be ganged in one box.
5. All 240 V outlets shall be 3 pin type with earth contact effectively connected to earth in all cases. The earthing terminal fixed to the metal box. From this earth terminal the


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Contractor shall install an earthing fly lead of 2.00 sq.mm copper earth conductor to the socket outlets terminal. The fly lead shall be of sufficient length to facilitate the case of removal during maintenance.

6. All MS boxes for switches, socket outlets etc. shall be of 18 SWG.
7. For finding the exact location for fixing switchboxes or sockets shown on the electrical layout plan, a small arrow-mark is given near a group of such sockets. The contractor shall follow this mark for deciding the location on the horizontal plane.

SECTION- IV

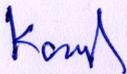
CIRCUITING & CONDUITING

1. The power circuits for 16 Amp sockets shall be wired on one circuit. Prior to laying and fixing of conduits, the contractor shall prepare shop drawings indicating the number and sizes of conduits, location of junction boxes, sizes and location of switchboxes and other relevant details. The shop drawings shall be for approved by the Engineer-In-Charge & Developer the actual laying of the conduits.
2. Only four sizes of conduits should be used 20mm, 32mm and 40mm dia. The 25mm dia conduits shall carry maximum of two nos of power circuits and three nos of lighting circuits while 20mm dia conduits shall carry one of lighting circuit run between first switchbox to the next switchbox on the same circuit, two mm dia conduits shall carry maximum of four nos of independent telephone circuits each of 2 pair 0.61 mm dia telephone wire. The 32mm & 40mm dia conduits are generally meant only for sub mains.
3. Colour code shall be maintained for the entire wiring installation; Red, yellow and Blue for the three phases and Black for neutral. The insulation colour of wires shall therefore be selected accordingly while ordering these wires.

SECTION- V

DISTRIBUTION BOARDS FOR WIRING CIRCUITS (DBs)

1. The enclosures shall have all necessary accessories like DIN channels, neutral links, earthing terminals and requisite number of knock-outs at the top and bottom (removable) plate


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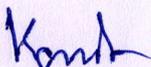
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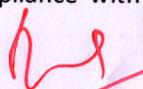
- with knock-outs at the top and bottom shall be preferred rather than knock-outs on the casing itself) MCB boxes of local make will not be accepted.
2. MCBs shall be flush mounted and shall be provided with trip-free manual operating level and on and off indications. The contacts shall be provided to quench the arc immediately. MCB shall be provided with magnetic thermal release for over current and short circuit protection. The overload or short circuit device shall have a common trip bar in the case of DP and TP miniature circuit breakers.
 3. Engraved PVC labels shall be provided on all incoming and outgoing circuits. Circuits diagram showing the arrangements of circuit inside the distribution board shall be passed on inside of the panel door and covered with transparent plastic sheet.
 4. In wiring a distribution board, it shall be ensured that total load is divided evenly between the three phases and number of ways.

SECTION- VI

EARTHING

1. All the non-current carrying metal parts of electrical installation shall be earthed properly. All distribution boards, light fittings and all others parts made of metal shall be bonded together and connected by means of specified earthing in conformity with Indian Electricity Rules (1956) and IS 3043-(1987).
2. Earthing conductors shall be of copper or as specified at various places and against the items in the bill of quantities.
3. Neutral conductors water pipes, structural steel work metallic enclosures, metallic conduits and lighting protection system conductors shall not be used as link in an earthing system. The electrical resistance measured between earth connection at the main switch board and any other point on the completed installation shall be low enough to permit the passage of current necessary to operate the miniature circuit breakers, and shall not exceed 1 OHM.
4. The contractor shall make all necessary tests, both as the installation proceeds and on completion to ensure effectiveness of the earthing system and compliance with the (S) regulations.


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SECTION- VI

MEDIUM VOLTAGE SWITCH BOARDS (MVSBS)

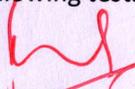
1. Medium Voltage Switch Boards shall be suitable for operation on 3 phase 415/230 Volts, 50 cycles AC supply and shall comply with the latest relevant Indian Standards, Indian Electricity rules and specifications attached.
2. The MVSBS shall be of sheet steel enclosure for indoor installation, free standing, floor mounted or wall mounted type. The distribution boards shall be totally enclosed, completely dust and vermin proof. All doors and covers shall be fully gusseted with from rubber and /or rubber strips and shall be lockable. steel sheets used in the construction shall be 2mm thick and shall be folded and braced as necessary to provide a support for all components.
3. The bus bar and interconnection shall be of aluminum and of sufficient cross section suitable for full load current for phase bus bars and half rated for current for neutral bus bar and shall be extendable on either side. The bus bars and interconnections shall be insulated with heat shrunk PVC sleeves and shall be colour coded. The bus bars shall be rigidly supported on SMC/DMC supports so as to have high impact strength to withstand possible short circuit currents.
4. Cable compartments or cable alleys of adequate sizes shall be provided for easy termination of all incoming and outgoing cables entering from top or bottom. Adequate supports shall be provided in cable compartment to support cables. All incoming and outgoing switch terminals shall be brought out to terminal block/solid links in cable compartments.
5. Removable gland - plates of adequate size shall be provided at top or bottom of the cable alley.

SECTION- VII

TESTING

1. On completion of work, the entire installation shall be subject to the following tests:


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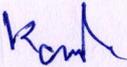

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1. Wiring Continuity test
 2. Insulation resistance test
 3. Earth continuity test
 4. Earth resistance test.
 5. Polarity test for switches.
2. Besides the above, any other test specified by the local authority shall also be carried out. All properly tested and calibrated instruments for testing, labour, materials and incidentals necessary to conduct the above test shall be provided by the contractor at his own cost.
3. The tests shall be carried out as per national Electrical Code and completion report shall be furnished as per of National Building code of India.

C. SAFETY AND GENRAL RESPONSIBILITIES

- 1.1 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.
- 1.2 The Owner 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.
- 1.3 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.
- 1.4 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.
- 1.5 No child labour will be permitted to work on site. If anyone is found the Owner 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.


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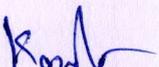

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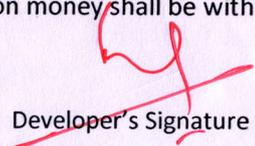
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- 1.6 Contractor should take all safety precaution, labour insurance & other statutory compliances for their own staff.
- 1.7 Also, no worker with non-Indian nationality shall be employed at any of our project sites.
- 1.8 **General and Statutory Obligations:**
- 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.

D. TERMS OF PAYMENT

1. The Contractor shall submit running bills after completion of Fire Fighting Sprinkler system work in approved format for works executed as per BOQ items along with the required measurement sheets, joint measurement records, checklists and other details as directed by Engineer In-Charge. The running bills shall be submitted on a closed item basis for assessed quantities of work done. After verification of the running bill and all other required documents submitted by the contractor and approved by Engineer In-Charge, an interim certificate of 100% will be issued for payment with documents attached by Engineer In-Charge as below:
2. **5% (Five Percent)** from each running bill shall be deducted as retention amount. The retention amount will be released 1 year after 100 % virtual completion certificate given by the Architect and entire satisfaction of Architect, Developer, and Consultant. It shall be the sole discretion of the Developer to decide on the percentage of retention amount and be released based on factors like speed of work, quality of work, cleaning, behavior, personal attendance, quality of supervision, levels of skill and expertise of Labor and other related factors.
3. Retention shall be paid only on 100% completion of work and subject to the terms and outlines appearing in this agreement. In case of part completion on account of termination or Contractor not completing his work, retention amount shall be forfeited. Retention money shall be withheld if


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work is not completed in the time, Quality, Rectifications, and Cleaning and has been clearly and specifically understood by the Contractor.

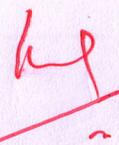
4. Developer has a right to retain the amount if Contractor does not do Cleaning & Maintain Quality, etc.
5. All the works executed under the instructions, acceptance and certified by the Engineer in charge, based on the rates, terms and conditions of the contract.
6. Recovery of advance payments if any, retention money and any other dues will be recovered from the contractor under this contract.
7. Supporting documents, measurement sheets and any other documents as may be required for certification of the bills. The balance 5% payment of the interim bills will be retained as "Retention Amount".
8. Defects Liability Period - The period of 12 (Twelve months) calendar months from the date of issue of WORKS COMPLETION CERTIFICATE shall be as the "Defects Liability Period". In case any defects in the work due to bad workmanship develop in the Works before the expiry of this period, the Contractor on notification by the Employer shall rectify or remedy the defects at his own cost and shall make his own arrangements to provide materials, labor, equipment and any other appliances required in this regard.

E. MODE OF MEASUREMENT & RATES:

1. The Rate mentioned herein has been computed by the Developer and shall not be challenge by the Contractor on basis of any ambiguity in terminology or method of computation.
2. The payment schedule will be prepared by the Developer & Contractor shall accept the same as per schedule prepared by the Developer.
3. **Annexure** Rates are **Exclusive 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.
4. From the Contractor's Bill amount, TDS will be deducted as per the Income Tax law applicable from time to time.



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F. BILLING DETAILS:

Firm Name: Choice Developments

Firm GST No.: 27AAJFC7120L1ZB

Firm Address: Road No.8, Vishrantwadi-airport road, Adarsh Colony, Tingre Nagar, Pune-411032

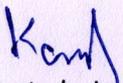
Site Name: Goodwill Elements.

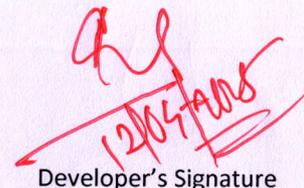
Annexure -I

Sr. No.	Description	Unit	Quantity	Rate	Total Amount (L+M)
1.	2 BHK Flats	Per Flat	72.00	68000.00	48,96,000.00
2.	3 BHK Flats	Per Flat	54.00	80000.00	43,20,000.00
Total Amount					92,16,000.00

Schedule Bifurcation as Followed:

Slab Conduiting	10% of Point Rate
Wall Conduiting /Dropping & Concealed Box Fixing	10% of Point Rate
Flat Wiring	15% of Point Rate
Common Area Wiring	15% of Point Rate
Mains Wiring	15% of Point Rate
Switches & Accessories	15% of Point Rate
Testing and Handover	20% of Point Rate
Retention on Labour Cost	5% of Point Rate


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Annexure –II

No.	Description	Per
1	POINT WIRING	No.
	Point wiring for Light / Ceiling Fan / 6A Socket outlet / 16 A Socket outlet / Exhaust Fan/16A Power Plugs etc. with 650/1100 volts grade as per IS 694-1990 ISI marked multistranded copper conductor FRLS PVC insulated wires in 25 mm Rigid PVC conduit MMS with ISI mark (IS-9537 III) medium grade concealed in slab/wall or surface with suitable spacers / saddles etc. For Earthing PVC insulated Cu wire of 1.5 sq.mm for AC, Gyser & 16A power points and 1.00 sq.mm for all light, fan, 5A points shall be provided. All Accessories e.g. Bakelite lamp holders / 4 way PVC connectors, switch, sockets, MS plate & boxes etc. shall be provided to points. All points shall be included of circuit wiring, Circuit wire i.e. DB to SB for light / fan /6A Plug / Bell etc. shall be 1.5 Sq.mm. with avg length 1.50 mtr. appx.	
1.1	Primary Light Point Switchboard	No.
	Primary Light Point Switchboard Controlled with 1.00 Sq.mm wire complete with all accessories etc. (for all length including circuit wiring - avg length 5 mtr app)-For Common area- Ground Floor Parking & Refuge floor. (this will be without bulb holder only blank plate)	
1.2	Secondary Light Point Switchboard	No.
	Secondary Light Point switchboard controlled with 1.00 Sq.mm wire complete with all accessories. (for all length including circuit wiring - avg length 3 mtr app)-For Common area- Ground Floor Parking. (this will be without bulb holder only blank plate).	
1.3	Primary Light Point MCB	No.
	Primary Light Point MCB Controlled with 1.50 Sq.mm wire complete with all accessories etc. (for all length including circuit wiring - avg length 5 mtr app)-For Common area- Basement Parking, S.C & Lobby etc. (this will be without bulb holder only blank plate)	
1.4	Light Point (Wall/Ceiling)	No.
	Light Point (Wall/Ceiling) with 1.00 Sq.mm wire complete with all accessories. (for all length including circuit wiring - avg length 5 mtr app)-For Flats (this will be without bulb holder only blank plate)	
1.5	Ceiling Fan Point	No.
	Ceiling Fan Point with 1.00 Sq.mm wires with suitable fan hook box, Connector, fan regulator etc. (for all length including circuit wiring - avg length 4 mtr app)	
1.6	Two-way Light Point	No.
	Two-way Light Point with 1.00 Sq.mm wire complete with all accessories. (for all length including circuit wiring - avg length 7 mtr app)-For Flats	
1.7	Two-way Fan Point	No.
	Two-way Fan Point with 1.00 Sq.mm wire complete with all accessories. (for all length including circuit wiring - avg length 6 mtr app)-For Flats	
1.8	Exhaust Point	No.
	Exhaust Point with 1.00 Sq.mm wire with 3P ceiling rose and complete with all accessories. (for all length including circuit wiring - avg length 3 mtr app)	
1.9	6A Switch/Socket outlet point looped with above 6A point	No.
	6A Switch/Socket outlet point looped with above 6A point (secondary full plug point) 1.5 Sq.mm wires. (avg length 0.5mtr app)	
1.10	6A Switch/Socket outlet point	No.
	6A Switch/Socket outlet point (primary full plug point) with 1.5 Sq.mm wires. (avg length of 4 mtr app)	

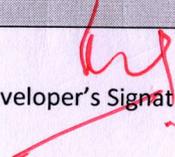
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1.11	Socket outlet 6A with Switch	No.
	Socket outlet 6A with Switch on the same board (lighting swith board)(½ Plug Point)	
1.12	16A Point with Switch & Socket combined at same location	No.
	16A Point with Switch & Socket combined at same location with 2.5 Sq.mm wires complete with all accessories. (for all length -avg length 6 mtr app)	
1.13	Geyser Point	No.
	16A Point with Switch & Socket at different location with 2.5 Sq.mm wires complete with all accessories. (for all length -avg length 8 mtr app)- Gyser point.	
1.14	AC Point	No.
	20A Point with Switch & Socket at different location with 2.5 Sq.mm wires complete with all accessories. (for all length - avg length 9 mtr app)- AC point.	
1.15	Data/ Telephone Point	No.
	Data/Tel point for Living room with 25mm dia P.V.C. pipe from TTJB of flat to point along with box and blank plate, with Cat6 cable and data jack. (avg length 6 mtr. app)	
1.16	TV Point	No.
	TV Point with 1 no. RG6 in 25 mm dia pipe from TTJB to TV point, includes TV jack,face plates,backbox and all other accessories. (avg length 5 mtr. app)	
1.17	VDP Point	No.
	VDP Point with 1 sq.mm wires complete with all accessories, looped with nearest point. (For all lengths- app. 2 mtr.)	
2	MCB DB	No.
	Supply, Installation, Testing of MCB DB in concealed complete with providing, installation of copper lugs, testing and commissioning.	
2.1	3 Phase and Neutral DB (8+12 slots) 16-Way SPN MCB DB for 3BHK	No.
	3 Phase and Neutral DB (8+12 slots) 16-way SPN MCB DB double door complete with lugs, MCB's,Contactors etc., as per following details (For 3bhk Flat): - With IP 43 Protection Incomer: 1. 40 A 30mA 4P ELCB: 1 No.& 2. 40 A 30mA 4P ELCB: 1 No. Outgoing: 6/10/16/20A SP MCB 'C' Characteristic, 10 KA: 18 Nos.	
2.2	1 Phase and Neutral DB (4+12 slots) 16-Way SPN MCB DB for 2BHK	No.
	1 Phase and Neutral DB (4+12 slots) 16-way SPN MCB DB double door complete with lugs, MCB's,Contactors etc., as per following details (For 2bhk Flat):- With IP 43 Protection Incomer: 1. 40 A 30mA DP ELCB: 1 No. & 2. 40 A 30mA DP ELCB: 1 No. Outgoing : 6/10/16/20A SP MCB 'C' Characteristic, 10 KA: 12 Nos.	
2.3	1 Phase and Neutral DB (4+12 slots) 16-Way SPN MCB DB for Common Area-Parking	No.
	1 Phase and Neutral DB (4+12 slots) 16-way SPN MCB DB double door complete with lugs, MCB's,Contactors etc., as per following details (For Common Area-Parking, LL, SC): - With IP 43 Protection Incomer: 1. 25 A DP ,10kA, MCB: 1 No. & 2. 25 A 30mA DP ELCB: 1 No. Outgoing: 6/10/16/20A SP MCB 'C' Characteristic, 10 KA: 12 Nos.	
2.4	Supply, Installation of MS box	No.
	Supply, Installation of MS box with inside arrangements of crone, splitter, data port etc, with all necessary terminal, connections and accessories for termination of all TV/Tel/Data/Wifi cables.	
3	MAINS WIRING	Mtr.
	Supply and Installation of Submain for Power wiring (from Meter Board to DB of each Flat/Area) with 32mm dia PVC pipe including interconnections in meter board/panel, using lugs, ferule numbers etc.	
3.1	Mains Wiring	Mtr.
	4x 6 Sq.mm wire + 2x 2.5 sq.mm (from mains) + 2x 2.5 Sq.mm wire (from ACCL) - copper flexible FRLS with 1no. 32 mm dia PVC pipe from meter board to flat DB (All flat)	

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3.2	Mains Wiring	Mtr.
	2x 6 Sq.mm wire + 1x 2.5 sq.mm (from mains) + 2x 2.5 Sq.mm wire (from ACCL) - copper flexible FRLS with 1no. 32 mm dia PVC pipe from meter board to flat DB (All flat)	
3.3	Mains Wiring	Mtr.
	2x 6 Sq.mm wire + 1x 2.5 sq.mm - copper flexible FRLS with 1no. 25 mm dia PVC pipe from meter board to DB of Common Area (For Parking, LL, SC etc.)	
4	LV SYSTEM- MAIN WIRING (TV/Tel/Sec/Data)	Mtr.
	Supply and Installation of TV/ Tel/Data Submain piping, wiring from Shaft to Crone Box /Network Switch/ Box for cable TV connection, including 25/32 mm Dia PVC pipe	
4.1	TV Vertical Distribution in Duct	Mtr.
	T.V. vertical distribution in duct with 25 mm Dia P.V.C. pipe provision, if required, but without cable & other accessories. (2 nos. on each duct- total 2 ducts) (please confirm conduit provision with client if needed or in vendor scope)- Without RG11 cable which shall be service provider scope.	
4.2	Data Vertical Distribution In Each Duct	Mtr.
	Data vertical distribution in each duct with 32 mm Dia P.V.C. pipe from ground floor to each floor provision if required, but without cable & other accessories. (for all 2 ducts) (please confirm conduit provision with client if needed or in vendor scope)	
4.3	25mm Conduit Provision Only From TTJB to TV Point of 3rd Bedroom TV Point in 3BHK flat	Mtr.
	25mm Conduit provision only from TTJB to TV point of 3rd bed room tv point in 3bhk flat, without cable, Jack, Switch plate/box.	
4.4	VDP distribution in Flat	Mtr.
	VDP distribution in flat with 1 no. of CAT 6 cable with 25mm dia P.V.C. pipe from video door phone to Bell+Camera unit .	
4.5	Data Horizontal Distribution from Switch at Floor to TTJB of Flat	Mtr.
	Data horizontal distribution from switch at floor to TTJB of flat in existing laid 32mm conduits. (Data cable in not included, it can be fiber or cat 6 as per vendor details and shall be laid by vendor)	
4.6	TV Horizontal Distribution from Splitter at Duct to TTJB of flat	Mtr.
	TV horizontal distribution from Splitter at duct to TTJB of flat in 32mm conduits with 3 nos. RG6 TV cable. (Without conduit, as conduit already considered in above item of data)	
5	EARTHING SYSTEM	No.
	Supply and laying of all earthing stations with all earthing works including laying of GI Strip/ wires from earth pit to meter board , but without excavation complete with all material including funnel work. (Excavation / Civil Works from client side)	
5.1	Pipe Earthing OR	No.
	Pipe Earthing For pipe earthing G.I. Pipe of 50 mm Dia (B class) and 6 mtr depth below ground level as per IS 3043 and as per attached drawing complete with all the required material like coke/charcoal,salt,brass nut bolts and washers, watering arrangement etc .	
5.2	Plate Earthing	No.
	G.I. Plate of 600X600X6.3mmTH'K or Cu Plate of 600X600X3.15mmTH'K & 1500mm below the ground level. Notes- i) The chamber cover & frame shall withstand the load of fire engine. ii) Measurement of resistance of each earth station and resistance of complete scheme of earthing layout must be measured, recorded by contracto and got approved by Consultants / Architects.	
5.3	25x6 mm GI strip	Mtr.
	25x6 mm GI strip	
6	LIGHTNING ARRESTOR	No.


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	Supply, Installation of Lightening Arrester with 75 mm dia sphere of 6 mm. thick tined copper with 5 nos. of spikes and 25 mm dia 600 mm long tinned copper rod, with 200 x 200 and 5 mm thick copper plate duly pressed to 25 mm dia copper rod, anchoring the same over a 50 mm dia 'B' class GI pipe OF 1400mm lenght on top with supporting GI plate of 250 x 250 and 5 mm thick GI plate with suitable nut bolts as per detailed drawing. The item includes supply installation of G.I. Pipe, 300 x 300 x 6 mm base plate, webs 75x 75 x 5 mm grouting the same on machine room slab/oht slab, parapet, and roof slab as per location shown in drawing.	
	Supply and Installation of Test Link Box Made out of 2mm CRCA sheet	
6.1	Supply and Installation of test link box made out of 2mm CRCA sheet, galvanized and having a GI Test Link of size 150 mm long, 25 x 6 mm link GI strip mounted on suitable nut bolts, complete with hinge type covers GI clamps etc.	No.
	Supply and Laying of Heavily Hot Dipped GI Earth Strip	
6.2	Supply and laying of heavily hot dipped GI earth strip on parapet / down conductors fixed on wall / slab / column with 3 mm thick GI spacers fixed with no. 10 GI wood screws & nylon plugs, 2 mm thick GI saddles with GI machine screws, interconnection of earth strip with welded joints and GI nut bolts & washer painting with two coats of metallic paint, etc.	No.
	25mm x 6mm Roof Conductor	
6.3	25 mm x 6 mm roof conductor	Mtr.
	25 mm x 6mm Down Conductor	
6.4	25 mm x 6 mm down conductor	No.
	ADOPTER BOX	
7	Supply and installation of adopter boxes in duct surface with 18G CRCA sheet, Wire way various sizes as per no. of conduits, complete with covers and all accesories. (for electrical & LV pipes- for all 3 ducts)	No.
	LIFT CABLING	
8	Supply & Laying of Copper Ar. Cable in Lift shaft using GI saddle pressure etc.	No.
8.1	4C x 6 cu armoured. (For 3 Nos. Lift)	No.
8.2	2C x 2.5 cu armoured. (For 3 Nos. Lift)	Mtr.
8.3	8-Gauge GI wire for Earthing (For 3 Nos. Lift)	Mtr.
	LIFT SHAFT LIGHTNING	
9.	Shaft lighting job using existing cable 2C x 2.5 sq.mm. on each floor providing one 10A Plug Point & with 1 set of Bulk Head fixture on wooden box. (for one shaft)	Job
9.1	Light point with plug point (17 Nos.) With wooden box with acrylic plate on top with 10A switch+10A socket.	Job
9.2	Bulkhead Fitting	Job
9.3	Light point in Lift room with 1 sqmm flexible wire with 6A 3P switch with box & plate.	Job
9.4	Supply & installation of 40A TP main switch with metal enclosure.	Job
9.5	40A 300mA FP ELCB with metal enclosure.	Job
9.6	25A DP MCB with metal enclosure.	Job
9.7	25A 100mA DP ELCB with metal enclosure. Note- Lift Specification can be change as per the Lift vendor requirement.	Job

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Developer's Signature

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Annexure –III

No.	Description	Per
1.	Fixing of Street light Pole, Bollard (All type of Fixtures)	No.
	Including: Installation of template of pole, erecting of pole, fixing of lighting fixture with related bracket, internal wiring from terminal box to light fixture, testing of fixture, etc complete. (Excavation / R.C.C. is in Developer's scope)	
2.	Fixing of Light Fixture (All type of Fixtures)	No.
	Including a) Fixing of required bracket. b) Proper screwing for fixture holding, Testing of fixture, etc complete.	
3.	Fixing of 2'-0" x 2'-0" Ceiling Light Fixture, Exhaust fan, Ceiling Fan	No.
	Including a) Fixing of required bracket. b) Fixing of J type hook/ Fastener & suspended wire for fixture holding, for fans blades connection / Screwing, Testing of fixture, etc. complete.	
4.	Miscellaneous	No.
	Installation, testing & commissioning of ICDP/ICTP/ DOL Starter/ Bus Bar Box (up to 200 Amps)/ On Line Change Over (up to 200 Amps) with require brackets and anchor fastener fixing with body earthing	
5.	Fixing of Metering Panel (L- 4.5 Mtr x H - 4.5Mtr x 1 Mtr.)	NO OF METERS IN METERING PANEL
	Including a) Shifting of metering panel from storage place to the installation point as per given installation drawing. b) Fixing of M.S. Bracket and anchor fastener for rigidly fixing of panel c) Testing Commissioning & Charging of panel (Meggering, Tighten of lugs of all bus bars, Circuit breakers [MCCB's & MCB's, Contactor's, Selector Switches, etc.]) complete, d) Fixing of Energy Meters. e) Damage of panel during shifting at site will be the responsibility of the contractor.	
6.	Fixing of Energy Meter other than Metering Panel	No.
	Including a) Fixing of Energy Meter and require circuit breakers for energy meters with M.S. Brackets with anchor fastener, b) Connection & termination of Wire/ Cables (Up to 4 C x 16 Sq. mm. Al / Copper Armored/ Flexible Cable) in Meter & Circuit breakers.	
7.	Fixing of C.T. operated Energy Meter	No.
	Including a) Fixing of Meter Box for energy meters with M.S. Brackets with anchor fastener b) Fixing of Energy Meter and require circuit breakers, b) Connection & termination of Wire/ Cables (Up to 4 /3.5 C x 120 Sq. mm. Aluminum Armored Cable) in Meter & Circuit breakers.	
8.	Fixing of Earthing strip up to 50X5mm	Mtr.
	Including Fixing of earthing strip on spacer and clamps at 300mm center to center including straightening of strip, drilling, nut bolting, welding etc., complete with connection to earth pit.	

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Developer's Signature

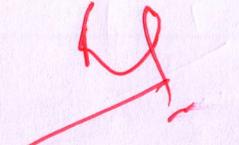
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Annexure –IV

List of Approved Makes

SR.NO.	MATERIAL	MAKE
1	ACB	L & T / Siemens / ABB/ Control & Switchgear/Schneider
2	S.F.U./MCCB	L & T/Siemens/G.E.Power/ Siemens/ Schneider/Indo Asian/C & S
3	Contactors & Motor Starters	L & T / Siemens / Control & Switchgear/Schneider
4	Indicating Digital Meters	AE/Meco/L & T
5	Push Button & accessories	L & T / Control & Switchgear/Schneider
6	Crimping Lugs / compression Glands	Dowells/Jainson/Lotus/Bracco/VBI
7	Jelly filled Telephone Cables	Finolex/Universal/RPG/Delton
8	Tag Block with Boxes	Krone
9	Rossets	ITL/Tele Connectors India
10	Distribution Boards WITH TV & TEL	Legrand /Siemens/ Indo Asian /L&T
11	MCB / RCCB	Legrand / Indo Asian/siemens /L&T
12	Main L.T.Panels/PDB/LDB Panel	Incorporating L & T/Siemens/GEC/Schneider Switchgear Componants & Manufactured by those who have CPRI test certificate
13	Switches & Sockets	MK / Legrand /Anchor
14	PVC Copper Wires (FR Grade)	Polycab / RR Kabel / Kei
15	H.T.Cables	Polycab/ Torrent/ Universal/ Fortgloster/Asian/CCI
16	L.T.Cables	Polycab/ Torrent/ Universal/ Fortgloster/ RR Kabel Finolex / Ravin
17	Cat-6 Lan Wire	Lucent/LAPP/AMP
18	PVC Pipe	Diamond/Precision
19	Lighting Fixtures	Wipro/Philips/GE / Crompton/ Bajaj/ K-lite
20	Lamps (FTL & CFL)	Osram/Philips/Indoasian/GE
21	Fans & Air-circulators	Crompton/Bajaj/ Almonard/ Alfa/ Electro-mech
22	Power factor correction Capacitors	GE / Crompton Greeves/ Siemens/ Madhav
23	APFC relay	GE/ Crompton Greeves / Ducati
24	TV Antenna Wires/Cables	IS-5602/STARnet/ TRILOGY/Polycab
25	Transformers	MSEB Approved Hupen/Nissar/Volt Amp/ Kirloskar/ Manisha
26	HT Switchgear	Siemens/ ABB/Schneider/ Crompton/Megawin


Contractor's signature


Developer's Signature

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Both the parties understood true and correct meaning of this agreement and contents of the agreement area explained to the contractor in Marathi/Hindi and they have understood the true and correct meaning of the agreement and signed this agreement,

In witness whereof parties have set their hands on the day date and year hereinabove mentioned.

Encl: Annexure

SIGNED AND DELIVERED by the within named
'Developer' M/S CHOICE DEVELOPMENTS
through its one of the partners by Shri: **AMIT
ASHOK AGRAWAL** in the presence of

WITNESS:

1. Sign

Name:

2. Sign

Name:

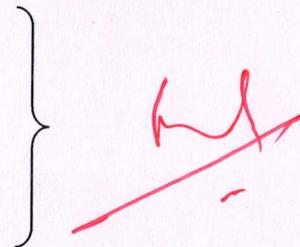
SIGNED AND DELIVERED by the within named
'Contractor' M/S KAMAL ELECTRICALS by the hands
of its dully empowered Proprietor and Authorized
Signatory

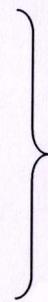
1. Sign

Name:

2. Sign

Name:







Contractor's signature

Developer's Signature

GOODWILL ELEMENTS

ELECTRICAL WORK

LABOUR RATE BREAKUP (B)

Total Labour Amount

27,64,800.00

Labour Amount Breakup

Slab Conduiting 10%

2,76,480.00

Wall Conduiting 10%

2,76,480.00

Flat Wiring 15%

4,14,720.00

Common Area Wiring 15%

4,14,720.00

Mains Wiring 15%

4,14,720.00

Switches & Accessories 15%

4,14,720.00

Testing & Handover 20%

5,52,960.00

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Sr. No.	Description	Against Slab Conduiting (10%)	Against Wall Conduiting (10%)	Against Flat Wiring (15%)	Common Area Wiring (15%)	Against Mains Wiring (15%)	Against Switches and Accessories (15%)	Against Testing & Handover (20%)	TOTAL AMOUNT
1	Basement Floor	19,749	-	-	29,623	29,623	-	39,497	1,18,491.43
2	Parking Floor	19,749	-	-	29,623	29,623	-	39,497	1,18,491.43
3	1st Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
4	2nd Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
5	3rd Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
6	4th Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
7	5th Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
8	6th Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
9	7th Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
10	8th Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
11	9th Floor	19,749	23,040	46,080	29,623	29,623	34,560	39,497	2,22,171.43
12	Terrace Floor	19,749	23,040	-	29,623	29,623	34,560	39,497	1,76,091.43
13	Staircases	19,749	23,040	-	29,623	29,623	34,560	39,497	1,76,091.43
14	Lifts	19,749	23,040	-	29,623	29,623	34,560	39,497	1,76,091.43
		2,76,480	2,76,480	4,14,720	4,14,720	4,14,720	4,14,720	5,52,960	27,64,800

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