

WO NO: GOODWILL VERVE / ELECTRICAL WORK -01

Leaving some amount to be processed
for 125 units instead of 136 units.

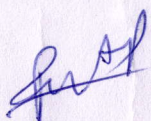
AGREEMENT

FOR LABOUR BASIS AGREEMENT FOR ELECTRICAL WORK

CHOICE LIFESTYLE- GOODWILL VERVE

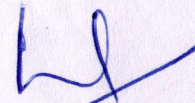
THIS AGREEMENT IS MADE AND EXECUTED AT PUNE

ON THIS 5TH JUNE 2023.



Contractor's signature

Page **1** of **15**



Developer's Signature

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 VERVE / ELECTRICAL WORK -01

AGREEMENT BETWEEN

THE PARTY OF FIRST PART

M/s. CHOICE LIFESTYLE 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,

OM SAI ELECTRICALS

Mrs. Shital Prashant Jagtap

Address: Lonkar Wasti, Opposite S B Heights, S.No. 24/1, Besides
Rajhans Furniture, Rams Enterprises Brick Plant, Keshav Nagar,
Manjari Road, Keshavnagar, Mundhwa, Pune-411036

Mobile No.: 9850222264

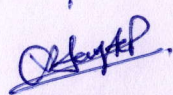
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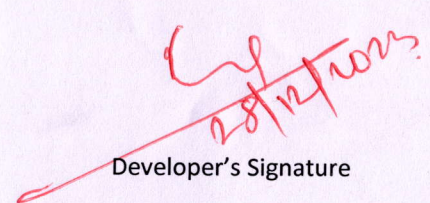
Here in after referred to as **"Contractor"** (which expression shall unless repugnant to the context or contrary to the meaning therefore mean and include its representatives, administrators, executors, assignees etc.)

WHERE AS Party of the first part is the developer and intend to start the **Electrical Work** for the site situated at **"GOODWILL VERVE", S.No.35/36, Opposite Venkatesh Graffiti, Manjari Road, Keshavnagar, Pune-411036**



Contractor's signature

Page **2** of **15**



Developer's Signature

Amended Date:

Amendment Reason: Change in Contractor's Firm Name and reduction in number of 1 floor.

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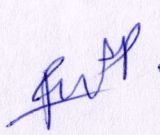
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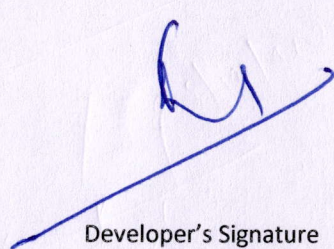
Email ID:

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WHERE AS Party of the first part is the developer and intend to start the **Electrical Work** for the site situated at **"GOODWILL VERVE", S.No.35/36, Opposite Venkatesh Graffiti, Manjari Road, Keshavnagar, Pune-411036**


Contractor's signature

Amended on
28/12/2023
Page 2 of 15


Developer's Signature

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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.

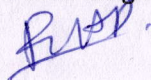
and **WHERE AS** it has been agreed by the Developer and contractor that the contractor will do work on "**GOODWILL VERVE**", S.No.35/36, Opposite Venkatesh Graffiti, Manjari Road, Keshavnagar, Pune-411036, on the following terms and conditions.

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

A. GENERAL CONDITIONS OF CONTRACT

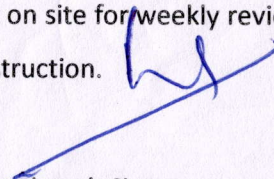
1. Contractor shall execute the work in strict consultation with the Developer's and in condition with other agencies appointed by the Developer.
2. Contractor shall maintain in perfect condition all works executed till the completion of the entire work allotted to him. Where phased handing-over of completed 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. If 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.

Contractor's signature



Page **3** of **15**

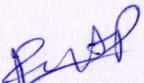
Developer's Signature

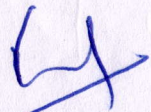


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B. SCOPE OF WORK

1. **Labour Contract for LT & HT Electrical Work** at **GOODWILL VERVE** 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. Bad workmanship is liable to be rejected in toto.
3. The contractor shall get the approval of the Engineer-In-Charge /Developer 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.
4. The contractor shall employ the technical staff for electrical works separately, during the execution of work.
5. 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.
6. 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.
7. 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.
8. 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.
9. The contractor shall obtain & pay for all permits, licenses & Certificates for approval required by all relevant authorities & organizations. All Work of the contractor shall conform to the requirements of local codes.


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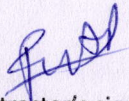
10. Contractor should take all safety precaution, labour insurance & other statutory compliances for their own staff. The contractor should be registered as Electrical Contractor required by all relevant authorities & organizations.
11. The work shall be carried out as per Regulations and in best workman 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.
12. The L.T panel and Distribution Boards, Meter Panel Cubicals, etc. shall be given a cost of primer and three coats of approved colour Name plates to indicate the equipment or circuit controlled by the switch shall be fixed painted in the panels (or sourced of approved make).

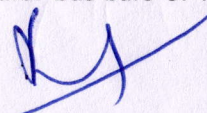
The parts to be painted shall be provided with following paints after they have been thoroughly scrapped or hot blasted or passed through appropriate chemical solutions of acid and alkalis to remove rust and grease.

- I. First coat - Red/Lead/Zinc Chromate Prime
- II. Second coat - Standard enamel anti-corrosive under coat.
- III. Third coat - Standard Battleship Grey enamel top coat or any colour approved by the Engineer-In-Charge.
- IV. Fourth coat - Standard Battleship Grey enamel top coat or any colour approved by the Engineer-In-Charge.

The contractor shall be entirely responsible for the painting, protecting or preserving packing, packing cases and other materials, branding and marking the same to ensure delivery equipment at site. Completely free from injury or mistake.

13. 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.
14. 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


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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- I

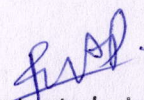
CONDUIT INSTALLATION (GENERAL)

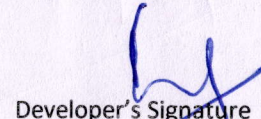
1. PVC conduits and accessories shall use as required.
2. Conduits shall have drawn-in boxes for every 10mtr of straight length or for every 7.5mtr of run containing bends or for every third bend.
3. Conduits shall be installed in such a manner that all cables/wires can be drawn-in-after erection with ease by means of a pull wire.

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'. 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


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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.

2. 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

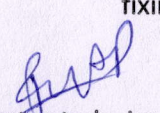
SWITCHES, SOCKETS AND FIXTURES

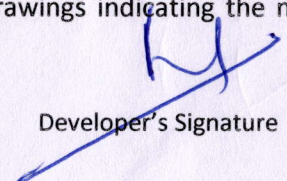
1. Light switches shall comply with IS 3854-1966 and IS5987-1970. These shall be rated 5Amp and shall be one way, two way as detailed.
2. Sockets outlets shall be in accordance with IS1293-1967 AND S4615-1968.
3. All switches, bell pushes and socket outlets shall as per specific requirements in the Bill 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 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 15 Amp sockets shall be wired on one circuit. Prior to laying and fixing of conduits, the contractor shall prepare shop drawings indicating the number


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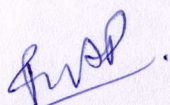
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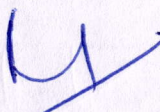
- and sizes of conduits, location of junction boxes, sizes and location of switchboxes and other relevant details. The shop drawings shall be for approved by the Engineer-In-Charge & Developer the actual laying of the conduits.
2. Only four sizes of conduits should be used 20mm, 32mm and 40mm dia. The 25mm dia conduits shall carry maximum of two no's of power circuits and three no's 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 no's 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 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.


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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.

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,

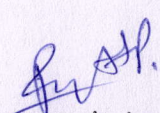
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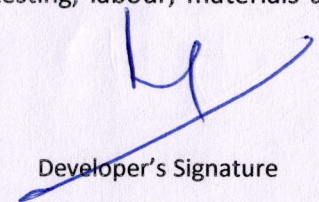
- completely dust and vermin proof. All doors and covers shall be fully gusseted with from rubber and /or rubber strips and shall be lockable. steel sheets used in the construction shall be 2mm thick and shall be folded and braced as necessary to provide a support for all components.
3. The bus bar and 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:
 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


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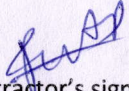
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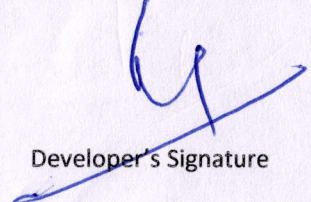
incidentals necessary to conduct the above test shall be provided by the contractor at his own cost.

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.
- 1.6 **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.

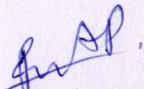

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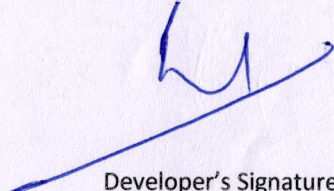

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D. TERMS OF PAYMENT

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 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, 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".


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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.

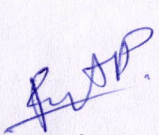
F. BILLING DETAILS:

Firm Name: Choice Lifestyle

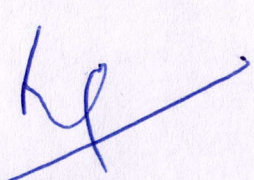
Firm GST No.: 27AAOFC1825B1ZR

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

Site Name: Goodwill Verve.



Contractor's signature

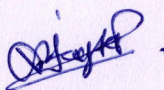


Developer's Signature

WO NO: GOODWILL VERVE / ELECTRICAL WORK -01

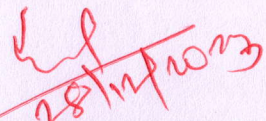
ANNEXURE

Sr. No.	Description	Unit	Quantity	Rate	Total Amount (L)
	LT & HT ELECTRICAL WORK (LABOUR)				
1.	For 2,2.5 & 3 BHK (All Flats)	Per Flat	128.00	16911.765	21,64,705.92
	<u>Including:</u>				
	1) Flats complete work with fixtures.				
	2) Lobbies, Staircase & Common Areas.				
	3) Parking Ground Floor & Basement Floor.				
	4) Mains (DB to Meter Room).				
	5) Meter Room all complete including panels & busbars.				
	6) Earthing & Lightning Arrester				
	7) All fixtures for common area				
	8) Light, Cabling & earthing & Lightning Work				
	9) Insulation Tape is in Contractor's Scope.				
	10) GI PVC tar is in Developer's Scope.				
	11) Lift Wiring as per requirement by lift vendor.				
				Total Amount	21,64,705.92



Contractor's signature

Page **14** of **15**



Developer's Signature

Vikram R. Jeyap.

Amended Date:

Amendment Reason: Change in Contractor's Firm Name and reduction in number of 1 floor.

WO NO: GOODWILL VERVE / ELECTRICAL WORK -01

ANNEXURE

Sr. No.	Description	Unit	Quantity	Rate	Total Amount (L)
	LT & HT ELECTRICAL WORK (LABOUR)				
1.	For 2,2.5 & 3 BHK (All Flats) <u>Including:</u> 1) Flats complete work with fixtures. 2) Lobbies, Staircase & Common Areas. 3) Parking Ground Floor & Basement Floor. 4) Mains (DB to Meter Room). 5) Meter Room all complete including panels & busbars. 6) Earthing & Lightning Arrester 7) All fixtures for common area 8) Light, Cabling & earthing & Lightning Work 9) Insulation Tape is in Contractor's Scope. 10) GI PVC tar is in Developer's Scope.	Per Flat	136.00	16911.765	2300000.00
Total Amount					23,00,000.00

*Amended & superceded
on 28/12/2023
[Signature]*

[Signature]
Contractor's signature

[Signature]
Developer's Signature

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 VERVE / ELECTRICAL WORK -01

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 LIFESTYLE through its
one of the partners by Shri: **AMIT ASHOK**
AGRAWAL in the presence of

WITNESS:

1. Sign

Name:

2. Sign

Name:

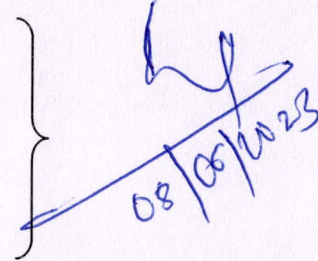
SIGNED AND DELIVERED by the within named
'Contractor' M/S OM SAI ELECTRICALS by the hands
of its dully empowered Proprietor and Authorized
Signatory

1. Sign

Name:

2. Sign

Name:


08/06/2023

