

WO NO: GOODWILL VERVE / MODULAR KITCHEN WORK -01

Date: 04/05/2023

M/s. : M/s SLEEK INTERNATIONAL PVT. LTD.
Address : G-301/302, 3rd Floor, Lotus Corporate park, Off Western Express Highway, Graham Firth
Compound, Goregaon (E), Mumbai- 400063
Contact No : 022-61075400
PAN No. : AAECs1836K
GST No. :

ARTICLE: 1 PREFACE

- 1.1 Work Order for Services on **(Labour + Material)** basis for the **Modular Kitchen Work** at **Goodwill Verve Sr.no. 35/36, Opposite Venkatesh Graffiti, Manjari Road, Keshav Nagar, Pune -411036.**
- 1.2 **MR. AMIT ASHOK AGRAWAL** (hereinafter referred to as "OWNER")
- 1.3 **M/S. SLEEK INTERNATIONAL PVT. LTD.** (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 + Material** for the **Modular Kitchen** for **Goodwill Verve** 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 The contractor rates shall include all the arrangement for **Modular Kitchen Work.**
- 2.3 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.
- 2.4 Electricity for **Modular Kitchen 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.


Contractor's signature


Developer's Signature

WO NO: GOODWILL VERVE / MODULAR KITCHEN WORK -01

- 2.5 No construction activities will be carried out without responsible contractor representative on site.
- 2.6 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.
- 2.7 Wastage will be the responsibility of the Contractor. Developer will not be held responsible.

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 labor 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 **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



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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.
- 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

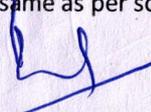
The Defects Liability Period for the above-mentioned works shall be One year, after the completion of work. The Contractor shall rectify the defects brought to their notice during this period at their own cost. If the Contractor does not clear the defects, the principal will be at the liberty to get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

ARTICLE: 7 MODE OF MEASUREMETS & RATES

7.1 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.

7.2 The payment schedule will be prepared by the Developer & contractor shall accept the same as per schedule


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prepared by the Developer.

- 7.3 **Annexure** Rates are **Exclusive of GST** 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 **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: Choice Lifestyle

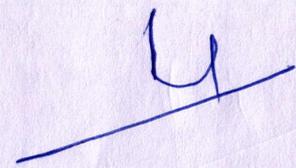
Firm GST No.: 27AAOFC1825B1ZR

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

Site Name: Goodwill Verve



Contractor's signature



Developer's Signature

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ANNEXURE (WORK ORDER FORECLOSED 21/03/2025)

Sr. No.	Description	Unit	Quantity	Rate	Amount
1.	KITCHEN TYPE - NEW CIVIL (2BHK & 3BHK) 1) BASE-EXISTING CIVIL 2) BASE SHUTTERS-BWR WITH HIGH GLOSS LAMINATE 3) ACCESSORIES 304 GRADE RT 4) HARDWARE -ECCENTRIC SLEEK SOFT CLOSE HINGES & ZINC SLEEK TELESCOPIC CHANNEL AND, HANDLE-G- PROFILE 5) REHAU SCREW CAP 12MM (75701)	Per Flat	61.00	30500.00	18,60,500.00
TOTAL AMOUNT					18,60,500.00

CONTRACTOR'S SIGNATURE

M/S. SLEEK INTERNATIONAL PVT. LTD.

APPROVED BY

MR. AMIT ASHOK AGRAWAL
(CHOICE LIFESTYLE)

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TOTAL AMOUNT					39,04,000.00

CONTRACTOR'S SIGNATURE

APPROVED BY

M/S. SLEEK INTERNATIONAL PVT. LTD.

MR. AMIT ASHOK AGRAWAL

(CHOICE LIFESTYLE)

Shubham Pakave
BOM - Project

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ANNEXURE

Sr. No.	Description	Unit	Quantity	Rate	Amount
1.	KITCHEN TYPE - NEW CIVIL (2BHK & 3BHK)	Per Flat	136	30500.00	41,48,000.00
	1) BASE-EXISTING CIVIL				
	2) BASE SHUTTERS-BWR WITH HIGH GLOSS LAMINATE				
	3) ACCESSORIES 304 GRADE RT				
	4) HARDWARE -ECCENTRIC SLEEK SOFT CLOSE HINGES & ZINC SLEEK TELESCOPIC CHANNEL AND, HANDLE-G- PROFILE				
	5) REHAU SCREW CAP 12MM (75701)				
TOTAL AMOUNT					41,48,000.00

CONTRACTOR'S SIGNATURE

M/S. SLEEK INTERNATIONAL PVT. LTD.

APPROVED BY

MR. AMIT ASHOK AGRAWAL
(CHOICE LIFESTYLE)

Amended on 28/12/10/13

Contractor's signature

Developer's Signature