

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 METROPOLIS EAST PHASE 2&3- BASEMENT/ TRENCH FABRICATION WORK-02

Date: 19/05/2025

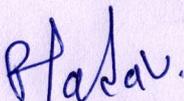
M/s. : SHRI RAM FABRICATION & CO.
Address : S.No.191, Anand Nagar, Nagpur Chawl, Back Side of Sai Baba mandir,
Yerwada, Pune- 411006
Kind Attn. : Mr. Rakesh Yadav
Contact No : 9860093877
Pan No. : EJBPG1248E

ARTICLE: 1 PREFACE

- 1.1 Work Order for **Basement Trench Fabrication Work** for Proposed Residential Building of **M/s. Krishna Buildcon** Developer Site "**Goodwill Metropolis East Phase-2&3 Basement**", S.R.NO.283/3A/1A, 283/2, Porwal Road, Lohegaon, Pune-411047.
- 1.2 **Mr. AMIT ASHOK AGRAWAL** (hereinafter referred to as "DEVELOPER")
- 1.3 **M/s. SHRI RAM FABRICATION & CO.** (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 **Basement Trench Fabrication Work** for **Goodwill Metropolis East Phase-2&3 Basement** 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 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.
- 2.3 Electricity for **Basement Trench Fabrication 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

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- 2.4 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.
- 2.5 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.
- 2.8 **Completion Period**

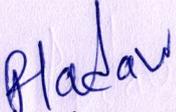
Time is the essence of this order and hence the execution schedule should be strictly adhered to. In general, the complete **Basement Trench Fabrication Work** for the said building will be completed latest by **31/03/2025**. The schedule as attached in the annexure to be strictly followed.

ARTICLE: 3 COMPENSATION FOR CONTRACTOR'S WORK

- 3.1 For all the works described in this order, a fixed and firm compensation at **67,725/- In Words Sixty-Seven Thousand Seven Hundred & Twenty-Five Only**. shall be given to the work contractor. The above Compensation shall include all taxes and duties & excludes GST.
- The Developer, if applicable, will deduct any Tax, at source as per prevailing provisions of the law.

ARTICLE: 4 SAFETY & GENERAL RESPONSIBILITIES

- 4.1 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.
- 4.2 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.
- 4.3 Contractor shall at all time keep the Developer fully indemnified against any consequences arising out of Work Contractor's own or on account of Contractor's default or negligence.


Contractor's Signature


Developer's Signature

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- 4.4 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.
- 4.5 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.
- 4.6 Contractor should take all safety precaution, labour insurance & other statutory compliances for their own staff.
- 4.7 **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: 5 TERMINATION OF WORK ORDER

- 5.1 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.
 - 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.

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ARTICLE: 6 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: 7 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: 8 MODE OF MEAUREMENTS & RATES

- 8.1 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.
- 8.2 The payment schedule will be prepared by the Developer & contractor shall accept the same as per schedule prepared by the Developer.
- 8.3 **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.
- 8.4 From the Contractor's Bill amount, TDS will be deducted as per the Income Tax law applicable from time to time.
- 8.5 **Contractors' payment shall be released within 45 Days**, after verification of Invoice by Contracts/ Billing/ Execution Team as per attached documents such as Joint Measurement sheet, checklists, reconciliation report, previous amount paid verification, GST reconciliation, etc.

Contractor's Signature

Developer's Signature

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ARTICLE: 9 BILLING DETAILS

Firm Name: Krishna Buildcon
Firm Address: Road No.8, Vishrantwadi-airport road, Adarsh Colony, Tingre Nagar,
Pune-411032.
Site Name: Goodwill Metropolis East Phase2&3 "Basement (D,E & F Building)".

ANNEXURE

Sr.No.	Description	Unit	Approx. Quantity	Rate	Amount
1.	Labour Charges for <u>Basement Trench Fabrication</u> Work with red oxide application. Note: Billing will be done as per actual quantities.	R.ft	1354.49	50.00	67,724.50
Total Amount					67,725.00

CONTRACTOR'S SIGNATURE

R. Adar

M/s. SHRI RAM FABRICATION & CO.

APPROVED BY

AM
15/05/2018

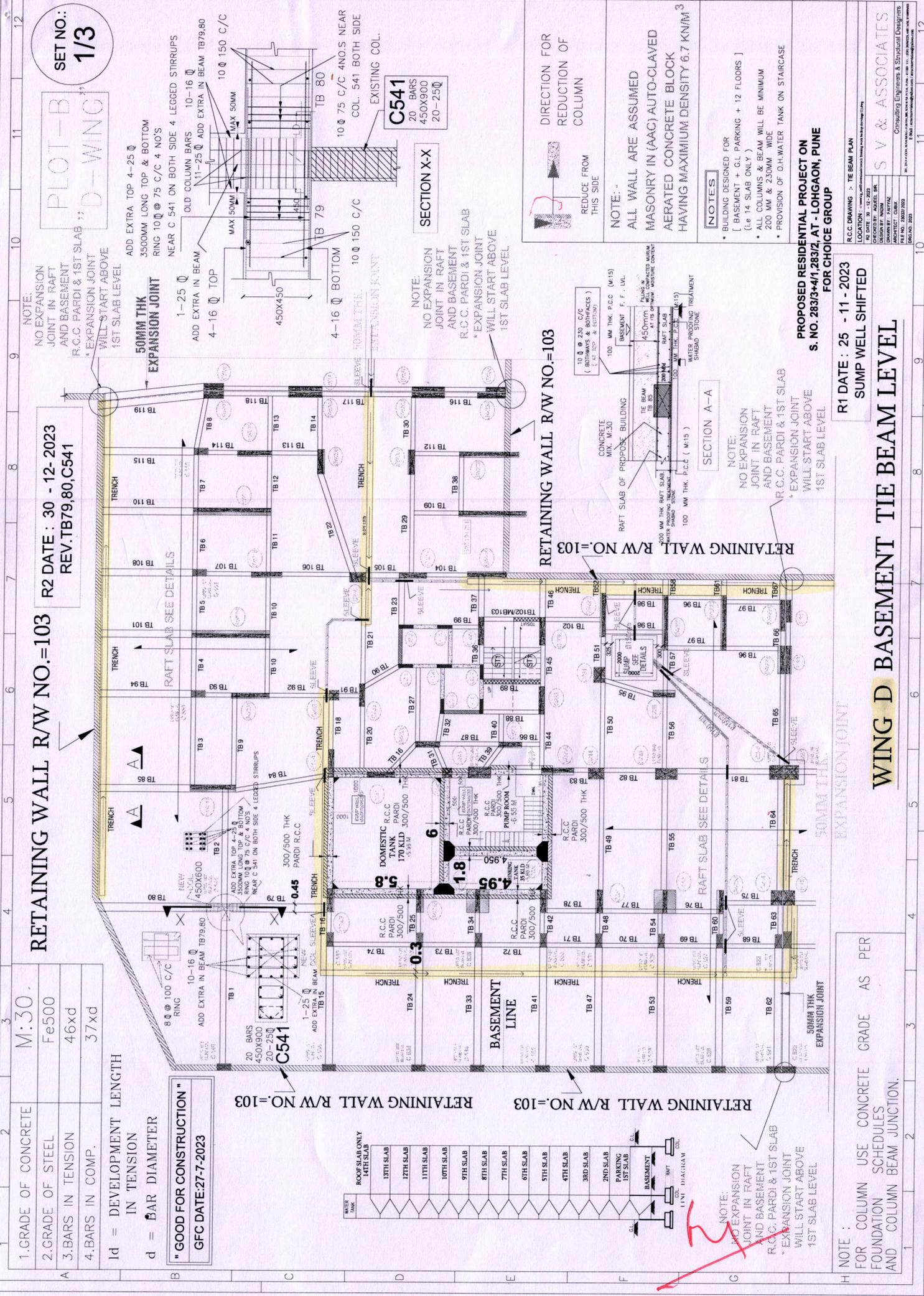
MR. AMIT ASHOK AGRAWAL

(KRISHNA BUILDCON)

GME PHASE 2&3- BASEMENT				
FABRICATION WORK MEASUREMENT				
TRENCH FRAMING WORK (ON LABOUR BASIS)				
SR.NO	DESCRIPTION	Approximate Length	Approximate Length	REMARK
		Rmt	Rft	
1	D Bldg	173.67	569.62	
2	E Bldg	111.27	364.97	
3	F Bldg	128.02	419.90	
	Total	412.95	1354.49	

Mohar

19/05/2022



1. GRADE OF CONCRETE	M:30
2. GRADE OF STEEL	Fe500
3. BARS IN TENSION	46xd
4. BARS IN COMP.	37xd

ld = DEVELOPMENT LENGTH IN TENSION
 d = BAR DIAMETER

GOOD FOR CONSTRUCTION *
 GFC DATE: 27-7-2023

SET NO.:
1/3

PLOT-B
 D-WING

R2 DATE: 30-12-2023
 REV. TB79,80,C541

RETAINING WALL R/W NO.=103

RETAINING WALL R/W NO.=103

RETAINING WALL R/W NO.=103

RETAINING WALL R/W NO.=103

NOTE:
 NO EXPANSION JOINT IN RAFT AND BASEMENT R.C.C. PARDI & 1ST SLAB * EXPANSION JOINT WILL START ABOVE 1ST SLAB LEVEL.

50MM THK EXPANSION JOINT

SECTION X-X

SECTION A-A

DIRECTION FOR REDUCTION OF COLUMN

NOTE:
 ALL WALL ARE ASSUMED MASONRY IN (AAC) AUTO-CLAVED AERATED CONCRETE BLOCK HAVING MAXIMUM DENSITY 6.7 KN/M³

- NOTES
- BUILDING DESIGNED FOR [BASEMENT + G.L PARKING + 12 FLOORS] (ie 14 SLAB ONLY)
 - ALL COLUMNS & BEAM WILL BE MINIMUM 200 MM x 230MM WIDE
 - PROVISION OF O.H. WATER TANK ON STAIRCASE

PROPOSED RESIDENTIAL PROJECT ON
 S. NO. 283/3*4/1,283/2, AT - LOHGAON, PUNE
 FOR CHOICE GROUP

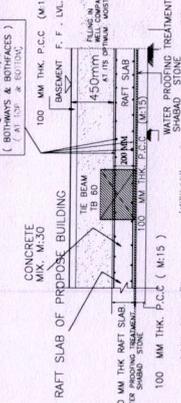
R1 DATE: 25-11-2023
 SUMP WELL SHIFTED

WING D BASEMENT TIE BEAM LEVEL

NOTE:
 FOR COLUMN USE CONCRETE GRADE AS PER FOUNDATION SCHEDULES AND COLUMN BEAM JUNCTION.

RCC DRAWING - TIE BEAM PLAN
 DESIGNED BY: RAJESH B. S
 CHECKED BY: RAJESH B. S
 ARCHITECT: S V & ASSOCIATES
 CONSULTING ENGINEERS & STRUCTURAL DESIGNERS
 PLOT NO: 283/3*4/1,283/2
 PUNE-411 004

**"PLOT-B"
"WING F"**



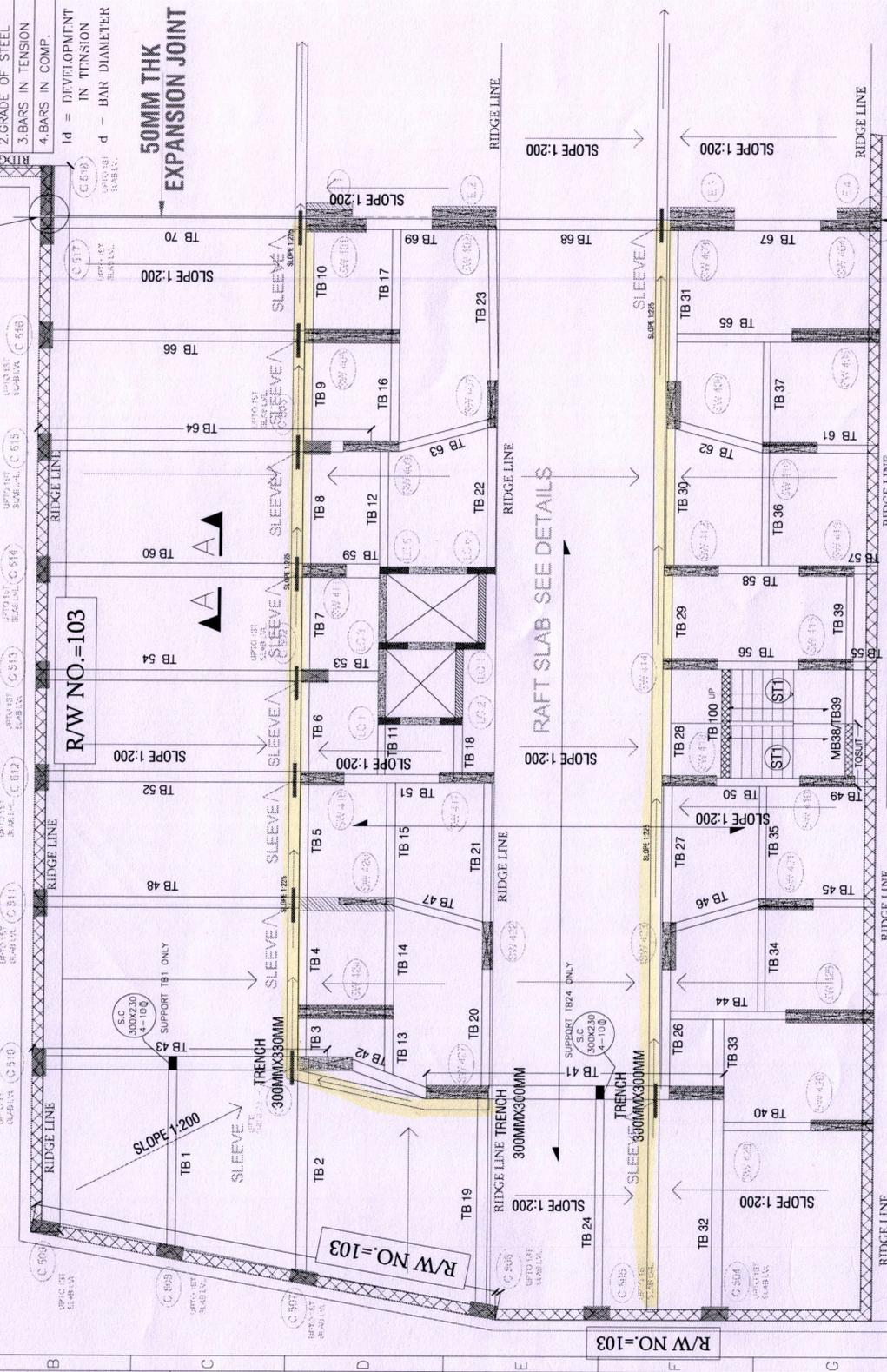
NOTE:
NO EXPANSION JOINT IN RAFT AND BASEMENT R.C.C. PARDI & 1ST SLAB * EXPANSION JOINT WILL START ABOVE 1ST SLAB LEVEL

ADVANCE COPY ONLY FOR STUDY PURPOSE

1. GRADE OF CONCRETE	M:30
2. GRADE OF STEEL	Fe500
3. BARS IN TENSION	46xd
4. BARS IN COMP.	37xd

ld = DEVELOPMENT LENGTH IN TENSION
d - BAR DIAMETER

50MM THK EXPANSION JOINT



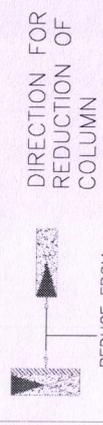
R/W NO.=103

R/W NO.=103

BASEMENT LINE

F-WING (BASEMENT FL.) TIE BEAM LEVEL PLAN

**PROPOSED RESIDENTIAL PROJECT ON
S.No. 283/3+4/1, 283/2, AT - LOHGAON, PUNE**
NO EXPANSION JOINT IN RAFT AND BASEMENT R.C.C. PARDI & 1ST SLAB * EXPANSION JOINT WILL START ABOVE 1ST SLAB LEVEL



NOTE:-
ALL WALL ARE ASSUMED MASONRY IN (AAC) AUTO-CLAVED AERATED CONCRETE BLOCK HAVING MAXIMUM DENSITY 6.7 KN/M³

NOTES

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- * ALL COLUMNS & BEAM WILL BE MINIMUM 200 MM WIDE
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R.C.C DRAWING - BASEMENT TIE BEAM PLAN
 LOCATION : Lohgaon, with the Subdivision Boundary, with Survey Party No. 1849
 DATE : 1 - 4 - 2024
 CHECKED BY : AZHAR BIR
 DESIGN BY : PAVAN
 FILE NO. : 24032/2023
 DRG. NO. : 2023
S V & ASSOCIATES
 Consulting Engineers & Structural Designers
 20, PANDHARIPUR, KANDIVALA, MUMBAI - 400 067, INDIA
 TEL: 022-25342222 FAX: 022-25342223
 EMAIL: svandassociates@gmail.com