**WORK -ORDER Date-24/02/2020**

To,

Patra Plumbing & Engineering Works,

7/1/1, Ganraj Apartment, Flat No. 14, Shinde Nagar, Sangavi, Haveli

Pune 411027

Cell 9158855621

Sub:- Work order for Plumbing work for Newton Homes “A” Building

Ref:- As per your Quotation

Dear Sir,

With reference to your quotation, We are issuing you work order for Plumbing and Sanitary work of Residential Building.

Schedule of rates and terms and condition are as per attached annexure.

The detailed program (Bar-Chart) for the work is enclosed with this letter and you shall carry strictly as per the schedule given in the clause of terms and condition of the Labour Contract

**Quality and timely completion of work with safety is the essence of this contract**. If it is found at any time, any negligence or violation to quality and time, the work get terminated with immediate effect. The site should be totally accident free and safety precautions must be followed. If any accident occurs on site , it will be all contractor’s responsibility and the work may also get terminated.

All other terms and condition are applicable as attached set.

You are requested to start the work at the earliest as pre schedule.

Thanking you,

Yours faithfully,

**For M/S. Ravima Ventures**

**Authorized Signatory**

**Schedule of Labour Rates for Plumbing Work:**

|  |  |  |
| --- | --- | --- |
| **Sr.No** | **Particulars** | **Rate (Rs)** |
| **1** | **2 BHK FLAT with Master and Common Bedroom’s Toilets, Kitchen, Dry Terrace etc. complete flat along with C.P. Sanitary Fitting & final Testing. Detail scope of work as mentioned below.** | **16000/- per flat** |
| **2** | **2.5 BHK FLAT with Master and Common Bedroom’s Toilets, Kitchen, Dry Terrace etc. complete flat along with C.P. Sanitary Fitting & final Testing. Detail scope of work as mentioned below.** | **19000/- per flat** |

Note : - Above rates are including commercial floors inlet & outlet provisions & parking common toiletd

**Minimum Labor Strength:**

Plumber & Helper as per requirement or instruction of site in charge.

Note : 1) Training shall be given to the contractor / Foreman relating the quality procedure & contractor should follow the same for overall work.

2) **Payment** **Schedule attached with contract.**

**SCOPE OF WORK:**

**The above Sr.no. 1 & Sr. no. 2 Rates includes the following**

**Internal CPVC/PVC**

**Internal PVC**

**Solar line work (Thermal) – Kitech line till panel to shower/discharge point.**

**External PVC / CPVC / UPVC**

**External SWR PIPES/ White PVC / RCC /CI**

**Top Terrace Loop**

**All Strom Water down take Line / Feeder lines**

**All Kitchen & Utility terrace**

**All lines should be taken at outside of building till gully trap .**

**Ledge wall construction as per requirement**

Concealed plumbing with CPVC pipes in walls for toilet , kitchen, powder toilet, utility, balcony etc (Twin lines for regular water tank and STP treated water which would be connected for flushing in toilet and garden ) as per design and as directed

1. Concealed plumbing for drainage in sunks with S.W.R pipes as per design and as directed.
2. Shaft piping in S.W.R pipes up to underground drainage line , twin water supply lines in UPVC (White PVC), storm water lines from terrace to storm water line underground including fixing of brackets to hold pipe as per design and as directed
3. Hanging Twin water lines for supply of water from water tank to shaft including looping and branch lines in UPVC (White PVC) including fixing of brackets to hold pipe as per design and as directed
4. All C.P and Sanitary fittings of any brand
5. The above rates do not include corporation lines of water supply to water tank, water lines in elevation, Treated water line from STP treatment and flowerbeds , underground drainage and underground storm water lines ( This is applicable for only horizontal lines)

LINE OUT

The labour contractor shall do all the internal and external piping work after proper line out on walls as per drawing and approval for the same should be obtained from the Project Engineer.

FINISHING

The labour contractor shall finish all the surface holes, ghabadi etc.matching to the finishing of existing wall surface for internal & external both sides.

SCAFFOLDING

Erecting and dismantling MS scaffolding will be done by Contractor without any wall damages with his own cost.

LEAD

The labour contractor shall collect all the required material from the store at site, irrespective of any lead with approved issue slip.

EXTERNAL PLUMBING

It is clearly understood that the labour contractor shall fix all the external C.I/P.V.C. lines /as per specified by the consultant.

INTERNAL PLUMBING /CLEANING

The labour contractor should carry out all chasing work for internal concealed CPVC piping, fixing of concealed PVC pipe before waterproofing work.

TESTING

After the waterproofing work is over, the labour contractor shall give testing of all concealed CPVC pipe work with pressure pump at specified pressure & specified time as per instructions of concern authority.

LEAKAGE RECTIFICATION

It is clearly understood that if any leakage is noticed, the labour contractor should rectified the same at his cost.

STRUCTURAL STABILITY

The labour contractor should not, puncture any R.C.C member under any circumstances.

**TERM & CONDITION**

The company shall provide all the materials to be incorporated in plumbing and sanitation works. The labour contractor must maintain an account for such materials handed over to him & he is responsible for overall reconciliation report at every stage.

MANPOWER & TOOLS

The labour contractor shall provide manpower and machinery with all necessary tools and accessories .

INSTRUCTION FOR WORK

The labour contractor shall carry out the works as per instruction given by the Project Engineer or concern authority.

LICENSE FOR WORK

The labour contractor shall have to work under licensed plumber and all Municipal Corporation/ Government correspondence shall be made under his license. The contractor should submit his valid plumbing license approved from Municipal corporation/ local authority to start the work.

CUTTING, THREADING COST

All cutting of C.I. /G.I. pipe whenever necessary shall be done by the labor contractor without any extra charge.

LEAD JOINTS

The labour contractor agree to carry out all the required lead joints its caulking and testing as per the standard procedure.

RATES

All the rates agreed in the schedule are inclusive of making opening and finishing the same after necessary CPVC/ PVC pipes work in the best manner as per the adjoining plaster.

STANDARD HEIGHT OF FITTING

The various fitting in sanitary and plumbing work should be provided at heights mentioned in the drawing given by plumbing consultant.

AUTHORITY SPECIFICATION

All work carried out by the labour contractor should be confirmed by local authority or Government specification, rules and regulations.

DAMAGES

The builders reserve the right to debit the labour contractor, for the cost of material, damaged while handling/working, and necessary rectification of any completed work.

SUPERVISION

The labour contractor should carry out the work under his personal supervision with skilled workers and should remain present on site, during the execution of the work.

MAINTANCE OF WORK

The labour contractor agree to do the maintenance work of common areas and each flat/office/shop at free of cost for one year after virtual completion of whole work & he will handover the site after this maintenance period.

HOLES IN MASONARY /RCC

Labour contractor should carry out all necessary repairs to holes in masonry required to run the CPVC/P.V.C/lines.

ESTIMATION

Plumbing contractor should give the estimated quantities required for particular work and he shall be responsible for reconciliation of the same.

MODE OF MEASURMENT

Mode of measurement will be as per the units/flats/tenaments given in schedule of Rates.

MODE OF PAYMENTS

As per work progress RA bills will be prepared with joint measurement and paid after fifteen days from submission of bill to Head Office. Along with each Running bill Reconciliation of all material should be submitted, If any wastage is there , it will be debited from that bill.

RETENTION

5% of the bill amount shall be retained from each R.A. Bill and the same shall be returned after defect liability period.

Defect Liability Period : One year after virtual completion of work.

**General Terms and Conditions**

1. **CONTRACTORS SCOPE**
   1. The contractor is responsible for commencement of work within seven days after receiving of letter of intent/Labour Work order and the work shall commence immediately. He shall construct necessary site office at his own cost.
   2. All works shall be carried out as per approved drawings and will be paid at unit rate indicated in the BOQ Rate shall be valid for any variation in quantity. No escalation in the rates is applicable during the period of the contract .
   3. The contractor shall give all reasonable facilities of access, use of road, etc.to the other contractors at site and shall keep the roads: drains and building area clear of heaps. As per direction of site In charge, material should be stacked properly and shifted wherever directed .The labour contractor shall return all empty bags of cement to store keeper before demanding further cement for any work on that /next day’s work.
2. **SAFTEY AT SITE**

2.1 The contractor will observe all statutory and Legal requirement by Central and State Government applicable to the work as well as any local regulations applicable to the site issued by the Owner/Consultant or other authority, and collaborate with the owner/ Consultant in all matters connected with safety. The contractor shall in particular observe and comply with safety procedures. Work permit systems / labour by laws and any other such regulation of the owner/ Govt. authority, in force from time to time. Contractor shall work safety and provide his people/staff with all safely appliances at work; work will be carried out as per best safety standards and practice. Client will specify the safety standards from time to time.

2.2 Night work will be permitted only with prior approval of Owner/Consultants/Site Incharge. Owner may also require contractors to operate extra shift over and above normal day shift to ensure completion of contract on schedule, if in his option such work is required. Permission for such work can be given only after providing adequate supervision by contractor to Owner/Consultants satisfaction. Also, the contractor will ensure that no disturbance is caused to neighboring people.

2.3 The contractor shall observe and comply with safety procedure, work permit system and any other such regulation/procedures of Owner and also ensure that children of workers are not allowed within the working area. All necessary personal protection equipments to workers and staffs as per safety rules such as safety belts, helmets, safety shoes etc. shall be provided by contractor during construction with his own cost. The contractor will install safely net all around the building for the safety of people working on ground.

2.4 If at any time contractor’s methods, materials or equipment appear to Owner/consultant to be unsafe, inefficient or inadequate for securing safety of workman or the public,the quality of the work or the rate of progress required , he may order contractor to ensure therein safety , and increase their efficiency and adequacy, and contractor shall promptly comply with such orders.

2.5 In case of any injury/ incident failure of labour from any height without following above safety norms. Also responsibility of sub ordinate working contractor’s labours at the time of working on site at any level & any area of building is contractors responsible.

2.6 The Contractor must follow all the safety norms as per safety IS Codes

2.7 As a safety precaution, the contractor / contractor’s Employee must not tap or tamper any of the electrical installation provided in the room and labour camp or from common area. Such type of mistake is risky & hazardous to life, any Contractor employee found tapping/ damaging electrical installation will be liable for action by the management against the contractor & his employee.

While making of electricity or taping of electrical connection from any common point or room point any injury/ incident happens its total responsibility of contractor.

**3)**  **CLEAN UP OF THE WORK SITE**

3.1 On completion of the work, the contractor shall clear away and remove from site all surplus material rubbish and temporary works of every kind and leave the whole of the site clean to Owner’s full satisfaction. The final payment shall be made to the contractor only after the site has been completely cleared of all unwanted material and temporary work of all kinds and a certificate to this effect has been obtained from the owner.

**4) GUARANTEE**

4.1 The work shall not be considered as complete until Owner has certified in writing that they have been virtually completed. The defects liability period of 12 months shall commence from the date of such certificate. In case, bad workmanship develops in work before the expire of the defects liability period, contractor shall rectify or remedy the defects on his own cost.

**5) CONTRACTOR’S PERSONAL**

5.1 contractor shall function as a fully responsible labour contractor & employ competent unskilled, semiskilled and skilled labor, watchmen, supervisors and engineers for the duration of the contract in sufficient numbers to maintain the rate of construction as per the schedule to the complete satisfaction of the Owner.

5.2 The contractor shall depute at least one qualified and well experienced two Sr. Supervisor to look after the site continuously. Apart from the above personal, the contractor shall visit at least thrice in a week for progress review and management.

5.3 contractor’s representative shall be posted at site and shall be available at site for the entire duration of contract.

5.4 Contractor shall furnish owner daily labor report showing by classification the no.of employ engaged in work. The contractor shall also submit report of daily work done with quantity of work done and material consumed.

5.5 Contractor shall ensure that he pays is men regularly their wages, overtime and other compensations. In case Contractor does not make such payment regularly, owner will be in his right make such payment and deduct the same from contractor’s progress payment. Contractor shall fully comply with statutory requirements and submit records to Owners as per Owners requirements.

5.6 Contractor shall not remove/ withdraw any of his engineers, supervisors or labors from the work without prior approval/ consent of Owner.

5.7 If in the option of the Owner, some of the contractor’s employees are not fit for the work due to any reason, then Contractor shall remove such persons from the site immediately and replace new employees within a reasonable time.

5.8 No extra payment shall be made to the contractor for over time working of labor and supervisory staff.

**6)** **SITE FACILITIES**

6.1 **Loading and other facilities for the labor**

6.2 Temporary loading facilities including all sanitary, electric power, foremen, and watchmen etc. shall be the responsibility of the contractor. Space and material for hutment will be provided for labour camp by company.

6.3 **Construction electric power and water**

Owner will provide bore well drinking water free of cost. If this water is not potable the contractor at his cost shall arrange for drinking water. Electricity and water will be made available at site for construction purpose.

The contractor shall be liable for security of all the material issued by owner. No material shall be allowed to be taken out from site shall be through a regular gate pass system.

**7) TIME AND ORDER COMPLETION**

**Time is the essence of the contract.**

7.1 contract shall complete the on/before the ‘’Date of Completion’’ as mentioned in the condition of contract. Work should be completed as per the schedule attached.

7.2 contractor agrees that the work shall be commenced and carried on at such points, in accordance with the schedule for the completion of the work as outlined in the contract. Contractor declares that he has familiarized himself with the site and the might of way, with all the local condition and with all the circumstance which may or likely to affect the performance and completion of the work, and that he has allowed for such conditions in the preparation of this schedule. The progress of the work shall be checked at regular intervals, deemed fit by owner and the percentage progress achieved should be commensurable with the time elapsed after the award of contract. Entire scope of work, including should be completed.

**8) LIQUIDATED DAMAGES**

8.1 The time stipulated in the contact for the execution and completion of works shall be deemed to be the essence of the contract. The contractor has work as per the specified schedule mentioned in Exhibit 1, which is forming part of this work order. In the event, the contractor fails to execute, complete and deliver the work within the time specified in the schedule, then contractor shall pay the Owner as and by way of liquidated damages at Rs. 1000/- per day of delay subject to maximum of 10% of the total value of the contract. Owner may, without prejudice to any method of recovery, deduct the amount for such damages from any amount due or which may become due to contractor. In the event of extension of time being granted by Owner in writing, for completion of work, this penalty clause will be applicable after expiry of such extension period.

8.2 Contractor shall promptly notify Owner any event or conditions, which might delay the completion of work and steps being taken to remedy such situation.

8.3 Owner, without assigning any reasons to Contractor may discontinue the work , in whole or part, for such time as may be necessary. Extension of time may be granted to Contractor for discontinuance of work so required.

**9) CONTRACT PRICE / RATE**

Contract price shall include all taxes traveling expenses to and from site, allowances, living expenses, wages, salaries, overtime, benefits and all compensations for his skilled and unskilled workmen, supervisory staff etc. insurance carried by the contractor for his workers, workmen’s compensation and any other insurance required by the contract, cost of all licenses and permits, loading, transport and unloading of all his tools and tackles, instruments and construction aids to and from site, cost of providing office , tools room, store, workshop, canteen, and all other facilities at site as may be required, cost of electric power and performance of all services as required under the contract. The contractor shall be include all the above in their quoted price. TDS on Labour charges will be deducted as applicable. If Government during work period enforces any other taxes or levies, they will be deducted as per Government guidelines. All future liabilities with regard to new and existing taxes will be to the Contractors Account.

**10) INSURANCE**

10.1 Contractor shall insure his employees / workmen against all risks of injury / death caused in the course of performance of the contractor. Likewise he shall also insure that his subcontractor insures his employees / workmen against all risks of injury/ death caused in the course of performance of his Contract with Contractor. Contractor and his subcontractor shall be responsible for any compensation arising out of above injury / death. The Contractor shall also insure against theft and damages for material supplied by the Owner. The copy of the insurance policy thus taken for his employees should be submitted to the owner within 15 days from the start of the work.

10.2 Contractor shall ensure compliance with statuary laws , rules and regulations of the central or State Government or any other authority such as Factories Act 1923, Minimum Wages Act 1948, Employees state Insurance Liability Act, Payment of Bonus Act, Personal Injuries (Compensation Insurance) Act etc. And any and all statutory modification thereof in connection with employee engaged by him or his subcontractor in the work and shall keep the owner indemnified against any loss or liability arising out of his subcontractor’s failure to abide by these ore any other laws in force.

**11) MEASURMENT OF WORK, BILLS AND PAYMENTS**

11.1 Owner may, from time to time , intimate contractor that he requires the work to be measured actually in field and calculations and to furnish all particulars as may be required by him. The measurement so taken and certified correct, y owner shall be the basis for the progress payment to Contractor.

11.2 Contractor shall submit his labour work bill on every end of the month attached with all detailed measurement with all detailed measurement with shuttering check list/concrete pour card duly filled and signed by respective consultant/site in charge. Also he will submit reconciliation report of freely supplied material such as cement, sand, metal, fly ash, TOR steel and other materials. If any wastage found by negligence, rework or by other reason will be deducted from his bill at the rate of prevailing market price.

11.3 To the value so arrived at on the basic of Contractor’s monthly progress evaluated shall be added the amounts earned by the Contractor under supplemental contracts and order if any,till date of the progress estimate. From the total thus computed, all previous payment plus any amount due to owner in accordance with the terms of this contracts shall be deducted. The owner shall pay the reminder to contractor under certification by their site in charge.

11.4 All reports, progress chart etc. as required by the site in charge shall be kept available at COTRACTOR’S site in-charge. Contractor has to submit details, of construction program mentioning all activities in the form of a bar charts for proper monitoring of Project progress.

11.5 5% of each Running Account Labour Bill will be retained as Security Deposit. TDS will be deducted from each bill as per rules and regulations.

**12) FINAL PAYMENT**

12.1 Whenever in the option of owner / consultant, the work covered by the contract has been completed , he shall be prepare a final abstract showing the total amount of work done by contractor and its value under and according to the terms of the contract. From the total value thus arrived, all provision of the contract.

12.2 Payments of the retention amount (security deposit) shall be due after the defects liability period of twelve calendar months as per stipulated pre-condition.

**13) WITH HOLDING PAYMENTS**

Owner may withhold part or whole of any payment claimed by Contractor, which in option of Owner, is necessary to protect himself from loss on account of:

i) Defective work not remedied or guarantee not met

ii) Claims filed against contractor

Iii)Failure by contractor to make payment for labour employed by him

iv) Damage to other contractor/ owner or other property

V)Failure to meet the mutually agreed schedules

vi) Any other default of contractor notified in writing by owner

**14) DISPUTE TO BE FINALLY DETERMINED BY OWNER**

The decision, option, certificate or valuation by owner with respect to or any matters of this contract shall be final and binding on contractor. On all technical matters the decision of owner/Consultant or their authorized representative will be final.

**Payment Schedule of Labour Rates for Plumbing Work:**

|  |  |  |
| --- | --- | --- |
| **Sr.No** | **Particulars** | **Percentage** |
| **1** | **On Completion Of Internal Concealed CPVC/PVC** | **15%** |
| **2)** | **On Completion Of Internal Drainage PVC/CPVC** | **10%** |
| **3)** | **After pressure testing** | **10%** |
| **4)** | **On Completion Of External SWR Down take** | **15%** |
| **5)** | **On Completion Of PVC inlets/Outlets/Vertical lines Dry Balcony with Kitchen** | **15%** |
| **6)** | **On Completion Of Terrace Looping & UGWT Connection** | **15%** |
| **7)** | **On Completion Of CP & Sanitary** | **10%** |
| **8)** | **Handing over** | **10%** |