



**SHRYDUS
INDUSTRIES
LTD.**

FORMERLY KNOWN AS VCK CAPITAL
MARKET SERVICES LIMITED

CIN: L67190WB1983PLC035658

Corporate Office: 107, Sagar Avenue, Above Bata, SV Road,
Andheri (West), Mumbai- 400058.

Registered Office: M/s. Mangalam Housing Development
Finance Limited, 24 & 26 Hemanta Basu Sarani, Kolkata-700001.

EMAIL:INFO@SHRYDUS.COM | WEBSITE: WWW.SHRYDUS.COM

Date: 25/12/2024

To,
Listing Compliance Department,
BSE Limited,
P. J. Towers, Dalal Street,
Fort, Mumbai – 400001

Scrip Code: 511493
Scrip Id: SHRYDUS

SUB: Intimation under Regulation 30 of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015

Dear Sir/Madam,

With reference to the Regulation 30 of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015, we would like to inform you that, with reference to the tender and subsequent discussions held at our office in the presence of Mr. Devidas Auti (PMC for the subject project), we are pleased to inform you that Mr. Rupindersingh Arora, residing at "Arora House," situated on Plot bearing C.T.S No. 1110/8 of Village Bandra D, at 16, Golf Link, Union Park, Khar West, Mumbai (hereinafter referred to as "the said Owner"), has finalized and placed a work order for the redevelopment of "Arora House."

The work order pertains to the proposed civil construction works for the redevelopment of the building at the above-mentioned plot. The execution of this work is awarded to Shrydus Industries Ltd., through its CFO Mr. Premal Parekh, having their corporate office at 107, Sagar Avenue, Above Batn, SV Road, Andheri (West), Mumbai – 400058 (hereinafter referred to as "the said Contractor").

The total contract value of the project is Rs. 98,20,000/- + Applicable Taxes over the Contract Value

We request you to kindly acknowledge the receipt of this work order and treat the same as an intimation of the proposed redevelopment project.

This is for your information and record.

Thanking you.

Yours faithfully,

**For Shrydus Industries Limited
Formerly known as VCK Capital Market Services Limited**

**Shrey Premal Parekh
Managing Director
DIN: 08513653**

20th December 2024

To,
M/s.Shrydus Industries Ltd
107, Sagar Avenue, Above Bata, SV Road,
Andheri (West), Mumbai-400058.
Email:info@shrydus.com

Attention: Mr.Premal Parekh/ Shrey Premal Parekh

Sub: Proposed redevelopment of the building "Arora House" on plot bearing C.T.S No. 1110/8 of village Bandra D situated at 16, Golf Link, Union Park, Khar West, Mumbai.

Sub: Work Order for the proposed Civil Construction Works on Labour rate basis.

Dear Sir,

This is with reference to the tender & subsequent discussions held in the office in the presence of Mr Devidas Auti, PMC for the above mentioned subject to above mentioned work and your offer to execute the job as per the terms & conditions of the reference order, Mr. Rupindersingh Arora having its Residence at "Arora House" on plot bearing C.T.S No. 1110/8 of village Bandra D situated at 16, Golf Link, Union Park, Khar West, Mumbai. (hereinafter called "the said Owner") is now pleased to place this work order for the construction of "Arora House" situated on plot bearing C.T.S No. 1110/8 of village Bandra D situated at 16, Golf Link, Union Park, Khar West, Mumbai. (hereinafter called "the work"), on Shrydus Industries Ltd through its CFO Mr.Premal Parekh having their Corporate office 107, Sagar Avenue, Above Bata, SV Road, Andheri (West), Mumbai-400058. (hereinafter called "the said Contractor") as per the terms and conditions as detailed in this work order.

SALIENT FEATURES OF THE WORK ORDER:

Scope of work and details:

B. U. Area in Sft : Rs. 24,500 - (See Annexure B)

Labour Contract Rate : Rs. 400/- per sq. ft.

Contract Value (Rs) : Rs. 98,20,000 /- + (Applicable Taxes Over Contract Value)

DATE: 10/10/00
BY: [illegible]
REASON: [illegible]

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Construction of building with above mentioned details, RCC structure, LMR, UGW & OHW tank, parapet wall, elevation features at all levels with all tools, plans & whatever is necessary to carry out civil works at all locations & levels as per specifications, drawings released for construction as per latest ISI codes & instruction of the Owner & their representative. All civil works like PCC, RCC, Masonry, Plaster, Waterproofing, Breaking of pile capping beam, as located in the plan / or as approved by the said Owner. Earthwork Levelling, compaction & consolidation is to be carried out by the said contractor.

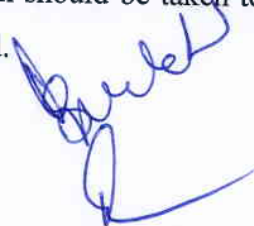
The following has been annexed herewith: -

- 1) Annexure I – Rate to Include
- 2) Annexure II – List of Approved Manufacturer
- 3) Annexure III – Basic Rates
- 4) Annexure IV – Free Supplies
- 5) Annexure V – Built up area statement.
- 6) Annexure VI – Mode of measurement
- 7) Annexure VII – Payment Schedule
- 8) Annexure VIII – Detail Scope of Work

The other clauses shall be as under: -

CONTRACT SCHEDULE:

The Project shall be commenced by December 10, 2024, & completion shall be achieved by April 20, 2025. As time for completion is the essence of this contract, the Said contractor shall ensure the completion of the works within the stipulated time specified in the bar chart prepared by the contractor & approved by the said Owner. The said Contractor shall provide the said Owner with detailed bar chart indicating date wise program for completion of various items of work and in case of deviation from the at any stage, action should be taken to cover up the arrears, if any, for which no extra claims will be entertained.



For any delay beyond 30th April, 2025. Contractor will be liable for a Penalty of Rs. 20,000/- per day and in case Contractor completes before 30th April' 2025, he will be entitled to a BONUS of Rs. 10,000/- per day from the date of completion till 30th April' 2025.

GENERAL TERMS:

Structural Steel, Reinforcement Steel, Cement & RMC, Sand, Aggregate, Stone (Rubble), Bricks / AAC Blocks, Shahbad stone for waterproofing, Water-proof chemicals & Earth for filling shall be supplied by the Owner's scope. However, the binding wire required for shuttering work & reinforcement steel works, nails, patra patti, potato grease for filling in shuttering, shuttering material like plastic coated ply, wood, branded shuttering oil, formwork, centering (acrow, spans, soliders, steel props, staggging system material, Couplers, Labours / manpower, Temporary lighting, electrification for power points, temporary plumbing for labour toilets, drinking water, construction water & curing, plants, equipments, machineries required to complete the work, fuel, lubricants, oils, its transport but not limited to these consumables shall be in the Contractor's scope.

No adjustment / deviation shall be made to the prices or the rates on account of increase in the cost of the above-mentioned materials / consumables supplied by the contractor, labour, fuel, plants, equipments, services, royalty & transport charges etc. The labour rate shall be inclusive of all taxes, duties, levies, royalties except Goods & Services Tax as applicable on overall contract value. The contract rate shall be firm for the whole period of work including any extension period allowed under the contract conditions there on. The Owner shall not be liable to pay any such taxes & duties separately.

CONTRACTOR'S SCOPE:

Plum Concrete , Manual dressing, Breaking of pile capping beam, PCC, RCC works, Masonry, Plastering (Internal, External), Gypsum Plaster, Dewatering, Soling, Pile Caps, OH Tank, UG tanks, Compound wall, External development, Lift Machine Room, Waterproofing of Lift Pits, Balconies, Chajjas, Elevational projections, parking areas, Flowerbeds, Service areas, UG Tank, OH Tank, Terrace slab, Lift LMR, Basement and Parking Area Waterproofing Work, Fixing of Doors & Windows but not limited to shall be in Contractor's scope.

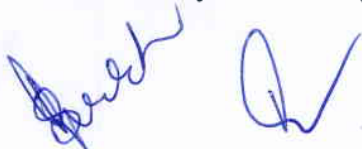


In case of any Post Tension Work (P.T.) of Beam and Slab, the Contractor will tie the supplied Steel Bars as per RCC design by the Structural Consultant and also provide the concrete and cast the slab in coordination with the P.T. Contractor.

Water Proofing works shall include the areas of Lift pits, Under Ground Water tank, machine room Over Head Water tank, Terrace, Swimming pool, L.M.R. top, All chajjas, Bathrooms, Toilets, Balconies, flower beds, and Kitchen. Waterproofing method may vary from location to location and is required to be submitted by Contractor in their Methodology and to satisfaction of RCC consultant & Owners Site Engineer.

Further, Contractor's Scope includes the following:

1. Debris Removal.
2. New Shuttering will be used and any shuttering found to be defective will be replaced irrespective of no of times it has been used.
3. Slab to be casted & finished in equal level. Any level difference beyond 25 mm will be rectified by finishing with PCC at cost of Contractor.
4. Concrete to be poured with proper vibrator to avoid any Honeycomb. Curing for minimum 15 days with gunny cloth wrapped on columns.
5. Concrete /RMC to be of 1st-grade quality and cube test from renowned testing facility to be done for 7 days & 21 days from same batch. Cube test register to be maintained.
6. Minimum concrete cover of 40 mm on Column & 20 mm on slab.
7. No loose slurry on columns & beams.
8. Hatching on columns and beams as required to be done immediately
9. All block work will be in Right Angle finished with not more than 15-20 mm plaster in internal and 20-25 mm in External.
10. If the internal walls including in staircase require more than 5 mm Punning, then the cost of rectification by using extra material will be debited to contractor.
11. All waterproofing in Toilets to be done by first-class WP chemicals and contractor guarantees for no leakages. WP Chemical will be approved by Owner/PMC.
12. Waterproof on Terrace by Brick Bat coba & chemical coating & final PCC to enable laying of tiles., & Chajjas WP.
13. Conduit pipes in staircase and any other ceiling will be laid by electrical contractor before casting of slabs.



14. Boundary Wall.
15. External concrete flooring.
16. Drainage chamber by plumber.
17. Min 2 slabs per month.
18. Unloading & Shifting of all Materials ordered by the Owners as and when the Trucks, Tempos, etc arrive regardless of what time or day.

THE CONTRACTOR WARRANTS: -

1. That he is familiar with all the requirements. Technical or otherwise of the "said contract".
2. That he has investigated the site and satisfied himself regarding the nature of the work and local conditions that may affect the work or its performance.
3. That he is satisfied that the work entrusted to him can be performed & completed as per the program attached with this Workorder.
4. That he accepts all risks in the performance of the work except the risk under Force Majeure circumstances.
5. That he has not been influenced by any statement or promise made by owner or any of his representatives or any letters or minutes or oral assurance prior to this Workorder exchanged between the parties. All such documents and assurance if any, cease to exist and only this Workorder shall remain valid.
6. That he is experienced and competent to perform the Workorder to the entire satisfaction of Architect, Owner and the Owner's representative, in accordance with the specifications mentioned in the workorder.
7. That he is familiar with all general and special laws, acts. Ordinance, statutes, rules of the Central / State government / Municipal Corporation and Labour laws that may affect the work, its performance or personnel employed therein and will discharge all obligations there under.
8. That all onsite and off-site incidental expenses in connection with this work, as defined in clause, shall be borne by the contractor without any additional liability to Owner.
9. The Contractor declares that this work will be executed in strict conformity to specifications and in the manner stipulated in the workorder. Notwithstanding this obligation, the Contractor shall always work under the direction and control of the authorized representatives of the Owner. The Contractor shall be bound to carry out any orders, directions and requests made in writing and / or oral by the Owner whether in addition to or any modification of at variance with the terms and

conditions of the workorder, provided that such order, direction or request does not involve any additional work of financial implication being entrusted by the Owner which is not covered by this workorder.

10. In the event of any additional work being entrusted in writing only to the Contractor, which is not covered by the Annexure, both parties here to, prior to execution of such additional work shall determine the consideration payable for such additional work by mutual consent, failing which owner shall be free to get additional work executed through any other agency.
11. The Contractor should extend full cooperation to Plumbing, Electrical, Lift, Fire and other agencies appointed by the owner from time to time.

ADVANCE

Rs.5.00 Lcs advance shall be paid to the said contractor as mobilisation advance which will be fully adjusted in the 1st Invoice.

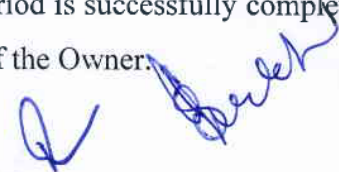
TAXES & DUTIES:

The rates & prices shall be deemed to include overhead costs whether on or off the site and all costs direct and incidental for the execution of this contract including transportation, loading, unloading, duties, levies, PF, ESIC, etc. payable to local, state and central governments along with freight & forwarding, transit insurances of contractors materials, etc. complete arising out of contractors work component and shall be borne by the contractor.

The price & rate shall be exclusive of Works Contract Tax, Goods & Services Tax on the overall contract value.

RETENTION MONEY:

6% Retention Money shall be deducted from the Running Account Bills. Retention Money shall not be released unless Performance Bank guarantee valid till the end of Defect liability period i.e. One monsoon / one year after complete construction of the project whichever is later is submitted OR Defect Liability period is successfully completed attending all snags, defects or rectifications to the satisfaction of the Owner.



INTERIM/RUNNING ACCOUNTS BILLS:

The Contractor shall not submit more than One (1) Running Account Bills per month and the minimum net value of the Running Account Bill shall not be less than Ten (10) Lacs.

TIME FOR BILL CERTIFICATION BY OWNER'S REPRESENTATIVE / PMC:

The Project Management Consultant shall approve and certify, the Running Account Bills submitted along with entire relevant and supporting documents for Payment to the Owner within fifteen (15) days from the date of submission of Bills by the Contractor.

TIME WITHIN WHICH PAYMENT TO BE MADE AFTER CERTIFICATE.

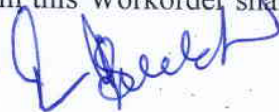
The R A Bills (Interim Bills) Payment shall be made by the Owner within fifteen (15) days from the date of certification of Running Account Bills (Interim Bill) by the Project Management Consultant.

TERMS OF PAYMENTS:

All the above payment shall be subject to TDS under Income Tax, Goods & Services Tax Act & Applicable taxes amended from time to time.

THE CONTRACTOR SHALL BE PAID FOR THE CONTRACTED WORK IN THE FOLLOWING MANNER: -

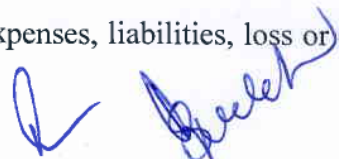
1. The Contractor shall submit R. A. Bill for work done by them as per 'Schedule of Payments' in the previous period in the prescribed format in conformity with the stipulations in the said contract. Such bills shall contain the item of work, description, quantity executed and rate as described in Annexure of this Workorder. A separate bill for the extra or additional work as per Clause mentioned in this Workorder shall also



- be submitted monthly duly certified by the Owner's PMC. On receipt of the bill, interim advance payment of such percentages as may be decided by the Owner's PMC.
2. The Owner shall retain 10% of the gross amount of each R.A. Bill as Retention Money and TDS deduction and others deduction as applicable from time to time as per prevailing rules.
 3. 100% of the Retention Money shall be released after One monsoon / one year after complete construction of the project whichever is later as per scope of work mentioned in this Workorder. **Fifty percent of the retention money will be released with the final bill, while the remaining balance will be released after the defect liability period or one monsoon/one year following the completion of construction.**

THE FINAL BILL SHALL BE PREPARED BY CONTRACTOR ON COMPLETION OF THE CONTRACT WORK IN THE FOLLOWING MANNER: -

- a) All quantities executed shall be properly reconciled and incorporated in the final bill. All the materials issued for incorporation in the work or otherwise shall be properly reconciled and statements prepared and jointly signed, be enclosed with the final bill.
- b) All tools, materials equipment's, plant, or any other facilities given free or otherwise to the Contractor shall be returned / surrendered to the representative of Owner and a clearance obtained in writing which will be enclosed with the final bill.
- c) The Contractor shall properly account for the materials as may be issued to him by Owner in terms of this Contract, if any, for consumption in the temporary & allied works to the satisfaction of Owner.
- d) The Contractor will maintain contracted work areas dry for execution of the contracted work and the entire site should be cleaned on daily basis.
- e) Sustained act or undertakes that he shall fulfil and / or comply with all the duties and obligations required by or under various labour laws and other relevant Statutes of State, and / or any Rules or Regulations of the local authorities and all precautions for the men, materials and equipment's and shall indemnify and keep indemnified and hold owner harmless against all costs, expenses, liabilities, loss or damages, that may be



sustained by the Contractor due to failure of the Contractor to fulfil or comply with various requirements as above.

- f) The Contractor is bound to provide all the men, material, and equipment (including safety) for the successful execution of the contracted work assigned to him under this Workorder and within the stipulated time, in terms of the workorder. It is understood that time is essence to this Workorder.

PERIOD OF SUBMITTING FINAL BILL & FINAL CERTIFICATE:

The final bill shall be submitted within 60 days after virtual completion certificate.

The Owner's PMC & Architect shall be submitting the payment certificate to the Owner within Sixty (60) days from the date of submission of invoices along with all relevant & supporting documents by the contractor.

The Final Payment shall be made by the Owner within Thirty (30) days from the date of certification of Architect along with completion certificate.

EXTRA ITEMS:

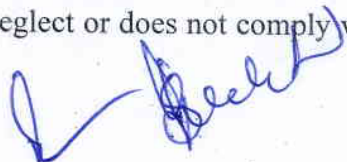
The contractor shall obtain written confirmation on any extra item / items & its rate/ rates prior to execution of said extra item. Any extra work done without written confirmation will not be paid for under any circumstances.

ESCALATION:

Offer/ Price shall be firm and escalation free throughout the execution of the work.

NON-PERFORMANCE:

In case, the said Contractor does not commence the work, or does not progress satisfactorily as per agreed schedule or does not maintain quality of work or neglect or does not comply with



the said Societies Safety instructions then the said Owner reserves the right to take any or all the following remedial measures:

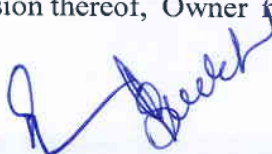
- Reduce the Scope of work, to work done till that date at Owner's option.
- Forfeit Retention Money Deposit.
- Terminate the Contract by serving Three (3) days' notice by Email or WhatsApp.
- Execute the balance work in full or part either on its own or through any other agency at the risk and cost of the said Contractor as well as recover all losses from the said Contractor.

DEFECTS LIABILITY PERIOD:

The entire work done by the said Contractor is guaranteed and indemnified against defective workmanship after virtual completion of the entire work and handing over to the said Owner. If any defects are observed during the period of defects liability due to inferior quality or material or poor workmanship, the said Contractor shall have to rectify the same to the said Owner's satisfaction entirely at their own cost. In case the said Contractor fails to attend and rectify the defect within 15 days of intimation, the said Owner will be free to rectify the same and recover the cost with all incidentals and overhead cost from the said Contractor. 12 (Twelve) months or One monsoon from the date of handing over (virtual completion) as certified by the Owner's PMC and the Architect whichever is later. **Fifty percent of the retention money will be released with the final bill, while the remaining balance will be released after the defect liability period or one monsoon/one year following the completion of construction.**

CONTRACTORS DEFAULT: -

1. If, during the progress of the contracted work at any stage, the Contractor fails, refuses to comply with the terms and conditions of the said contract or refuses or fails to execute contracted work or any part thereof with such diligence and with such number of skilled and unskilled labour, plant and equipment's such that, in the opinion of Project Manager of Owner, Contractor cannot complete the contracted work within the time specified in this Workorder or any extension thereof, Owner may communicate by



written notice to the Contractor its decision to terminate this Workorder or to proceed with the entire portion of the contracted work or such part of the contracted work on which there has been delay. In such event, Owner may, after the expiry of the period of 3 days from the date of such notice to the Contractor, take over the contracted work or part of the contracted work and execute the same to completion as per said contract or otherwise and the Contractor shall be liable to pay Owner any excess cost occasioned to Owner as determined & certified by the Architect of owner without prejudice to any other right in respect thereof available to Owner against the Contractor, which may be deducted by Owner from any money due or to become due to the Contractor.

2. If the Contractor's right to proceed be so terminated, Owner shall have the right to take possession of, on payment of their depreciated value or at reasonable hire charges, and to utilize in completing the work, all such materials, appliances and plant and equipment belonging to the Contractor, as may be on the site of work which in the opinion of the PMC of the Owner would be necessary for completion of the work. The Contractor shall give a List of all his items with Values duly approved by PMC.
3. All the rights and obligations under this Workorder are subject to Force Major circumstances such as acts of God, illegal strikes and illegal lockouts, war whether declared or not, riots, etc. As provided in the, "said contract."
4. For the purpose of jurisdiction, this Workorder shall deem to have been entered into at Mumbai and any legal proceedings shall be subject to the jurisdiction of Courts in Mumbai.
5. The Contractor shall be responsible to pay all taxes and duties that may be payable in accordance with Laws, Rules, Regulations or Statutes enforced from time to time by the Govt., Local Authority etc.

COMPLIANCE OF LABOUR LAWS

The said Contractor shall observe the instructions and directions of the said Owner as well as all statutory laws and regulations in force. The said Contractor shall also maintain adequate records & registers as required /prescribed under various labour Legislations. The said Owner

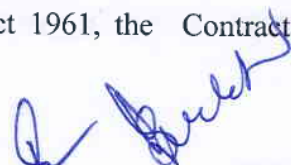


shall be indemnified in case of the said Contractor's default due to non-observance of any of the statutory laws and/or regulations.

The said Contractor shall comply with the provisions of "The Employee Provident Fund and Misc. Provisions Act 1952 and Rules made there under for the said Contractor workers make timely payments and submit all documents to the concerned authorities. The said Contractor shall submit copy of the PF Challans showing the deposit of PF contributions in respect of all workmen deployed for execution of this contract along with other relevant documents to the said Owner on monthly basis. The said Contractor will have to submit "Register of Wages Cum Muster Roll and Copy of PF Challans" along with other relevant documents every month after disbursement of payments. In case, the said Contractor does not submit the "Register of wages Cum Muster Roll and copy of PF Challans" along with other relevant documents in time, the subsequent payments of any nature shall not to be released for the following month.

The said Owner reserves the right to deduct the amount required to meet contributions including penalties if any and to comply any statutory requirements which have not been done by the said Contractor and to deposit the amount in the offices of the concerned authority. In such cases, the deposited amount shall be handed over to the said Contractor.

The said Contractor shall obtain Labour License, before commencement of works. The said Contractor shall obtain a license from concerned authorities under the contract Labour (Abolition and Regulation) Act 1970 and furnish a copy of the same to the said Owner. The said Contractor shall bear full and final responsibility for the engagement of all labour and all matters related thereto and shall be responsible for the compliance and adherence of all statutory obligations according to Acts / Rules / By-law. Regulations of the Government in force and the said Owner will have no obligation to keep vigil on this issue. Any disputes /controversies in this respect will have to be met up by the said Contractor at their own cost. The said Contractor shall be fully responsible for above compliance by any subcontractors employed by them. The said Contractor should indemnify the said Owner against all statutory requirements, risk, liabilities etc. The Contractor shall in respect of labour employed by him either directly / or through the sub-contractors comply with the provisions of the all applicable labour Laws such as Payment of Wages Act 1936, Minimum Wages Act 1948, Employees Provident Fund and Miscellaneous Provision Act 1952, Owner's Liability Act 1938, Workmen's Compensation Act 1923, Maternity Benefit Act 1961, the Contract Labour



Regulation and Abolition Act 1970 and Mines Act 1932, Equal Remuneration Act 1976, and Modifications thereof in force or amended from time to time.

The contractor shall comply with New Labour Code to be enforced w.e.f. April 01, 2021, and Modifications & amendments issued from time to time.

CONTRACTOR'S SUPERINTENDANCE & REPRESENTATIVE ON THE WORKS

The said contractor shall give all necessary personal superintendence during the execution of the works and so long thereafter as the said Owner may consider it necessary until the expiration of the "Defect Liability Period".

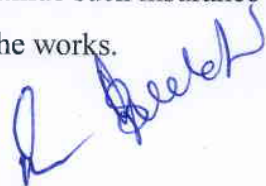
The said contractor shall maintain and be represented on site, at all times while the work is in progress, by a responsible and efficient site Engineer / Supervisor approved by Project Management Consultant shall be present on day-to-day basis and who must thoroughly understand all the trades entailed and be constantly in attendance while the men are at work till successful completion of the said work. Any directions, explanations, instructions given to such Site Engineer / Supervisor shall be deemed to be given to the said contractor and shall be binding as such on the said contractor.

INSURANCE

Before commencing the execution of works, the contractor without limiting his obligation and responsibilities under this contract shall obtain insurance cover under the following policies in favour of Owner valid till the virtual completion of the work:

1. Third party insurance to cover for any material or physical damage, loss or injury which may occur to any property or life to third party. Value shall be minimum of 50 lacs per incidence / accident with no limit on the number of incidences/accidents.
2. Workmen compensation policy
3. Janta Insurance

The contractor shall ensure against all such liabilities and shall continue such insurance during the whole of the time when any persons employed by him are on the works.



SAFETY COMPLIANCES:

It is the responsibility of the said Contractor to maintain safety at site and to take all necessary precautions, safety measures to maintain machinery, tools, and equipment is at site as per standards laid down by the Project Management Consultant.

The safety conditions shall not be regarded as exhaustive. These have been issued for the guidance of the said Contractor and will not in any way absolve the said Contractor from any such obligations or liabilities he might incur or transfer such obligations or liabilities to the said Owner. The said Contractor shall obtain a "Work Permit" from the said Owner's representative before starting any work on site. The work permits are issued to prevent contractors working in unauthorized areas and will be valid for specific area for a limited period as mentioned on the permit. The said Contractor shall duly return the work permit after the completion of the job or on expiry of the permit.

Extra care needs to be taken for jobs being carried out after normal working hours with due revalidated work permit. Head and eye protection and safety equipment are to be always worn as per job requirements. The said contractors shall ensure that at no time during the erection and commissioning, his workmen operate any of the equipment in and around the site allocated to them. Portable power tools rated above 50 V shall be properly connected through ELCBs and MCBs. This equipment shall be thoroughly earthed.

The said Contractor shall remove all the waste material and rubbish from and around the work site and leave the job thoroughly cleaned up, ready for use. No combustible material is to be stored on or near any source of heat, and before leaving the workplace contractor's employees / labourer should ensure that nothing is left which could start a fire. The said Contractor shall indemnify the said Owner from all claims, damages or penalties and will remain liable for the losses caused to the said Owner because of Contractor's noncompliance of the said requirements.

All precautions necessary for not only for the safe working of the said contractors' workmen at site shall be taken by the contractor, but he shall also deploy all precautions to safeguard existing structures, equipment, and persons of other agencies in and around the job site.



WATER SUPPLY & ELECTRICITY:

Water –

The Client shall make arrangements for required construction water. However, the water storage, distribution, pumping, piping, necessary deposits, charges & its maintenance as required on site shall be done by the contractor at his cost. All Dewatering at Site till OC is received will be under Contractor's Scope.

The Drinking water shall be provided by the Owner free of cost at one point. However, the water storage, distribution, pumping, piping & its maintenance as required on site shall be done by contractor at his cost.

Electricity - The electricity & its charges as per supply company bill shall be provided by the Owner free of cost at one point. However, the sub metering, wiring, cabling, Distribution boards, switch boards, adequate Lighting arrangements & its maintenance as per demand on site shall be done by contractor at his cost.

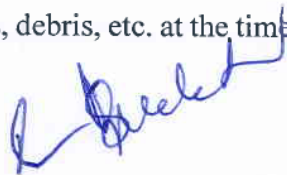
SECURITY

The said contractor shall make his own arrangements for the protection and safety of his materials and equipment at site and the said Owner's materials & equipment in the custody of the contractor.

The materials against which an advance if the Owner has paid any shall not be removed from the site without written permission of the said Owner and shall be used in the contract work only.

HOUSEKEEPING

The said Contractor shall maintain housekeeping of the work & the said Owner premises and keep it clean throughout the said work period of the contract. Above is applicable to the work related to the said Contractor's scope only. The said Contractor shall ensure that the site is cleared free from all labour hutments, stores, temporary sheds, debris, etc. at the time of virtual completion.



DAMAGES FOR NON-COMPLETION

If the said contractor fails to complete the works by the date stated herein or within any extended time certified by the said Owner, then the said contractor shall pay or allow the said Owner the sum stated herein and not by way of penalty beyond the date of completion or extended time, as the cause may be, during which the work shall remain unfinished subject to a maximum amount 10% of overall contract. Such damages may be deducted from any money due or which may become due to the said contractor. The deduction of such sums shall not, however, absolve the contractor of his responsibility and an obligation to complete the work in it is entirely.

FORECLOSURE OF THE CONTRACT IN FULL OR IN PART:

If at any time, the said Owner shall decide to abandon or reduce the scope of works for any reasons whatsoever and hence not require the whole or any part of the works to be carried out, they shall inform the said Contractor in writing to that effect and the said Contractor shall have no claim to any payment or compensation or whatsoever on account of any profit or advantage which he might have derived from the execution of the works in full but which he did not derive in consequence of the foreclosure of the whole or part of the works except for the work done prior to foreclosure of the works.

The said Contractor shall be paid in full for the work executed at the site prior to the foreclosure at the contract rates and a reasonable amount, as certified by the Project Manager for materials delivered to site and lying in good and usable condition under the contracts, if any. No further compensation for loss of profit, loss of business opportunity, etc. shall be payable by the said Owner to the said Contractor. Further, if the contract is terminated under such circumstance, the said Contractor shall waive all rights for remedy under this contract and not refer the matter to Arbitration or litigation.

WORK AT NIGHT / HOLIDAY:

The said Contractor shall work, if required at night or holidays may be permissible by the respective authorities & the said Owner. The said Contractor has considered all factors of working at this site including working on holidays, during nights and extended hours. The said Contractor's completion period remains same irrespective of the said Contractor's working hours. The said contractor shall make arrangement for the necessary supervisory staff required for the same work at no extra cost. The contractor has to provide a Senior Civil Engineer (Minimum 10 years Experience), a Junior Civil Engineer, Muqaddam, 3 Supervisor, etc at all times till completion of work.

FORCE MAJEURE

Neither party shall be responsible for delay in performance, or failure to perform any part of the order where such delay or failure is caused by circumstances outside the control of the party so delayed or unable to perform and such circumstances shall include but shall not be limited to any act of God, epidemic, earthquake, flood, cyclone, fire, explosion, strikes, war or threat of war, revolution, civil commotion, blockage, embargo or proclamation, regulation, restriction or ordinance of any Government or Civil authority. Each party shall promptly notify the other of such circumstances and shall take all reasonable steps to mitigate the effect thereof. If force majeure circumstances persist for unbroken period of at least one month both parties shall mutually agree on further course of action.

RIGHT OF ACCESS / IN PROCESS CHECKING

The Project Management consultant and all persons duly authorized by the said Owner shall always have access to any work which is being prepared for or will be utilized in the works. All activities shall have checklist for verifying the conformance to satisfaction of the Project Management consultant. All activities started part or full shall have checklist signed by Project Management consultant or their representative.



INSTRUCTIONS AND FURTHER DRAWINGS

The Project management consultant shall have full power and authority to supply to the said Contractor, from time to time, during the progress of the works instructions as shall in the project Management consultant's opinion be necessary for the purpose of proper and adequate work, completion and maintenance of the works. The said Contractor shall carry out the above work according to the instructions issued. Notwithstanding the above, the project Management consultant may issue an Instruction requiring the said Contractor to open up for inspection any work covered up or to arrange for any test of materials or goods (whether or not already incorporated in the works) or of any execute work and redo the defect at the said contractor's cost. In case the works to be executed does not form part of the contract, the said Contractor should inform the Project management Consultant & the said Owner before executing the job well in advance so that the overall work is not interrupted. No claim for extension of time will be entertained on account of delay by the said Contractor in forwarding their requirement. The Project Management consultant is authorized to object to and require the said Contractor to remove forthwith from the works any person for misconduct / incompetence/negligence after mutual discussion.

SUBMISSION OF RECORDS

The said Contractor shall submit to Project Management consultant / she said Owner all the material test reports, daily work progress reports, daily / weekly / monthly planning reports, daily accounts of materials indicating daily receipt / consumption / balance on hand, daily labour report etc. as instructed by the Project Management Consultant.

MAKING GOOD

The said Contractor shall make good all areas disturbed by way of transition materials or installation of services. The said Contractor shall make good all cutouts and temporary provisions made by him.

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CO-ORDINATION WITH OTHER CONTRACTORS

The said Owner reserves the right to appoint other agencies / contractors/ suppliers / vendors. No extra payment will be made to the said Contractor on account of the above. In case other works necessary to complete the said work are carried out by agencies directly engaged by the said Owner, the said Contractor shall not have any objection and shall co-ordinate with the Project Management consultant to allow other agencies to work simultaneously without any hindrance so as to facilitate completion of works in time.

INCONVENIENCE TO THE PUBLIC AND SURROUNDING PROPERTIES

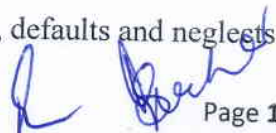
The said Contractor should ensure that there is no inconvenience to the public and surrounding properties during the said work. All necessary preventions and precautions should be taken. In case of any damage to the adjacent properties for reasons attributable to the said Contractor, he shall make good the same at no extra cost to the said Owner.

ORGANIZATION CHART AND PROGRAM

The said Contractor shall submit Organization chart specifying the team that will be working and be responsible for the Project execution along with their job responsibilities. The said Contractor shall also submit master program of works for the entire project for completion of the said work in all respects.

SUBCONTRACTORS

The said Contractor shall not sub-let the whole or any part of the work except where otherwise provided by the Contract. The said Contractor shall not sub-let any part of the Works without the prior written consent of the Project - In - Charge, which shall not be unreasonably withheld. However, such consent, if given, shall not relieve the said Contractor from any liability or obligation under the Contract and he shall be responsible for acts, defaults and neglects of any


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sub-contractor, his agents, servants or workmen as fully as if they were the acts, defaults or neglects of the said Contractor, his agents, servants or workmen. Provided always that the provision of labour on a piecework basis shall not be deemed to be a sub-letting under this Clause.

PROGRESS EVALUATION AND REVIEW

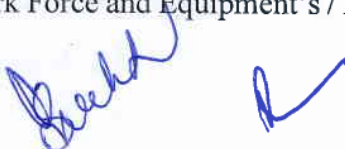
Meeting shall be held every week on site to monitor the progress of works. The said Contractor shall submit weekly report (every Monday) and monthly report with photographs (by the 5th of every month) describing the progress of the said work. This report shall also include progress, decisions and drawings required for the next month and any other information, which will facilitate the construction work. The report shall also mention delay, its reasons with justification and remedial measures for achieving target dates / milestones.

STORAGE OF MATERIALS

The said Contractor shall at his own cost construct temporary godown and security. The responsibility of stored materials lies with the said contractor till the final handing over of works. In case the store must be shifted the said contractor shall make the necessary arrangement. The said contractor indemnifies the said Owner if any loss whatsoever arising out of theft, fire or proceedings in relation to, during the course of execution of the above contract. None of the equipment and materials shall be removed from the site without the permission of the said Owner.

HEALTH & SAFETY:

Full time safety engineer to maintain safety at site shall be appointed by the Contractor. Insurance Liability of the Work Force and Equipment's / Materials deployed by the Contractor shall rest with the Contractor.



LIQUIDATED DAMAGES FOR NON-COMPLETION OF MILESTONE OR COMPLETION

TIME:

The Contractor shall be liable to pay as compensation an amount equal to Indian Rupees Ten Thousand (10 Thousand) for every day of delay from such milestone that the works remain incomplete, and Indian Rupees Fifty (50) Thousand for every day of delay from the date of completion as indicated in the schedule to the Owners requirements, provided always that the entire amount of Compensation to be paid under the provisions of this clause shall not exceed 10% (Ten) of the Contract Price.

LABOUR HUTMENTS AND SANITATION FACILITIES

The Contractor shall be allowed to make Labour colonies / Hutments as per governing rules & regulation within site limits (plot area) with logistic requirement of the project. The said contractor shall manage within available sanitation facilities at the said work. No additional facility shall be created by the said Owner. The said contractor shall also maintain the cleanliness & hygiene on the said work.

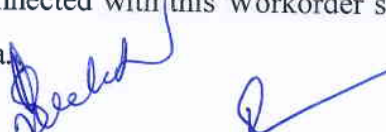
At the time of virtual completion of work, the said contractor shall vacate the premises of said Owner. The Final Payment shall be done only after vacating premises, cleaning, removal of debris, Hutment material, contractor's belongings, etc. The said Contractor shall also make good all damages done by the Labours at his own Risk & Cost. The removal of the Hutments & Making good the damaged areas is Sole responsibility of the said Contractor. Failing which the Owner shall be at liberty to carry out the same at the said contractor's Risk and Cost.

ARBITRATION:

All disputes arising out of or in any way connected with this Workorder shall be referred to arbitration by the PMC solely whose verdict will be final.

JURISDICTION:

All disputes arising out of or in any way connected with this Workorder shall be deemed to have arisen in Court of Mumbai, Maharashtra.

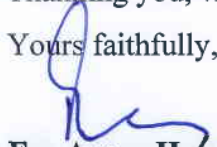


PERMANENT CHARGES

Any charges by way of deposits for permanent connections or for other permanent purpose deemed for building occupation shall, be borne by the said Owner.

The said Contractor is requested to sign the duplicate of this work Order signifying the said Contractor acceptance to all above terms and conditions. The terms and conditions stipulated herein are final and binding.

Thanking you, we remain,
Yours faithfully,



For Arora House

Through its Owner: Mr. Rupindersingh Arora

All the terms and conditions mentioned in work order & tender are acceptable to us and we shall abide by these.



For M/s. SHRYDUS INDUSTRIES LTD

Through its CFO : Mr. Premal Parekh

Authorised Signatory as per

Board Resolution dated 20/12/2024

Witness

• Mr. _____ -

• Mr. _____ -

ANNEXURES

ANNEXURE I

APART FROM OTHER FACTORS MENTIONED ELSEWHERE IN THE TENDER, RATES SHALL INCLUDE, THE FOLLOWING, UNLESS SPECIFICALLY EXCLUDED FROM ITEM DESCRIPTION.

- 1) All works at all heights/depths, all floors and all leads.
- 2) Conducting tests of all construction materials.
- 3) Maintaining all records and preparing progress report as advised.
- 4) Providing all necessary consumables, tools, tackles, machinery's equipment and instruments, as the job quantum /quality /urgency may demand.
- 5) Compliance of local and other laws of land, as applicable at related to place of work, of all authorities having jurisdiction in the areas
- 6) Compliance of standard safety-practices and fire- protection.
- 7) Premium for various Insurance policies.
- 8) Binding wire for Shuttering & formworks
- 9) Binding wire for Reinforcement steel work
- 10) All types of wastages.
- 11) General house- keeping, cleanliness, hygienic work environment.
- 12) Construction of all enabling works (and dismantling after work completion and removal of debris) including access road, site office, labour colonies etc.
- 13) Employing only licensed workers for specialized works.
- 14) All taxes, Levies, royalties, Duties, octroi, etc. as may be applicable on materials during the tenure of the Contract.
- 15) Increase in prices, wages, salaries, etc. due to inflation.
- 16) Buying items from open market for urgent works.
- 17) Working in monsoons, Sundays, holidays, over-time and extra shift.
- 18) Barricading work areas for safety reasons and suitable display, warning notice boards / signals.
- 19) Setting- out of works and maintaining Benchmarks.
- 20) Supply and application of primer coats as specified by Owner / Architect.
- 21) Maintaining line, level, slope, plumb and dimensions of all works as per Drawing / Instructions.
- 22) Shifting away immediately from place of work, all rejected materials and ensure its non-use in permanent works.
- 23) Guarantees /Warranties.
- 24) Non usage of lift for debris & sand, cement etc.
- 25) All packing materials required for all types of works.
- 26) Making of Mockup samples as directed by Architect. Alterations / Changes in samples as instructed by Architect.

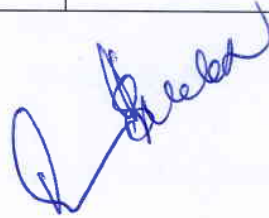
- 27) Cost of samples, handling, transportation, octroi, removing the rejected samples from site etc.
- 28) Submitting the sample of all materials / finishes for interiors Architect's approval well in advance before execution of the work.
- 29) Drilling holes/ chasing in Tiles / Laadi / Wall/ Concrete etc. and making good after encasing and embedding including for all service agencies.
- 30) Supply and fixing sleeves/ conduits etc. in position and grouting as directed.
- 31) All waste- allowance, scrap allowance, cutting allowance, variation in Rolling-Margin, breakage's etc.
- 32) Compliance of all Labour laws including.
 - a) Minimum Wages Act,
 - b) Payment of Wages Act
 - c) Equal Remuneration Act.
 - d) Contract Labour
 - e) Workmen's Compensations Act
 - f) P.F.
 - g) E S I C
 - h) Labour-Inspector's Regulations.; and following new codes on their becoming applicable:
 - i) Code on Wages
 - j) Code on Industrial Relations
 - k) Code on Social Security
 - l) Code on Occupational Safety, Health and Working Conditions
- 33) Preparation of As-Built Drawings for all concealment including conduits/pipes etc.
- 34) Bailing out water due to seepage / leakage/broken mains/Tidal action/water table/springs etc. & keeping work area dry at all times.
- 35) Producing Test Certificates of materials supplied by the contractor.
- 36) Scaffolding, Re-scaffolding, Single-stage and double-stage.
- 37) Unloading, shifting and stacking of materials, dispatched by Owner/Vendors to site.
- 38) Following all guidelines of All Governments Authorities and strictly adhering to the requirements as specified by them from time to time. Owner is not responsible to provide any Free Equipments, Patra, Fabrics or whatever needed in this respect. Contractor has to handle all BMC Officials, Police, Miscreants, etc all at his own cost.



ANNEXURE II

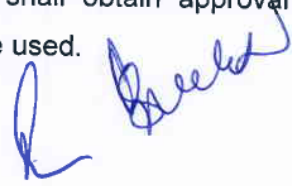
LIST OF APPROVED MAKES / BRANDS / MANUFACTURER'S

SR. NO	MATERIAL	MAKE / MANUFACTURER / SOURCE
1.	CEMENT (53 GRADE) & (43 GRADE)	ULTRATECH, AMBUJA, BIRLA
2.	ADMIXTURE FOR SELF COMPACTING CONCRETE	FOSROC
3.	REINFORCEMENT STEEL	SAIL, JSW, TISCO
4.	STRUCTURAL STEEL	SAIL, JSW, TISCO
5.	FOAM CONCRETE BLOCKS (AAC BLOCKS)	SIPOREX INDIA PVT. LTD., ULTRATECH, BILTECH
6.	SAND	RIVER SAND
7.	AGGREGATES	BLACK BASALT
8.	COLOUR AGGREGATES / PEBBLES	TO APPROVED SOURCE
9.	CONCRETE COLOURANTS	TATA
10.	PLASTICIZERS / SUPER PLASTICIZERS	FOSROC



SR. NO	MATERIAL	MAKE / MANUFACTURER / SOURCE
11.	WATERPROOFING COMPOUND	FOSROC, ASIAN PAINT, MBCC
12.	WATER STOPPERS	ASIAN PAINT, MBCC, BLUE
13.	POLYSULPHIDE SEALANT	BUILD CORE CHEMICALS
14.	PAINT	ASIAN PAINT / AKZONOBEL / NEROLAC
15.	BRICKS	1ST QUALITY CLAY BRICKS
16.	DRY MORTAR	ULTRATECH
17.	READY PLAST	HEAL PLAST, ACC, BIRLA
18.	EPS / XPS	SUPREME INDUSTRIES LTD.

Note: Before procuring of materials in the scope of contractor, the contractor shall get approval of samples from the architect / consultant. The necessary test report shall be produced & required tests shall be conducted. The contractor shall obtain approval from client for equivalent make or Materials in case its required to be used.



ANNEXURE III

BASIC RATES

Being labour contract, the basic rate of materials shall not be applicable.

The contractors shall consider all his materials, consumables, etc required to complete the work delivered on the site inclusive of all taxes, transport, loading, unloading, lead, lift, charges up to the point of delivery.

Note: Before procuring materials which is in contractor's scope, the contractor shall get approval on the samples from the Architect / Owner's PMC.

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ANNEXURE IV

FREE SUPPLIES

The following are the Free Supply items in this contract.

- 1) Cement
- 2) RMC
- 3) Reinforcement Steel
- 4) Structural Steel
- 5) Sand
- 6) Aggregate
- 7) Stone (Rubble),
- 8) Bricks / AAC Blocks
- 9) Dry Mortar
- 10) Readyplast
- 11) Shahbad stone for waterproofing
- 12) Water-proof chemicals
- 13) Brick bats / AAC block bats
- 14) Earth for filling or Any other filler material in Sunk portions.
- 15) Inserts / Sleeves.
- 16) Any other material required for Construction purpose.

Other than the above, the contractor shall arrange any & all other materials required for the project.

The owner has decided not to supply any materials other than the materials listed above. The owner may decide to supply any other material at later date, the Contractor shall issue Indents of materials for verification of Owners PMC. The indent shall be raised well in advance i.e. minimum 15 days prior to requirement of actual usage of material at site. Also, a lot of materials required shall be as per general practice and availability of packing size / transport capacity.

The contractor shall do necessary coordination for procurement of the materials. The material requisition shall be issued to the Owner's Project Manager well in advance considering lead time of each material.

Maximum Allowable Wastage Percentage:

- (a) Cement: 2% on theoretical consumption
- (b) RMC: 2% on theoretical consumption
- (c) Reinforcement Steel: 3% on theoretical consumption (Including scrap)
- (d) Structural Steel: 3% on theoretical consumption (Including scrap)

- (e) AAC blocks: 2% on theoretical consumption

The material brought to the site shall be immediately issued to the contractor on as it where it basis. The further handling, shifting, re-shifting, storing, stacking, its security, etc. shall be entirely the contractor's responsibility. The theft of steel shall be considered as wastage and deducted as mentioned below.

It is expected to use Client Materials judiciously and as per actual requirement specified. In case, it is not utilized or secured properly, the rates for the free supplied materials for calculating the amount of deduction towards penalty against additional wastage over specified limit specified below:

- (a) Cement – 1.50 times of actual procurement cost to the Owner.
- (b) RMC – 1.50 times of actual procurement cost to the Owner.
- (c) Reinforcement Steel – 1.50 times of times of actual procurement cost to Owner.
- (d) Structural Steel – 1.50 times of times of actual procurement cost to Owner.
- (e) AAC Blocks – 1.50 times of times of actual procurement cost to Owner.
- (f) Ready plast – 1.50 times of times of actual procurement cost to Owner.

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ANNEXURE V

BUILT UP AREA STATEMENT

The Built up area / Construction Area agreed for this contract shall be 24,500 Sft. There shall be no claims on the context of misunderstanding, misinterpretation, miscalculations, readability of drawings & design, etc.

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ANNEXURE VI



MODE OF MEASUREMENT

Built Up Area / Construction Area shall be measured in following manner: -

Sr. No.	Description	Percentage
A	The following areas shall be considered in Built Up Area	
1.	Basements Covered area & enclosed spaces	100%
2.	Ground floor & Amenities floor Covered area & enclosed spaces	100%
3.	Service floor Covered area & enclosed spaces	100%
4.	All Residential Floor Covered area & enclosed spaces	100%
5.	Double height enclosed spaces	100%
6.	Covered area below slab but Unenclosed spaces	100%
7.	Boxes	100%
8.	Service slabs	100%
9.	Open Decks & Terrace	60%
10.	Enclosed Balconies	100%
11.	Terrace attached to rooms	100%
12.	Lift well	100%
13.	Staircase	100%
14.	Top Terrace	100%
15.	Staircase Mumty on top slab & Lift Machine Room bottom slab	100%

Sr. No.	Description	Percentage
B	The following areas shall not be considered in Built Up Area	
1.	Ducts	NIL
2.	Voids	NIL
3.	Chajjas	NIL
4.	Elevational Feature rising above top terrace	NIL
5.	OHWT	NIL
6.	UGWT	NIL
7.	STP	NIL
8.	Fins	NIL
9.	Elevational & other Projections / features beyond building line	NIL

Note: The Built-up area shall be certified by the architect as per mode of measurement above. The interpretation of architect for defining areas & its nomenclature shall be final and binding.

ANNEXURE VII

PAYMENT SCHEDULE

SR. NO.	PARTICULARS.	PERCENTAGE	TOTAL PERCENTAGE
1	ON COMPLETION OF RAFT, RETAINING WALL, U.G TANK, PUMP ROOM & 1ST SLAB (COMPLETE UP TO PLINTH)	15.00%	15.00%
2	ON COMPLETION OF 2ND SLAB	5.00%	20.00%
3	ON COMPLETION OF 3RD SLAB	5.00%	25.00%
4	ON COMPLETION OF 4TH SLAB	5.00%	30.00%
5	ON COMPLETION OF 5TH SLAB	5.00%	35.00%
6	ON COMPLETION OF 6TH SLAB	5.00%	40.00%
7	ON COMPLETION OF 7TH SLAB	4.00%	44.00%
8	ON COMPLETION OF 8TH SLAB	4.00%	48.00%
9	ON COMPLETION OF TERRACE SLAB	4.00%	52.00%
10	ON COMPLETION OF LIFT MC/O.H TANK	2.00%	54.00%
11	ON COMPLETION OF MASONRY	11.00%	65.00%
12	ON COMPLETION OF INTERNAL PLASTER	12.00%	77.00%
13	ON COMPLETION OF EXTERNAL PLASTER	12.00%	89.00%
14	STAIRS PARDI, UPSTAND MISCL. RCC, ELEVATIONAL TREATEMENT, ETC	5.00%	94.00%
15	COMPOUND WALL & EXT DEVELOPMENT	6.00%	100.00%
	TOTAL PERCENTAGE	100.00%	

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ANNEXURE VIII - SCHEDULE OF ITEMS


IT. NO.	ITEM DESCRIPTION
01.01.00	GENERAL WORK IN PLINTH
01.01.01	Site Cleaning - Cleaning of jungle, vegetation, grass & removal of rubbish from site including removing the rubbish material outside the building area i.e., to the dumping ground, stacking as directed, etc. complete.
01.01.02	Plum Concrete : 60:40 Ratio & under PMC Supervision.

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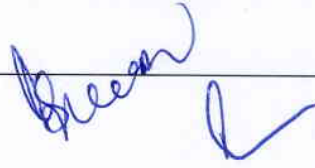
IT. NO.	ITEM DESCRIPTION
01.01.03	<p>Filling in plinth up to required level - Filling inside plinth open spaces, roads and around the building with earth brought from outside including total cost of transport to site, etc., and including spreading, leveling, watering, and consolidating in 200mm layers or as directed by Architect.</p> <p>Note: All filled earth shall be well compacted so as to attain Procter Density of a minimum of 0.95</p> <p>(The contractor may use any method for consolidating the earth i.e., by mechanical rammer or by road roller. The Procter Density should be approved by PM before proceeding with Dry Rubble Soling.)</p>
01.01.04	<p>Footing PCC - Laying machine mixed plain cement concrete in grade M10 but having volumetric proportions 1:3:5 (Cement: Sand Coarse aggregates), with 37 mm and downgraded coarse aggregates; of specified thickness, Mix and gradation and including from work if required, laying, spreading, consolidating, curing etc. complete as directed for all types of foundations, below flooring, wall, rafts etc.</p>
01.01.05	<p>Floor PCC - Laying machine mixed P.C.C. of grade M15 but having volumetric proportion 1:2:4 (Cement: Sand: Coarse aggregates) with 20 mm and downgraded aggregates in flooring in alternative bays doing shuttering at the edges, vibrating with screed vibrate, finishing the top surface etc. complete as per drawings and directions.</p>
01.01.06	<p>Rubble Soling - Laying 230 mm thick dry rubble packing below flooring and footing with approved quality rubble, interstices filled with stone chips and hard murum of approved quality, watering, ramming, consolidating, etc., complete as specified & directed (Consolidation by mechanical rammer.)</p>



IT. NO.	ITEM DESCRIPTION
01.02.00	R.C.C. WORK
01.02.01	<p>Laying in position weigh batched machine mixed controlled R.C.C. of M-30 / M35 / M40 grade or any other grade as specified by the structural consultant with 20 mm and downgraded aggregate as coarse aggregates as per specifications and drawing complete in all respects including PVC cover blocks, Plastic coated ply shuttering, staggging, centering, removing shuttering/ Staggging after concrete is fully matured, mixing, putting in place, pouring, vibrating, tamping, curing, leaving pockets, Sleeves, recess, grooves finishing the top surface of slab and beam either smooth or rough; in following items at all heights and levels and as specified.</p> <p>Basic Consumption – 2.0 Cf/ Sft</p> <p>The plastic-coated ply to be used shall be new for shuttering. The same shall not be used more than 8 repetitions.</p>
	i) Footings of all shapes and sizes.
	ii) Columns of all shapes and sizes.
	iii) All type Slabs including cantilever slabs projections, ledges, canopies.
	iv) All type of Beams & Caps
	v) All type of RCC Walls / Pardi
	vi) Staircase and steps including cantilever slabs with waist slab, folder slabs.
	vii) Bands, pergolas fins, facia etc. including canopy pergolas etc.
	viii) Coping and Lintels.
	ix) UGWT / OH tank
	x) Site Development

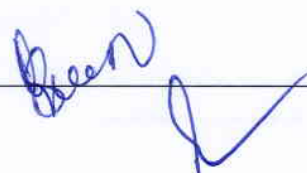



IT. NO.	ITEM DESCRIPTION
01.02.02	<p>Laying reinforcement High yield deformed bars FE 500 / FE 500D / FE550D (TOR Steel / TMT) confirming to IS 1786 for RCC work including preparing bar bending schedule, all handling, cutting, erecting placing in position with proper cover block supports, at all intersections with 18-gauge black soft annealed binding wire including supply of drawing (bar bending) and as per the directions of the consulting engineer at all levels including at or below plinth level.</p> <p>Basic Consumption – 6.5 Kg/ Sft</p>
01.02.03	<p>Treating Tie Holes shall be opened up 1.5" x 1.5" & shall be hand packed tightly with Non shrink crystalline mortar with two coats of Penetron slurry @ 0.6kg/sqm, etc. complete as specified and as directed.</p>
01.02.04	<p>Liasoning with PT agency. Providing & giving work platform, Cutout, drilling holes in shuttering, etc. complete as specified and as directed.</p>
01.02.05	<p>Providing additional height of staging required for shuttering to cater specified height with adequate bracing, propping, planking, supports, framing, etc. including cost of removing staging after completion of activity including designing, obtaining approval of staging etc. complete as per detail drawing and as directed by Architect.</p>



IT. NO.	ITEM DESCRIPTION
01.03.00	MASONRY
01.03.01	<p>Pillars / Steps / Foundations - Constructing brick masonry of thickness more than 230 mm thick in 1st class bricks above plinth level using cement mortar of proportion 1:5 (cement: Sand) including scaffolding, raking out joints, watering, curing, etc. complete as specified and directed.</p> <p>Note: The work to include all pillars and work such as for brick steps</p>
01.03.02	<p>Laying in position 75mm thick Dampproof Course with plain cement concrete of 1:2:4 (P.C.C.) below Masonry walls laid to required levels and grade at all locations, consolidated finished fair and cured including integral waterproofing compound as per manufacturers specification, side formwork, shuttering, deshuttering, watering, curing, etc. complete as specified & as directed.</p>
01.03.03	<p>Internal Partition walls - Constructing 100/150/230 mm thick and all specified thickness, light weight AAC block masonry (SIPOREX or BILTECH or equivalent as approved), blocks conforming to IS 2185 (Part-III) with approved non-shrinking dry mortar as per manufacturer's instruction, including providing RCC patli beam of 100mm high at every 1.00m c/c with 2 No 8 mm dia Tor bars and 6 mm dia links at 300 c/c in cement concrete of grade M20, required formwork complete with raking out joints, curing, doing independent double legged scaffolding as per specifications, etc. at all heights, depths, lift and leads as specified & directed by Project Manager. The work to include all pillars, fins, batters etc.</p> <p>Note: Reinforcement will not be paid separately</p>

IT. NO.	ITEM DESCRIPTION
01.03.04	External walls - Constructing 100/150/230 mm thick and all specified thickness, light weight AAC block masonry (SIPOREX or BILTECH or equivalent as approved), blocks conforming to IS 2185 (Part-III) with approved non-shrinking dry mortar as per manufacturer's instruction, including providing RCC patli beam of 100mm high at every 1.00m c/c with 2 No 8 mm dia Tor bars and 6 mm dia links at 300 c/c in cement concrete of grade M20, required formwork complete with raking out joints, curing, doing independent double legged scaffolding as per specifications, etc. at all heights, depths, lift and leads as specified & directed by Project Manager.
01.03.05	Pillars / Steps / Foundations - Constructing un coursed rubble masonry of stone below plinth, as per required thickness and shape, in cement mortar of proportion 1:5 (Cement: Sand) with corner dressed stones, ranking out joints, necessary scaffolding, watering, curing, etc. complete as specified and directed.
01.03.06	External walls (wherever specified) - Constructing 150/230 mm thick and all specified thickness, light weight AAC block masonry (SIPOREX or BILTECH or equivalent as approved), blocks conforming to IS 2185 (Part-III) with approved non-shrinking dry mortar as per manufacturer's instruction, including providing RCC patli beam of 100mm high at every 1.00m c/c with 2 No 8 mm dia Tor bars and 6 mm dia links at 300 c/c in cement concrete of grade M20, required formwork complete with raking out joints, curing, doing independent double legged scaffolding as per specifications, etc. at all heights, depths, lift and leads as specified & directed by Project Manager.



IT. NO.	ITEM DESCRIPTION
01.04.00	PLASTERING
01.04.01	Applying 12mm -15mm thick plaster using Gujrat sand in cement mortar mix ratio CM 1:4 (1 cement : 4 sand) mixed with approved polypropylene fibers or equivalent Readyplast of Ultratech or similar ISI make; to internal surfaces of concrete and masonry work; including raking out joints, hacking concrete surfaces and applying approved chemical bonding agent for receiving scratch/dash coat plaster & curing for creating a positive bond, preparing junctions of concrete/masonry by neat cleaning, pointing/grouting using non-shrink mortar and further grouting junctions by pressing square crush aggregate; also providing and fixing Fibre mesh @ 150mm wide to junctions of concrete and masonry, preparing jambs, sills, grooves, pattas, wattas, rounding of corners, etc. all complete as per architectural drawings, specifications and finished smooth with wooden rundha etc. or as specified by the Architect / Project Manager at all leads, depth and lifts, doing independent double-legged scaffolding, cleaning of surfaces, curing, etc. complete as specified & directed by Architect / Project Manager.
01.04.02	Applying minimum 25 mm thick double coat cement sand plaster using Readyplast of Ultratech or equivalent ISI make / Gujrat sand mixed with approved fibres & non-shrinking compound as instructed by approved manufacturer, first coat to be 15 mm thick cement sand mortar of mix ratio 1:4 (1 cement: 4 sand) including adding 2% by weight of cement approved waterproofing compound. Second coat to be 10 mm thick in cement sand mortar of mix ratio 1:3 (1 cement : 3 Gujarat sand) and sand 150 mm wide Fibre mesh at treated junctions of masonry face finished or as required to receive specified architectural external finish, to correct line, plumb and level to external faces of walls, soffits/ceiling if any, including racking out junctions of masonry and concrete and other dissimilar materials, treated by pointing and grouting using non-shrinking compound and further grouted with square cut stone at junction, then providing work, hacking closely concrete surfaces, apply chemical adhesive coating to concrete surfaces and then apply a scratch coat plaster (prior to main plaster for positive bond), independent double legged scaffolding as specified & directed by Architect / Project Manager.
01.04.03	Internal Duct Plaster - Same as 1.04.02 but 12-15mm thick in C.M. 1:4 in single coat, rough finished to receive the approved cladding, stone facing etc. complete.



01.04.04	Plaster behind wall punning / cladding / Dado - Same as 1.04.02 but keeping the surface rough to receive cladding, plaster of Paris punning etc. complete as specified and directed.
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IT. NO.	ITEM DESCRIPTION
1.05.00	WATERPROFFING
	<p>Note:</p> <p>1) The entire water proofing work shall be carried out by approved agency. The contractor shall take the approval for the water proofing agency from the Project Manager before starting the work.</p> <p>2) The waterproofing work shall be strictly carried out as per the specifications mentioned in the tender document.</p> <p>3) The entire water proofing work shall carry a Service Guarantee on stamp paper for 10 years from the date of completion of work. The Service Guarantee on stamp paper of Rs.200/- shall be submitted by the Contractor along with the final bill.</p> <p>4) The contractor shall also submit a Performance Bank Guarantee equivalent to 10% of total value of this sub-head on approved Performa issued by Nationalized Bank.</p>
1.05.01	<p>Terrace / Balcony / Dry Balcony Waterproofing - Laying Waterproofing Treatment to Terrace areas consisting of 12mm thick layer in 1:3 cm with waterproofing compound as per manufacturer's specification at base. Constructing & laying Brickbat Coba in cm 1:5 with waterproofing compound as per manufacturer's specification & having average thickness of 80 mm & finishing with 20 mm thick cement mortar layer in 1:3 with waterproofing compound as per manufacturer's specification. Rate shall be including preparation of surfaces, injection grouting wherever necessary, all lead, lift, laying to proper slope to drain water entirely, watering, curing as directed & covering the whole treatment with 10 years guarantee etc. complete. (Av. Coba thickness 125 mm)</p> <p>Item to include portions of Chajjas gutters if treated in the same manner.</p>



IT. NO.	ITEM DESCRIPTION
1.05.02	<p>Chajja Waterproofing / Screed - Laying 25mm -35mm metal screed to protect chemical waterproofing treatment to terrace, Chajjas and water tanks made from cement sand mortar 1:3 and metal no.1 and including cement floating, preparation of surfaces, adding of waterproofing compound as directed, watering, curing, etc. complete. The entire work should be tested for any leakages and the contractor shall give 10 years guarantee for the same.</p>
1.05.03	<p>Toilet Waterproofing - Laying Waterproofing Treatment to Toilet areas consisting of 12mm thick layer in 1:3 cm with waterproofing compound @ 1 kg/bag at base. Constructing & laying Brickbat Coba in cm 1:5 with waterproofing compound as per manufacturer's specification & having average thickness of 80 mm & finishing with 20 mm thick cement mortar layer in 1:3 with waterproofing compound as per manufacturer's specification. Rate shall be including preparation of surfaces, all lead, lift, filling in sunken areas & raising the floor with approved materials as per architectural drawings and site conditions, laying to proper slope to drain water entirely as directed & covering the whole treatment with 10 years guarantee etc. complete. (Av. Coba thickness 150 mm)</p>
1.05.04	<p>Toilet Waterproofing - Doing 18mm - 20mm thick waterproofing plaster to masonry walls or concrete surfaces in toilet areas with approved waterproofing compound including hacking, watering, curing, cleaning, preparation of surfaces, injection grouting treatment wherever necessary etc. complete as specified and as directed.</p> <p>1) First layer of slurry of cement @ 0.488 Kg / Sqm mixed with approved polymer waterproofing compound. This layer will be allowed to air cure for 4 Hours.</p> <p>2) Second layer of slurry of cement @ 0.242 Kg / Sqm mixed with approved polymer waterproofing compound. This layer will be allowed to air cure for 4 Hours followed with water cure for 48 Hours.</p> <p>3) Apply final protective layer of 18 to 20 mm thick cement plaster 1:3 (1 cement: 3</p>



IT. NO.	ITEM DESCRIPTION
1.05.05	Lift Pit - Doing Waterproofing treatment to the walls of Lift Pit and to the bottom slab, with fixing approved Shahabad stone with cement, cement grouting and neat cement finish plaster in CM 1:3 including first coat, Brickbat / trap metal coba (over / below bottom slab), rough Shahabad stone fasting to walls, injection treatment, grouting and finishing etc. complete with 10 years guarantee.
1.05.07	O/H WATER TANK
	Water-roofing from internal: Providing and laying waterproofing for Tank bottom & top floor, walls & vertical areas in following parts as per specifications listed below with a minimum guarantee period of 10 years and Testing of treatment as per the requirements.
	Flooring: The First Part consists of Cleaning the surface thoroughly, providing and applying Asian/ AkzoNobel in two coats by troweling as per manufacturer's specifications. Treatment to floor slabs shall be carried out by trowel application using a steel trowel into hardened concrete slab surface including curing, cleaning etc. complete as per detail drawing and as directed by Architect.
	Walls: The First Part consists of Cleaning the surface thoroughly, providing and applying Asian/ AkzoNobel in two coats by troweling as per manufacturer's specifications. Treatment to floor slabs shall be carried out by trowel application using a steel trowel into hardened concrete slab surface including curing, cleaning etc. complete as per detail drawing and as directed by Architect.
1.05.08	Basement with Car Parking Structure Waterproofing : Basement waterproofing as per Box type waterproofing method with Shahbad laddi, fixing the same with Neat cement, Grouting with cement, waterproofing compounds, Plastering including preparing surfaces, hacking, curing, cleaning, etc. complete as per detail drawing and as directed by Architect.



