



Oswal Properties Private Limited

Infinity IT Lagoon, Room:- 607, 6th Floor,
Block- EP and GP, Sector 5, Salt Lake City
Kolkata - 700091, Phone No--9903484328,

Work Order

Company Details		WO Details	
Contractor Name :	ADROIT CONSULTANT	WO No:	OPPLWO/15/2024
Address :	93/2 GARFA MAIN ROAD KOLKATA - 700075	Rev No:	0
Contact Person:	MAINAK MAJUMDAR	WO Date:	26/09/2024
Mobile No:	9903317169	Valid Till:	30/09/2027
Email:	consultant.adroit1@gmail.com	Project Name :	Orchard Anantaa
PAN :	AAQFA2169N	Building Name:	
GST No:	19AAQFA2169N1ZS	Company PAN No:	AABCO4377L
MSME No:		Company GST No:	19AABCO4377L1ZX

Communication/Billing Address	Site Address
Oswal Properties Private Limited Infinity IT Lagoon, Room:- 607, 6th Floor, Block- EP and GP, Sector 5, Salt Lake City Kolkata - 700091	247, B.T Road, Near Sukchar Road (By-Lane), P.S.-Khardah, Dist.- 24 Parganas (North), Kolkata -700115 Project Incharge:

With reference to the above subject and discussions that we had with your good self, we are pleased to release our work order for **CONSULTANCY CHARGES FOR STRUCTURAL DESIGN FOR ANANTAA** at our above mentioned site under the following terms and conditions:

Sr.No	Item Description	Unit	Quantity	Rate Rs.	Net Amount Rs.
1	CONSULTANT : Architectural and Structural Professional Fee for Structural Design of B+G+21 Storied Bld Approved	PER/SQF1	305,000.00	5.00	1,525,000.00
Total					1,525,000.00
GST Amount					2,74,500.00
Retention Amount					0.00
TDS Amount					1,52,500.00
Total Amount					16,47,000.00

Amount in words: RUPEES SIXTEEN LAC FORTY-SEVEN THOUSAND ONLY.

Payment Schedule: 10% Advance with WO - 10.00%

Prepared by

Approve By

Verified By

Accepted By

GM

For Oswal Properties Private Limited

ADROIT CONSULTANT

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Subject to Kolkata Jurisdiction only"

30/11/2024

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On submission of basic framing plan and sizes - 15.00%

On submission of sanction dwg - 10.00%

On issue of pile/Foundation drawing - 10.00%

On issue of 1st floor dwg. - 10.00%

On issue of 3rd floor dwg. - 10.00%

On issue of 5th floor dwg. - 10.00%

On issue of drawing up to Roof - 5.00%

As per work progress - 20.00%

Terms and Conditions	1. The agency has to provide the following supporting documents as compliance prior to accepting the W.O. : (a). Bank Details / (cancelled cheque). (b). PAN Card - Xerox Copy. (c). AADHAR CARD - Xerox Copy. (d). Trade Licence - Xerox Copy. e. MSME Certificate (if applicable).
Site Team Contract	Mr. Dhruva Banerjee : +91-8240661332
Rate	As per above SOQR
Quantity	The quantities given in above SOQR are estimated figures and are liable to increase or decrease as per actual site provision.
Completion Period	It is expected that, services of structural consultant both for design & site co-ordination will be over within 36 months. In case of any changes in further scope of project over work volume / project timeline same shall be mutually decided & agreed and decision of OPPL management shall be final & binding to the agency in this regard.
Retention Money	N/A

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Scope of work	<p>The scope of services to be rendered & performed by the agency are as under :</p> <p>A. Planning & Statutory Body Approval stage :</p> <p>i. Suggest to, The project Architect during initial planning various structural arrangement for the project arrive at final solution.</p> <p>ii. Prepare structural design & drawing on the basis of Architectural drawing & Soil Investigation report (to be furnished by the Client) for submission to the sanctioning authority for approval. Issue undertaking and other document as required by Municipal Authority at sanction stage. Issue of structural stability certificate on completion of project.</p> <p>B. Working Drawing Stage and Construction Stage :</p> <p>i. Co- ordinate with Project Architect & or other consultants in finalizing structural arrangement, cut outs etc. so that General Arrangement for working drawing can be finalized.</p> <p>ii. Preparation of detailed structural design calculation sheets & drawing for : (a) Foundation. (b) Superstructure. The Detailed working drawings will be issued to the project and the client progressively as required in stages. Advise client regarding various tests and investigations as necessary.</p> <p>iii. The working drawing issued for construction which will show detail reinforcement in sufficient clarity so that the work can be carried out without any difficulty.</p> <p>C. DRAWING AND OTHER DOCUMENTS : Structural Consultant shall furnish to ORBL the following drawings & documents in copies as stated against item :</p> <p>i. Structural designing & drawing for submission to approved authority: As required (1 copy)</p> <p>ii. Detailed working drawing for execution of work (5 Copy)</p> <p>D. GENERAL OBLIGATION OF ORBL FOR INFORMATION TO BE FURNISHED TO STRUCTURAL CONSULTANT :</p> <p>i. Co-ordination with Project Architect & Consultant.</p> <p>ii. Soil investigation Report.</p> <p>iii. Survey Plan shown location of Pond-Ditch and other similar structures.</p> <p>The above scope do not include :</p> <p>A. Fees for Specialist's Consultation like sheet pile not included.</p> <p>B. Fees for any special test, e.g. Wind Tunnel Test, or any other test which may be deemed necessary.</p> <p>C. Bill checking is not part of consultant work.</p>
Force Majeure	<p>If at any time during the continuance of this contract, the performance is prevented or delayed by reasons of any war, act of invasion, rebellion, or riot, flood, earth quake or any acts of forces of nature, which could not be foreseen then it will be consider as an act of force Majeure and work may be temporarily abandoned. However, no claim on this account will be allowed on this account. The completion period will automatically be extended for such period and work.</p>
Resolution of Disputes	<p>All disputes of difference of opinion, on account of interpretation of clauses, technical specifications etc. shall be resolved through direct and mutual discussions at site level. In the case of differences of opinion still persisting then the decision of ORBL management shall be deemed final and binding to the agency.</p>
Value Of Work	<p>Estimated Value of work is Rs. 17,99,500.00 (Incl. GST).</p>
Escalation Of Rate	<p>This is a firm rate contract and any escalation of rate is not applicable throughout the contract period.</p>

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Schedule Of Payment

1. Running Payment shall be made against technically & commercially correct monthly R/A Bills within 15 days from the date of submission after statutory deduction of T.D.S. etc, taxes whichever is applicable.
2. Payment shall be made either by A/C Payee Cheque or NEFT as deem fit.
3. Payment Schedule is as per follows :-
 - i. Advance along with work order : 10%
 - ii. On submission of basic framing plan and sizes : 15%
 - iii. On submission of sanction dwg : 10%
 - iv. On issue of pile/Foundation drawing : 10%
 - v. On issue of ist floor dwg : 10%
 - vi. On issue of 3rd floor dwg : 10%
 - vii. On issue of 5th floor dwg : 10%
 - viii. On issue of drawing upto Roof : 5%
 - ix. As per work progress : 20%

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