



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 :	DEV WATERPROOFING	WO No:	OPPLWO/113/2023
Address :	1ST FLOOR, 17/1B, RATHIN BANERJEE LANE DHAKURIA, KOLKATA - 700031	Rev No:	0
Contact Person:	DUSMANTA DEY	WO Date:	16/03/2023
Mobile No:	9007282843	Valid Till:	31/07/2023
Email:	devwaterproofing@gmail.com	Project Name :	Orchard Avaasa
PAN :	BNYPD6946A	Building Name:	
GST No:	19BNYPD6946A1ZM	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	Street No. 709, Action Area II D, Rajarhat, Kolkata - 700136 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 **SUB- STRUCTURE WATERPROOFING WORK AT AVAASA SITE**. at our above mentioned site under the following terms and conditions:

Sr.No	Item Description	Unit	Quantity	Rate Rs.	Net Amount Rs.
1	FINISHING - WATER PROOFING : SUBSTRUCTURE WATERPROOFING WATER PROOFING COATING, LIFT PIT Specification	Foreclose SQM	14.47	387.00	5,599.89
5	FINISHING - WATER PROOFING : SUBSTRUCTURE WATERPROOFING SWIMMING POOL INSIDE WATERPROOFING Specification	Foreclose SQM	138.15	450.00	62,167.50
6	FINISHING - WATER PROOFING : SUBSTRUCTURE WATERPROOFING SWIMMING POOL OUT-SIDE WATERPROOFING Specification	Foreclose SQM	48.30	400.00	19,320.00
7	FINISHING - WATER PROOFING : SUBSTRUCTURE WATERPROOFING NOZZLE GROUTING WATERPROOFING	Foreclose NOS	182.00	95.00	17,290.00

Prepared by	Approve By	Verified By	Accepted By
DEOERP		For Oswal Properties Private Limited	DEV WATERPROOFING
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Specification				
			Total	104,377.39
			GST Amount	18,787.94
			Retention Amount	5,218.87
			TDS Amount	0.00
			Total Amount	1,23,165.00

Amount in words: RUPEES ONE LAC TWENTY-THREE THOUSAND ONE HUNDRED SIXTY-FIVE ONLY.

Payment Schedule: Payment shall be made Within 30 days from the date of submission of technically & commercially correct bill - 100.00%

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Terms and Conditions

1. The scope of work is as detailed in the Schedule of Quantities. The Project Head may increase or decrease the volume of work.
2. Applicator shall execute, maintain, complete the works with all due care and diligence and remedy any defects therein in accordance with the Work Order and to the reasonable satisfaction of the client (OPPL). The scope of the work set out in B.O.Q.
3. Applicator shall provide all material, labour, plants & machinery, temporary works and everything whether of a temporary nature required for the execution, maintenance, and completion of the Work Order and remedying of any defects therein and shall be responsible for the equacy, stability and safety of his operations.
4. Materials on its arrival at client's site will be inspected by Client's Representatives and Project Head and their decision in the matter will be final.
5. Test Certificates, if demanded by the Clint shall be obtained and furnished at free of cost along with the supply. Client reserves the right to engage third party for inspection and testing of the works.
6. In the event of any dispute arising, during the progress of the works, either between OTL and applicator or between Applicator and any other third party, this will not justify any stoppage or delay by Contractor in the progress of the works.
7. Applicator shall only vary the works, whether by addition, modification or deductions, as may be ordered from time to time by the company. Applicator shall act only on such order as directed in writing by OPPL.
8. Applicator shall be paid as per the schedule of rates set out in the bill of Quantities forming part of this Work Order, such rates remaining fixed for duration of the Works undertaken by contractor. The quantities set out in the Bill of Quantities are subject to re-measure upon completion. Any quantities stated therein shall not be taken to define or limit the extent of any work undertaken by Contractor in the execution and completion of this works order.
9. All temporary structure, debris, waste or other matter of an offensive nature, shall not be deposited on the surface, but shall be taken out at once or carried away by the contractor to some pits or place provided by him and shall be disposed as per the rules and regulations of the Local Authorities concerned. A. Mode of Measurement: Bill of Quantity is indicative. Payment will be certifying as per actual measurement taken at site.
B. Payments:
10% Payments against material supply will be made against PI as adjustable advance against Work Order towards mobilization.
C. 90% Payments against on phase-wise completion of work on prorata basis against Progressive Running account bill. Payment of Running Account bill shall be paid within 15 -21 days from submission of technically & commercially correct bill after statutory deduction of Retention money, T.D.S. etc. & Other Prevailing Taxes whichever is applicable from each payment stage / RA bill.
D. Taxes & Duty:
Rate inclusive of all taxes & duties whichever is applicable. And IT & WCT at prevailing rate will be deducted from your bill. GST will be paid extra as applicable.
E. Facilities Provided by OPPL:
Power Point, water, Labour accommodation & storing facility (depend upon availability & on sole discretion of S-I-C).
F Free Materials Supply:
Only Cement & Sand will be supplied at free of cost but reconciliation will be done against each R/A bill to monitor the actual consumption and thus by minimizing the wastage percentage within the permissible limit.
Permissible Wastage:

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Cement – 2%
Medium Coarse Sand – 10%
G. Performance Guarantee:
You have to provide a written guarantee on non-judicial stamp paper of Rs.100/- to OTL for the above job for a period of 10 (ten) years from the date of completion of the job before submitting the final bill. Within this period if there is any damage due to your bad workmanship or due to poor quality of materials including paints used, the damage has to be repaired by you at free of cost. Retention Money will be released after 6 months from the date of virtual completion against Indemnity Bond / Undertaking / Bank Guarantee.
H. GST Registration Certificate - Xerox Copy
I. Bank Details / (Cancelled Cheque).
J. PAN Card -Xerox copy.
K. AADHAR Card - Xerox copy.
L. Trade Licence - Xerox copy.
M. Labour License for PF & ESI registration details - Xerox copy.

Site Team Contract

1. Mr. Mithun Biswas - 8296718554
2. Mr. Lalan Thakur - 8777058881.

Completion Period

- A. MLCP
30 days from the date of handing over the site in workable condition (15-04-2023 to 15-05-2023)
- B. UGR
15 days from the date of handing over the site in workable condition (01-05-2023 to 15-05-2023)
- C. Swimming Pool.
30 days from the date of handing over the site in workable condition (01-04-2023 to 30-04-2023)
- D. Lift Pit – 2 Nos
10 days from the date of handing over the site in workable condition (15-03-2023 to 25-03-2023)

Retention Money

5 (Five) % of the bill value will be deducted from every R/A bill and kept as security deposit. The same will be released after 6 months from the date of completion of the work in all respect against bank guarantee/Performance bond/ undertaking on non-judicial stamp paper of Rs.100/-.

Safety at Site

All safety gadgets like helmets, safety belts, shoes etc. should be used and generally the safety rules of CPWD of the local authorities or as per accepted Civil Engineering norms should be followed. You shall observe all safety measures under local and national laws. Any consequences arising out of contractor's failure to adhere to above will be borne by us. Discipline is to be maintained at site. Any worker found undisciplined or considered unsuitable for any reason what-so-ever shall have to be replaced within 24 hours.

Scope of work

Providing and supplying of skilled / semi-skilled / unskilled labour for doing the waterproofing at various locations of the G+XIII Building as per following details. The Engineer-In Charge may increase or decrease the volume of work.

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Specifications

UGR, MLCP Pit, Lift Pit (Inside): -

A. FLOOR:

1. Entire area of Floor to be chipped and Cleaned Properly.
2. Cutting V Groove (25×25 mm) all Construction joints, floor wall junction, around all outlet pipe and to be sealed with polymer mortar (Prepared by mixing CM and “Nitobond SBR latex” at 3kg/bag of cement).
3. Providing and fixing 12mm. dia (PVC) nozzles of suitable depth along the construction joints at a regular interval not exceeding 0.5 M to 1 M distance as directed. Similar nozzles are required to be fixed at critical points as may be required.
4. Application of two coats “Brushbond RFX” an acrylic Polymer modified cementitious waterproofing coating (15kg powder: 5.08lt. liquid: 3Lt. Water) covering the entire area of floor (1.5 kg / m² in two coats).
5. Injection of “CEBEX 100” (225 gm. : 50 kg. of cement) plasticizing non-shrink Grouting compound with cement Milk (Slurry) through nozzles under pressure thereby sealing proper cracks and shrinkages.
6. Cut of nozzles suitable depth and to be sealed with “NITOBOND SBR LATEX” sealing compound with cement.
7. Application of bonding coat (1:5:1) “Nitobond SBR latex”, Cement and Water.
8. Application of screed Concrete (1:2:3) with cement, sand, Stone chips (1 / 4 ”) admixed with “Conplast WL Extra” integral water proofing liquid (200ml : 50 kg cement) to be laid upon covering the entire area of floor (Average thickness 30 - 40 mm) and the top surface are to be net cement finished.

B. WALL :

9. Entire area of wall to be chipped and cleaned properly.
10. Providing and fixing 12mm. dia (PVC) nozzles of suitable depth along the construction joints at a regular interval not exceeding 0.5 M to 1 M distance as directed. Similar nozzles are required to be fixed at critical points as may be required.
11. Application of two coats “Brushbond RFX” an acrylic Polymer modified cementitious waterproofing coating (15kg powder: 5.08lt. liquid: 3Lt. Water) covering the entire area of floor (1.5 kg / m² in two coats).
12. Injection of “CEBEX 100” (225 gm. : 50 kg. of cement) plasticizing non-shrink Grouting compound with cement Milk (Slurry) through nozzles under pressure thereby sealing proper cracks and shrinkages.
13. Cut of nozzles suitable depth and to be sealed with “NITOBOND SBR LATEX” sealing compound with cement.
14. Application of bonding coat (1:5:1) “Nitobond SBR latex”, Cement and Water.
15. Application of Protective plaster (1 : 4) cement, sand admixed with “Conplast WL Extra” integral water proofing liquid (200ml : 50kg cement) and the top surface are to be net cement finished (Maximum Thickness 12 - 15mm).
16. After 24 hours curing properly.

SWIMMING POOL (Inside & OutSide):

A. FLOOR :

1. Entire area of Floor are to be chipped and Cleaned Properly.
2. Cutting V Groove (25×25 mm) all Construction joints, floor wall junction, around all pipe pocket and to be sealed with polymer mortar (Prepared by mixing CM and “Nitobond SBR latex” at

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3kg/bag of cement).

3. Providing and fixing 12mm. dia (PVC) nozzles of suitable depth along the construction joints at a regular interval not exceeding 0.5 M. apart. Similar nozzles are required to be fixed at critical points as may be demand necessary.

4. Application of two coats "Brushbond RFX" an acrylic Polymer modified cementitious waterproofing coating (15kg powder: 5.08lt. liquid: 3Lt. Water) covering the entire area of floor (2 kg / m² in two coats).

5. Application of screed Plaster (1:4:1) with cement, sand, Stone chips (1 / 4 ") admixed with "Conplast WL Extra" integral water proofing liquid (200ml : 50kg cement) to be laid upon covering the entire area of floor (12 mm thick) and the top surface are to be kept rough.

6. Injection of "CEBEX 100" (225 gm. : 50 kg. of cement) plasticizing non-shrink Grouting compound with cement Milk through nozzles under pressure thereby sealing proper cracks and shrinkages.

7. Cut of nozzles suitable depth and to be sealed with "NITOBOND SBR LATEX" sealing compound with cement.

8. Application of bonding coat (1:5:1) "Nitobond SBR latex", Cement and Water.

9. Application of screed Concrete (1:2:3) with cement, sand, Stone chips (1 / 2 ") admixed with "Conplast WL Extra" integral water proofing liquid (200ml : 50kg cement) to be laid upon covering the entire area of floor (Average thickness 40 - 50 mm) and the top surface are to be kept rough.

B. WALL :

10. Entire area of wall are to chipped and cleaned properly.

11. Cutting V Groove (25×25 mm) all Construction joints, around all pipe pocket and to be sealed with polymer mortar (Prepared by mixing CM and "Nitobond SBR latex" at (3kg/bag of cement).

12. Providing and fixing 12mm. dia (PVC) nozzles of suitable depth along the construction joints at a regular interval not exceeding 0.5 M. apart. Similar nozzles are required to be fixed at critical points as may be demand necessary.

13. Application of two coats "Brushbond RFX" an acrylic Polymer modified cementitious waterproofing coating (15kg powder: 5.08lt. liquid: 3Lt. Water) covering the entire area of floor (2 kg / m² in two coats).

14. Application of screed Plaster (1:4:1) with cement, sand, Stone chips (1 / 4 ") admixed with "Conplast WL Extra" integral water proofing liquid (200ml : 50kg cement) to be laid upon covering the entire area of wall (12 mm thick) and the top surface are to be kept rough.

15. Injection of "CEBEX 100" (225 gm. : 50 kg. of cement) plasticizing non-shrink Grouting compound with cement Milk through nozzles under pressure thereby sealing proper cracks and shrinkages.

16. Cut of nozzles suitable depth and to be sealed with "NITOBOND SBR LATEX" sealing compound

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with
cement.
17. Application of bonding coat (1:5:1) "Nitobond SBR latex", Cement and Water.
18. Application of Protective plaster (1 : 4) cement, sand admixed with "Conplast WL Extra" integral

water proofing liquid (200ml : 50kg cement) and the top surface are to be kept rough (Maximum
Thickness 12 - 15mm).

19. After 24 hours curing properly.

Value Of Work

The estimated value of works for the quantities indicated in the Schedule of Items of this Work Order (item wise schedule of quantities and rates – Annexure A) are Rs.850459.02/- (Rupees Eight Lacs Fifty Thousand Four Hundred Fifty Nine and Two Paise only) for providing and waterproofing as per schedule items following the technical specification. The quantities indicated in the BOQ are approximate and may vary as per job requirement.

Note: - Statutory deduction i.e., Income tax, etc. as applicable shall be deducted at source from the payments made. TDS certificate against such deduction shall be issued in appropriate time.

Mode Of Measurement

As per joint physical measurement of the area under purview.

Quality Of Work

Final Payment shall be released only after the satisfactory completion of work in all respect by of approved quality in due time and duly certified by EIC at site.

Tools & Plants

All the tools, plants and equipment/machineries required for the subject work is to be arranged and operated by you at their own cost. Electricity and water will be provided at free of cost.

Idle Labour Charges

Claim for any idle charges shall not be entertained for any reason whatsoever during the period of contract however in case of the idling arises from client's end for a period more than 7 days, may be considered on amicable settlement.

Escalation Of Rate

There will be no escalation of Rate for any reasons whatsoever during the period of contract.

Site Condition

You have familiarized yourselves with the existing site condition and facilities. Accommodation for workers will not be provided generally for the entire duration of work. In case of any emergency situation, they will be allowed to stay inside the project premise.

Termination Of Contract

If, your progress is consistently found to be below the accepted programme, and if, the quality of work being executed by you falls below the expected standards laid down by us, in such cases in the interest of timely completion of the project and to maintain the high quality work, we reserve the right to delete any part of the scope of work, or, the entire balance work to be taken away from you, and get such works executed by other agencies, at your risk and costs. In such a case, no compensation or damage or any other extra payment shall be made by us to you.

If your any labour shall be found intoxicated your contract shall automatically be cancelled without any notice. Consumption of alcohol inside the project premises is strictly prohibited.

Local Demands

We are placing this Work Order on your assurance that you are fully conversant with local working conditions and no claim on this account will be admissible. The local demands in connection with the local club / puja donation and subscription etc. shall be managed / arranged and paid by us. Material related local issues will be taken care also by us.

Force Majeure

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.

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Mobilisation	You shall mobilize your man power, materials, machineries, tools and implements at the site within 3 days from getting mobilization notice at your own cost and arrangement.
Site Cleaning	The Applicator shall keep the working area in clean and tidy condition and shall remove construction rubbish, debris, filth etc. on completion of any particular stage of the work as directed by the E.I.C. at site. You shall not be allowed to build any unserviceable material's heap at work Site.
Sub- Contract	You shall not sublet any part of the work without our prior consent in writing.
Confidentiality	The Applicator acknowledges that the information ("confidential information") provided by the Owner / Developer relating to the Project is provided in the strictest confidence. Except for information that is in the public domain, the Applicator will not use the confidential information except for the purpose of carrying out the Applicator's functions under this engagement and the Applicator must not divulge the confidential information or details of any rate / construction methodology to any third party without the Developer's prior consent.
Resolution of Disputes	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 Mr. Saurav Bafna, Director will be final and binding on both the parties. Please sign & Stamp on duplicate copy of this Order as a token of your acceptance.
Schedule Of Payment	All statutory deductions e.g. IT, PF & ESI (7.5% of Gross bill Value), any other Cess imposed by GOI / GOWB time to time shall be made from your bill.
Schedule Of Payment	Payment shall be made against R/A bills within 30 days from the date of submission of technically & commercially correct bills.

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