



D. R. GAVHANE
DESTINATIONS
Your ultimate home...

D. R. Gavhane Landmarks LLP

Near PNG, Shop No: C-1 to C-4, KGB Classic Building, Pune-Nashik
Road Bhosarigaon, Pune, Maharashtra 411039, Phone No-9130045921,
Email-finance.drgl@gmail.com



PAN: AAKFD0139R GSTIN: 27AAKFD0139R1Z0

WO No /24-25/19

Work Order

DESTINATION OSTIA

Contractor Details	WO Details
Contractor Name : SUNITA TANAJI KACHARE Address : C/o Chopade Flat No-3, 2nd Floor, Rajmudra Society, Vitthal Wadi, Dehu Gaon, Pune-412109 Contact Person : MR KACHARE Mobile No : 9890145347 Email : - PAN : KPIPK7186C GST No :	WO No : /24-25/19 WO Date : 19/07/2024 Valid Till Date : 17/10/2025
Bill To Address D. R. Gavhane Landmarks LLP PAN No : AAKFD0139R GST No : 27AAKFD0139R1Z0	Ship To Address DESTINATION OSTIA GAT NO 216/1B/1, Saste Patil Park, Moshi Annexe, Moshi-Alandi Road, Dudulgaon, Pune 412105 GST No : Contact Detail : Mr. Sanjay Kare 8554996736

With reference to the above subject and discussions that we had with your good self, we are pleased to release our work order for **F1 BUILDING PART BBM & PLASTER WORK ORDER-DESTINATION OSTIA (LAB-2)** at our above mentioned site under the following terms and conditions:

S.No	Item Description	SAC Code	Unit	Qty	Rate Rs.	CGST		SGST		Net Amount Rs.
						Rate%	Amount	Rate%	Amount	
1	F1 Bldg Part- BBM WORK FIRST FLOOR BBM WORK			23,058.00	1.00	0.00	0.00	0.00	0.00	23058.00
	BBM WORK-100%									
2	F1 Bldg Part- BBM WORK SECOND FLOOR BBM WORK			24,499.00	1.00	0.00	0.00	0.00	0.00	24499.00
	BBM WORK-100%									
3	F1 Bldg Part- BBM WORK THIRD FLOOR BBM WORK			28,823.00	1.00	0.00	0.00	0.00	0.00	28823.00
	BBM WORK-100%									
4	F1 Bldg Part- BBM WORK TOP TERRACE FLOOR BBM WORK			8,647.00	1.00	0.00	0.00	0.00	0.00	8647.00
	BBM WORK-100%									
5	F1 Bldg Part- BBM WORK MISC.WORK BBM WORK			4,323.00	1.00	0.00	0.00	0.00	0.00	4323.00
	BBM WORK-100%									
6	F1 Bldg Part- INT.PLASTER L.G FLOOR INTERNAL PLASTER-			7,494.00	1.00	0.00	0.00	0.00	0.00	7494.00
	INTERNAL PLASTER-100%									

Contractor Name	niru2494			
SUNITA TANAJI KACHARE	Prepared by	Checked By	Approved By	Authorized By

S.No	Item Description	SAC Code	Unit	Qty	Rate Rs.	CGST		SGST		Net Amount Rs.
						Rate%	Amount	Rate%	Amount	
7	F1 Bldg Part- INT.PLASTER U.G & MEZZ. FLOOR INTERNAL PLASTER-			8,070.00	1.00	0.00	0.00	0.00	0.00	8070.00
	INTERNAL PLASTER-100%									
8	F1 Bldg Part- INT.PLASTER FIRST FLOOR INTERNAL PLASTER-			8,647.00	1.00	0.00	0.00	0.00	0.00	8647.00
	INTERNAL PLASTER-100%									
9	F1 Bldg Part- INT.PLASTER SECOND FLOOR INTERNAL PLASTER-			9,223.00	1.00	0.00	0.00	0.00	0.00	9223.00
	INTERNAL PLASTER-100%									
10	F1 Bldg Part- INT.PLASTER THIRD FLOOR INTERNAL PLASTER-			9,800.00	1.00	0.00	0.00	0.00	0.00	9800.00
	INTERNAL PLASTER-100%									
11	F1 Bldg Part- INT.PLASTER PASSAGE L.G,1ST,2ND,3RD FLOOR INTERNAL PLASTER-			11,529.00	1.00	0.00	0.00	0.00	0.00	11529.00
	INTERNAL PLASTER-100%									
12	F1 Bldg Part- INT.PLASTER MISC.WORK INTERNAL PLASTER-			2,882.00	1.00	0.00	0.00	0.00	0.00	2882.00
	INTERNAL PLASTER-100%									
13	F1 Bldg Part- EXT. PLASTER WEST SIDE-50% EXTERNAL PLASTER WORK			69,654.00	1.00	0.00	0.00	0.00	0.00	69654.00
	EXTERNAL PLASTER WORK-100%									
14	F1 Bldg Part- EXT. PLASTER WEST SIDE BAL.PLASTER EXTERNAL PLASTER WORK			69,654.00	1.00	0.00	0.00	0.00	0.00	69654.00
	EXTERNAL PLASTER WORK-100%									
15	F1 Bldg Part- EXT. PLASTER TOP TERRACE PARAPET EXTERNAL PLASTER WORK			27,862.00	1.00	0.00	0.00	0.00	0.00	27862.00
	EXTERNAL PLASTER WORK-100%									
16	F1 Bldg Part- EXT. PLASTER MISC.PLASTER EXTERNAL PLASTER WORK			11,145.00	1.00	0.00	0.00	0.00	0.00	11145.00
	EXTERNAL PLASTER WORK-100%									
17	F1 Bldg Part- CLEANING CLEANING WORK			10,500.00	1.00	0.00	0.00	0.00	0.00	10500.00
	BBM CLEANING-40% EXT.PLASTER CLEANING-60%									
18	F1 Bldg Part- P.F PF AMOUNT			7,875.00	1.00	0.00	0.00	0.00	0.00	7875.00
	BBM COMP-30% EXT.PLASTER COMP-70%									
19	F1 Bldg Part- Retention Retention Amount (BBM & PLASTER)			26,250.00	1.00	0.00	0.00	0.00	0.00	26250.00
	AFTER COMP.OF RET.PERIOD OF 6 MONTH-100%									
							0.00		0.00	369,935.00
									0.00	369,935.00
										Basic Amount 369,935.00

Contractor Name

niru2494

SUNITA TANAJI KACHARE

Prepared by

Checked By

Approved By

Authorized By

GST Amount	0.00
TDS Amount	
Total Amount	3,69,935.00

Amount in words: RUPEES THREE LAC SIXTY-NINE THOUSAND NINE HUNDRED THIRTY-FIVE ONLY.

Payment Schedule: 100% COMPLETION - 100.00%

Contractor Name	niru2494			
SUNITA TANAJI KACHARE	Prepared by	Checked By	Approved By	Authorized By

WO TERMS AND CONDITIONS:**Ø TIME SCHEDULE:**

Before commencement of work the Agency/ contractor will take the time schedule of each building / activity, form the engineer & after acceptance of the time schedule only the work will be started

Ø SCOPE OF THE WORK:

The scope of labour contractor work includes all BRICKWORK, coping, internal plaster, external plaster in double coat for the building, as per drawing details and specifications as shown in the architectural drawing and minor changes if any. Elevation features, O.H W.T and all alteration work as per customer's requirement all civil work will be the scope of contractor. Door if any will be in scope of Contractor. Scaffolding work labour and material is also included in contractor's scope. Scaffolding inside lift shaft for plastering, electrical work and painting work will be in scope of contractor.

Work has been allotted to Suraj Construction as a primary contractor and he will be responsible for work and other legal aspect. Agency will follow quality norms as instructed by Site Engg.

Agency should take care of quality, speed as well as wastage. Wastage is to be controlled and keep well within Limits specified by Site Engg. (Agency will be debited by amount decided by Site Engg. if found in doing wastage of material)

Laboures hutment will also be in scope of agency. Cleaning of toilet and labo0u0r huts will be in scope of Agency.

Ø SUPERVISION

A full time experienced technical supervisor should be engaged by the agency to supervise all the work. To govern safety of laboures will be in scope of Agency's supervisor.

Ø MACHINERY:

All machinery, drill machines, cutter machines, Lift machine & other machine etc are in the scope of Agency, it should bring all required machineries. He will be responsible for its maintenance, repairing, and replacement of parts/machinery. All machines should have full length wires without joints. Wire /cable should be insulated and armoured. Three pin top to be used for tapping supply. All equipments and machinery to be tested for safety operation time to time and accordingly reports to be submitted to Site. All machinery, Accessories, wires used to be of good quality and should satisfy IS norms for operation and safety. Agency should deploy skilled operator for lift operation, also he should submit timely health report for cable/rope and other accessories for lift.Lift to be given counterweight as per instruction from manufacturer and he should not overload lift in any case. Further Lift frame and its block is to be properly anchored in slab.

Ø CURING:

Curing will be the done by Company. The contractor shall supervise the working and also give necessary help whenever required. Bricks are to be stacked two days before starting of work so watering can be done properly. For Plaster preparation to be done well in advance so that pre wetting will be done at least 3 days before starting work.

SITE CLEANING:

Every day cleaning is must and to be strictly followed by Contractor. Housekeeping of staircase, passage to be done time to time by contractor. Any common duct at parking level, chajjas which are likely to be get affect due to work are to be cleaned by contractor time to time.

Site should be kept clean after. Housekeeping of work place is must for every day. If agency fails to do housekeeping then company will deploy laboures and debit will be applied to agency and it will be twice amount incurred including supervision chgs. We are following 5's norms so accordingly work to be processed as per instruction given by Site Engg.

Ø SCAFFOLDING:

Scaffolding for all works hoist and lift shall be done and dismantled by the labour contractor along with the material at his cost. All material used for supporting of lifts are to be borne by contractor H frames are to be used for scaffolding. Scaffolding will be in H-frame and it will be done two times as external plaster will be done in two stages. Scaffolding inside lift shaft for plastering, electrical work and painting will be in scope of contractor.

Ø SPACE FOR MACHINERY:

Space for lift shall be cleared by the labour contractor at his cost.

Contractor Name**niru2494****SUNITA TANAJI KACHARE****Prepared by****Checked By****Approved By****Authorized By**

Ø EMPTY CEMENT BAGS:

The labour contractor shall return all empty bags of cement to the storekeeper before demanding further cement for any work for that / next day's work .If contractor not given issued no. of bags he will be charged Rs.2/bag.

Ø MODE OF MEASUREMENT :

Work order is on Lumpsum basis and final amount is 5.25 Lacs.

No additional cost for elevation treatment.

Ø SAFETY, LABOUR COMPLIANCE,ACCIDENT ETC:

All types of labours and material will be the risk of Agency. In case of any type of accident, company will not be held responsible.

All the labour related problems, such as accidents, etc and compliance to any labour laws or welfare laws will be absolutely the responsibility of Agency. The Agency shall carry out the necessary insurance, BOCW, PF for his staff/ workers/ sub contractor/ sub contractor workers and his staff.

Labour insurance is compulsory and Agency should provide necessary details to site. Agency should pay regular wages to his worker, subcontractor and must follow law for minimum wages. If Agency is not following minimum wages act, then he will be totally responsible for it and Builder will not be held responsible.

The Agency must have safety equipments (helmets, safety belt, jackets, insulated safety hand gloves, etc)/ wearing to the staff /workers/sub contractor and sub contractor staff. The Agency should strictly supervise his worker/staff/sub contractor /sub contractor staff, has wear safety equipments while working on the site.

Agency should take utmost priority to safety and he/his labour should not work on site in unsafe condition. Agency, Sub -Contractor/labour must follow site safety rules on site and always use allocated route for entry/exit/material shifting, etc. In any case Safety should not be overlooked by Agency, Sub-Contractor/labour. All laboures should be well trained and well knowledge of work and safety. In case of any type of unfit/sickness or any other health related issue for labour are not allowed to work on site and Agency should note this and implement accordingly.

Ø Agency/CONTRACTORS MATERIAL:

The contractor shall keep his own material machinery equipments and tools related to work and safety PPE (SAFETY BELTS, HELMETS, SHOES, SAFETY JACKETS, insulated safety gloves) etc. at his own risk at site. The contractor shall carry out the necessary insurance for the same. In case of any theft / damage etc. company shall not be held responsible.

Materials for scaffolding, staging, ghodi, etc. will be in scope of agency.

Material required for work is to be shifted to its designated place by Agency in safe manner.

Ø PENALTY FOR NON PERFORMANCE:

If the work is not carried out as per schedule given to contractor penalty will be given. 5% amount will be deducted for delay of 1 week, for 2 week delay additional 5% amount will be deducted, and for 3 week additional 5% amount will be deducted.

Ø TERMINATION OF CONTRACT:

After giving 2 or 3 warnings about work schedule, if the work is not carried out the contract will be terminated, without any prior notice

If Agency is found in compromising in quality then his work will be terminated and all such inferior work will be rectified and concern amount (material+ Labour+ Supervision) will be debited from Suraj Construction Company.

Ø DEBIT TO CONTRACTOR/AGENCY:

Any work under the scope of Agency/Contractor done by D. R. GAVHANE LANDMARKS LLP will be debited twice to Agency/contractor's account. Any damage to neighboring structure or any equipment (E.g. breaker, halogen, electric wire etc.) the whole responsibility will lay with the Agency/contractor

Contractor Name

niru2494

SUNITA TANAJI KACHARE

Prepared by

Checked By

Approved By

Authorized By

WO TERMS AND CONDITIONS:

OTHER TERM AND CONDITIONS:

- Outside plaster will be done in two coats. On H frame scaffolding.
- Plaster of all elevation features is included in the contract value.
- Inside Plaster will be done for toilets, exposed wall, plumbing wall of toilet, Lift door wall staircase pardi, fire staircase, main staircase.
- Chicken Mesh will be fixed by labour contractor only.
- Holes in the wall done by scaffolding will be repaired & plastered & ensure that it matches & is merged with outside plaster & no patches are seen.
- Holes done for fabrication, plumber and electrical contractor should be respective agencies responsibilities.
- Lift duct will be plastered with sponge finish or as per instruction given by site in charge.
- Time limit for the work will be 6 months.

Trey will be compulsory for mixing mortar for BBM, Internal Plaster.

Farma to be used by contractor for maintaining proportion. (Farma to be brought by Contractor).

All external plaster will be in Double coat.

Fixing of Chiken mesh will be in scope Contractor.

Toilet, kitchen of flat (walls, ceiling) will be plastered.

All exposed/external walls are to be plastered from internal side.

All passage will be Sanla/tar plastered, Staircase, pardi, riser are to be plastered.

Thiyaa to be used on walls prior one day of starting work.

Parking column , Beam to be plastered.

FLY ASH Brick Masonry

1. Use latest approved architectural drawing showing thickness of walls, Door, Windows & other opening.
2. Customer changes should be done as directed by Engineer- in- charge. (If any)
3. Cleaning the entire floor, stacking of bricks on either side of beam.
4. Brick shall be well soaked in clean water for a period of 12 hrs immediately before use till air bubbling is ceased.
5. Preparation of mortar In proportion in M.S. Tray. (Mixing proportion as per instruction of site incharge, ms tray will be in scope of contractor)
6. First layer of brickwork should be done in comparatively richer mortar proportion, coping is to lay above 1st layer.
7. Get checked diagonals & Dimension of room after first layer brick/ block masonry work is done by Engineer – In – charge.
8. Check right angle, plumb lines and levels, joint at sill & lintel level.
9. Cement mortar joint shall not exceed 10 mm in thickness & all face joints shall be raked to minimum depth 10 mm by raking tool during the progress of work.
10. Closer shall be clean cut brick & shall be placed near the ends of wall but not at the other edge.

Contractor Name

niru2494

SUNITA TANAJI KACHARE

Prepared by

Checked By

Approved By

Authorized By

11. Plumb for external wall to be taken wall form outside & for internal wall from side flush with beam / column.
12. Brick work shall be carried out not more than 1.2m (4') height at a time.
13. In case of long walls (exceeding 4.5 m length) , provision of bands should be considered.
14. Provide RCC band, if 4"thk. Brick wall above 3 m & if 6" wall above 4 m with nominal reinforcement & MI 5 grade of concrete.
15. Provide ¾" metal chip at the junction of RCC & BBM (Insert by thumb pressure) .
16. Provide 5 number of holed – fast embedded in concrete for all door frames, for FD frames mortar is to fill properly in frame one day before erection.
17. Masonry joints will be properly raked.
18. Check the line & plumb of door frame. At the time of plaster if thumb in found incorrect contractor would be responsible for this rectification.
19. Mortar should not be left in the tray time of lunch break or tea break. (Mortar must be used within 30 min of its mixing)
20. At end of day's work, clean the working area , M.S. tray & Farma(Template) .

External Plaster

1. Use latest approved architectural drawing to refer for elevation features before plastering.
2. Soaking of brick wall surface well in advance for minimum 3 days before plaster from both sides.
3. The surface to be plastered shall be clean for algae growth, salt effloresces and both sides.
4. Check for electrical conducting & switches box fixing for terrace & dry balcony light points.
5. Ensure that concrete surface coming in contact with masonry work is properly hacked. After doing masonry fill the mortar between RCC columns & Beams before fixing chicken mesh.
6. Chicken mesh fixing between brickwork & concrete joint to be done one day before marking of thiyyas.
7. Thiyyas of specified thickness to be taken two days before plastering.
8. Ensure the position of all concealed sleeves for water supply, sanitary, rain water, electric pipes etc.
9. Lay Gunny bags on floor where masonry work is being executed avoid wastage & mortar can be reused.
10. Prepare mortar in proper proportion in M.S. Tray.
11. The plaster shall be started from the inner bottom of parapet wall than top & towards the ground.
12. Don't break the wall for passing the mortar for plaster.
13. Don't make hole the wall for fixing of scaffolding.
14. Mortar should be not keep in the tray at the time of lunch break or tea break. (mortar must be used within 30 min of its mixing)
15. For single coat plaster with rubdi coat for sponge finish-thk. 12mm + 6mm = 18mm. both coats to be done simultaneously. For double coat plaster – thk. 19mm + 6mm = 25mm. Second coat plaster is to be done next day after first coat is completed.
16. Check for line, levels & plumb of plaster, check right angles for all openings.
17. Cleaning the working area to be done on the same day, especially railings, RCC Grills, Door & window frames M.S. tray & Farma etc. minimum 10 days.

Internal Plaster:

Contractor Name

niru2494

SUNITA TANAJI KACHARE

Prepared by

Checked By

Approved By

Authorized By

1. Soaking of brick wall surface well in advance for minimum 2 days before plaster.
2. Ensure horizontal & vertical electrical conduits recesses are filled with cement mortar & covered by chicken mesh two days before plaster.
3. Making this as of minimum thickness two days before plaster.
4. Conducting of plumbing, electrical & other service lines.
5. Customer changes should be done as directed by engineer – in charge. (if any)
6. Check electrical conducting with reference to electrical points, switch boxes with DB box.
7. Chicken mesh fixing between brickwork & concrete joints. Thiyyas are to be applying at latest at least 2 day before work.
8. Verticality & alignment of all door & windows frames.
9. Gunny bags spreading near wall to voids wastage & mortar can be reused.
10. Preparation of mortar in proper proportion in M.S. Tray.
11. Before starting the plaster work electric box must be filled with fresh crush sand.
12. Don't make hole in the wall for fixing of scaffolding.
13. The plaster shall be started from top & towards the ground.
14. Mortar should not keep in the tray at the time of lunch break or tea break. (Mortar must be used within 30 min of its mixing)
15. Ensure Plumb, right angle, Edge, corners, window jamb levels, position of electrical boxes etc.
16. Ensure finishing is done on top of loft.
17. Before application of neeru plaster work must be checked by Engineer- in – charge.
18. Ensure application of neeru proper proportion & finish except dado position.
19. Check for finishing of joints between internal & external plaster.
20. Check all electrical points & switch boxes are open & clean.
21. Smooth trowel ling of neeru finish on next day.
22. Cleaning the working area to be done on the same day, especially sunken area is to be cleaned properly railing, RCC grill, Door & window frames. M.S. tray & Frame etc.
23. Curing for minimum 10 days. Plaster cut off distance for fixing & skirting / waterproofing is to be maintaining as per instruction from site in charge

WO TERMS AND CONDITIONS:

NOTE:

Payment will be done as per payment Schedule. Bill could be raised on 1st and 20th of each month on site and then it will be processed to account till 5th and 25th of each month. Bill will be paid after 15-20 days from date of process to account dept.

Bill will be suitable to process only after approval from Site incharge.

Previous month PF Challans are to be submitted with bills. Without PF Challans bill will not be processed

Contractor Name

niru2494

SUNITA TANAJI KACHARE

Prepared by

Checked By

Approved By

Authorized By

WO TERMS AND CONDITIONS:

1) PF, ESIC AND OTHER GOVT. RELATED COMPLIANCES ARE IN SCOPE OF CONTRACTOR.

Labour payment will be paid to

LABOUR: Sunita Tanaji Kachare (PAN NO- KPIPK7186C)

Contractor Name

niru2494

SUNITA TANAJI KACHARE

Prepared by

Checked By

Approved By

Authorized By