

UNITY ONE COUTURIO MALL

AT

MODEL TOWN, NEW DELHI



CONTRACT DOCUMENTS

Civil Structure work of
"Unity one Couturio Mall"
Parmeshwari wala bagh, Model Town,
New Delhi

OWNER: M/s AGGARWAL PLAZA PVT LTD

CONTRACTOR: M/s AUSPICIOUS CONSTRUCTION CO.
PVT. LTD.



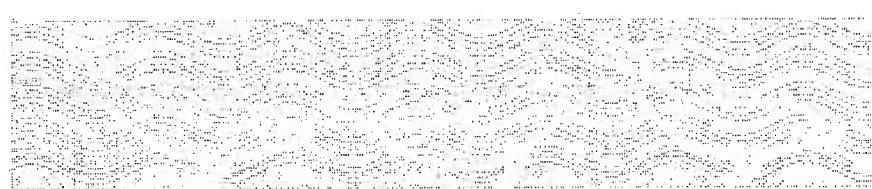
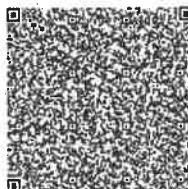
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	IN-DL20134503866299X
Certificate Issued Date	24-Dec-2025 01:15 PM
Account Reference	IMPACC (IV) / dl801003 / DELHI / DL-GTD
Unique Doc. Reference	SUBIN-DLL80100365531709448535X
Purchased by	AGGARWAL PLAZA PVT LTD
Description of Document	Article 5 General Agreement
Property Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	AGGARWAL PLAZA PVT LTD
Second Party	Not Applicable
Stamp Duty Paid By	AGGARWAL PLAZA PVT LTD
Stamp Duty Amount(Rs.)	100 (One Hundred only)



Please write or type below this line

APPL/MODELTOWN/AUSPICIOUS/5050/WC-001/2025

24.12.2025

AGREEMENT

This Agreement is made on the **24th day of December 2025** at Delhi, India.

Between

M/S AGGARWAL PLAZA PVT LTD, a Company registered under Companies Act, 1956, having its corporate office at G-3, Aggarwal Corporate Tower, AGGARWAL

Statutory Alert:

1. The authenticity of IBS Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stuck Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid

2. The onus of checking the legitimacy is on the users of the certificate

3. In case of any discrepancy please inform the Competent Authority.

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23, Rajendra Place, New Delhi - 110008 (hereinafter called 'OWNER' which includes its successors and assigns) through its authorised signatory **Mr Raghvendra Pratap Singh**.

AND

M/s AUSPICIOUS CONSTRUCTION CO. PVT. LTD., a Private limited Company, having its registered office at 28, First Floor, F-Block Market, Ashok Vihar, Phase-1, New Delhi-110052 (Hereafter called 'Contractor') through its authorised signatory **Mr Sohan Singh**.

And WHEREAS, the OWNER intends to develop "Unity One Mall" at Netaji Subhash Place, Delhi" on the basis of various approvals as available with him, hereinafter called as "Project"

And WHEREAS, the OWNER intends to carry out the "Civil Structure work of "Unity one Couturio Mall" Parmeshwari Wala Bagh, Model Town New Delhi" on the basis of various approvals as available with him, hereinafter called as "Works" for the purposes of this agreement wherever this context permits, to be performed by the contractor for this project.

AND WHEREAS the Contractor represents and warrants to the OWNER that it lawfully owns and controls up-to-date infrastructure, expertise, safety equipment and various other technical skills with manpower having necessary qualifications, expertise, benchmarking to the International Standards of safety & quality, legal compliances with a reputation for satisfactory performance and completion of Works in accordance law and terms and conditions as set out in this Contract Agreement.

And Whereas the Contractor has assured the OWNER that it shall execute the Works taking care of all materials, labour, legal requirements and would be in a position to complete the Works in a manner as desired by the OWNER within the time schedule agreed between the parties.

And Whereas the Contractor has further assured the OWNER, it shall, for the purposes of these Works, act as a Principal Employer taking

on itself all legal, construction, monetary liabilities and would be answerable at all times to any Competent Authority, Courts, investigative agencies for all acts of omission and commission attributable to its employees, agents, Sub-Contractors, third parties and all persons connected with it.

AND WHEREAS the OWNER, based on mutually concluded negotiations, has trusted the Contractor's representations in good faith and also assurances that the Contractor will execute the Works with Top Class International Standards to the full satisfaction of the OWNER and has, at the behest of the Contractor, agreed to enter into this Contract Agreement and the Contractor, hereby agrees to accept and execute the Works on the representations made above and the terms and conditions set out herein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Contract Agreement, words and expressions shall have the same meaning as are respectively assigned to them in the Contract Documents referred in Para 2 below.
2. The following documents shall be deemed to form and be read and constitute as part of this Agreement viz.
 - a) Work Order
 - b) Specification and Bill of Quantities- Annexure- I.
3. In consideration of the payments to be made by the OWNER to the Contractor, as hereinafter mentioned, the Contractor hereby covenants with the OWNER, to construct, complete and maintain the Works in conformity in all respects with the provisions of this Contract Agreement and the Contract documents.
4. The Owner hereby covenants to pay to the Contractor in consideration of the carry out execution, completion and maintenance of the Works, a contract Price of **Rs 18,07,04,364/- (Rs Eighteen Crore Seven Lakhs Four Thousand Three Hundred Sixty-Four Only)** inclusive of all taxes but excluding Goods & Service Tax which shall be paid extra subject to adjustments in accordance with the provisions of the contract GCC and SCC.
5. This Contract Agreement constitutes the entire Contract between the parties and it revokes and supersedes all previous correspondence,

discussions, representations, arrangements or agreements, pertaining to the Works, between the parties, concerning the matters covered herein whether written, oral or implied. In case of any inconsistency between this Contract Agreement and Contract Documents, this Agreement, in order of preference and the Special Conditions of Contract shall take precedence over the remaining Contract Documents mentioned in Para 2 above.

IN WITNESS whereof the parties hereto have hereunto set their respective hands and seals, the day and the year first above written.

SIGNED BY



(Signature)

SIGNED BY



(Signature)

For & on Behalf of

M/S AGGARWAL PLAZA PVT LTD

For & On Behalf of

**M/s AUSPICIOUS CONSTRUCTION CO.
PVT. LTD.**

IN THE PRESENCE OF

IN THE PRESENCE OF

NAME _____

NAME _____

ADDRESS _____

ADDRESS _____

M/S AUSPICIOUS CONSTRUCTION CO. PVT. LTD
28, First Floor, F-Block Market,
Ashok Vihar, Phase-1,
New Delhi-110052

Subject: Work Order for Civil Structure work of "Unity one Couturio Mall" Parmeshwari Wala Bagh, Model Town New Delhi

Dear Sir,

With reference to your offer and subsequent discussions / negotiations we had with you for above works, we are pleased to issue this work contract for Civil Structural work of our project - **Unity One Couturio Mall, New Delhi.**

You are requested to proceed immediately on issue of this order and complete the entire work within timelines issued. The execution shall be governed as per attached Bill of Quantities in Annexure-I, on following major terms and conditions:-

- 1. Scope of Works:** Your scope of work shall include for Civil Structural work of complete as per instructions given by engineer and hand over the same to Engineer complete in all respects as per the time lines instructed from site. The scope of work shall be governed by the Bill of Quantities and specifications, standard practices and subsequent drawings/ clarifications issued to you from time to time.
- 2. Specifications:** The work shall be carried out as per the drawings, standard engineering practices, IS codes, latest CPWD specifications & directions of the Project in Charge. Defective works or bad workmanship shall be redone/ repaired by you to the satisfaction of Engineer in Charge without any extra charge.
- 3. Contract Value:** The rates shall be as per enclosed Bill of Quantities. The contract value shall be **Rs 18,07,04,364/- (Rs Eighteen Crore Seven Lakhs Four Thousand Three Hundred Sixty-Four Only)** for works as per attached BOQ and specifications as Annexure-I. The prices are inclusive of Freight, Loading and unloading, transit insurance, erection/installation, scaffolding, insurance premiums, contributions towards employees' benefits including ESI, PF, etc. or any other statutory/financial obligations etc.

However, GST (CGST, IGST, SGST) shall be paid extra as per actual. This is an item rate contract and quantity and contract price is derived from a tentative quantity assumption and the actual payment shall be made as per the work done and actual measurements on site.



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4. Price Variation: The rates and prices specified by the Contractor shall be deemed to cover any escalation in prices of materials, consumable etc. if any, during the Contract Period including any extension, and any claims by the Contractor for any escalation/additional costs shall not be admissible. However, in case of quantity variation beyond 5%, prices will be renegotiated accordingly.

5. Completion Period: The work must be completed by **31st January 2028** (including mobilization period). Please note that time is the essence of this contract. You must complete the work within stipulated time.

6. Payment Terms: Payment under this contract shall as follows:

- 95% after completion of work
- 5% Retention money, will be released after Defect Liability period (6 months).

7. Security Deposit / Retention Money: Retention Money will be @ 5% of bill value shall be deducted from each running bill onwards. The maximum value of retention money shall be restricted up to 2.5% of the total Contract Amount including Amendments, if any. Half of the retention money shall be released after obtaining completion certificate & balance after successful completion of the Defect Liability Period ie of 6 months. No interest shall be payable on Retention Money.

8. Free Issue Material:

- a) The Owner will only free issue the material specifically mentioned as free issue, to the contractor free of cost at one point, based on their requirement to be projected by the contractor at least 21 days in advance.
- b) This requisition for Owner issue material shall be supported by a detailed statement showing item wise quantities that the Contractor expects to execute during the month, to enable the Engineer to verify the same. Any variation in the quantity which leads to shortage/excess of any material shall be the responsibility of Contractor.
- c) The material shall be generally issued in standard sizes and quantities as obtained from the manufacturers / dealers or in the form of fabricated panels.
- d) It shall be responsibility of the contractor to take the delivery of the material as soon as it arrives at the Owner's store/site and arrange for the transportation if any, and unloading of the same at his own cost. It shall be the duty of the contractor to inspect materials supplied to him, at the time of taking delivery and satisfying himself that they are in good condition. No representation regarding the poor quality, damaged condition etc. Of the material shall subsequently be entertained by the Owner. The Owner shall not be liable for delay in supply or non-supply, where such failure or delay is due to reason beyond the control of the Owner. In no case the



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contractor shall be entitled to claim any compensation on this account.

- e) These materials shall be issued at one specified point by the Owner at the project site and the contractor shall arrange for its transportation / shifting to the location of the work at his own cost. The contractor shall also be fully responsible and accountable for the material issued to him by the Owner from time to time and shall ensure their safe custody as trust properties and shall use the same exclusively for executing the works under the Contract. All such material shall be issued by the Owner against requisition / indent by the Contractor.
- f) The contractor shall submit a material consumption/reconciliation statement at the end of each month along with his running bills as well as on completion of work/fore-closure of contract due to any reason. The same shall be got approved from engineer after due verification of physical stock at site.

Recovery of the excess consumption shall be made @ 1.5 Times of Material Value.

9. Inclusions And Exclusions:

- a) The Contract price is inclusive of all taxes, duties, transportation cost, transit insurance, erection/installation, loading, unloading, all lead and lift to all heights to place of work. However, GST (CGST, IGST, and SGST) shall be paid extra as applicable.
- b) Water and Electricity shall be supplied by the Owner free of cost at one point at the ground level. The Contractor shall make suitable arrangement/branching without extra price from the Owner. In case of Power cut, power backup shall be arranged by the contractor including its operational cost.
- c) Scaffolding shall be in the scope of the Contractor. All cost of scaffolding including labour and material shall be in scope of the Contractor including all lead and lift at all heights.
- d) The Owner will provide an office space for the use by the Contractor and his Site staff, if available. The Contractor shall maintain and keep these in a clean and sanitary condition. However if space is not available with the Owner, contractor shall make his own arrangements regarding this. On completion/termination of works, the Contractor shall vacate the Site Office immediately as and when told by the Owner.
- e) General Area Watch & Ward, Lighting (Only Peripheral), shall be arranged by Owner. However safety and security of the manpower, machines, all equipment etc. deployed by the contractor shall be of his own responsibility. The Owner shall not be liable for or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury resulting to any workmen or other person in the employment of the contractor or sub-contractor. The contractor shall indemnify and keep indemnified the Owner against

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all such damages and compensations and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof or in relation thereto.

f) All statutory requirements, factories act, ESI, Workmen compensation, Third Party Insurance, bonus act, PF & Gratuity Act, Industrial dispute act, etc., wherever applicable where contributions/compensations/payments are to be made, the same shall be borne by the contractor either during the term of contract or after.

10. Escalation & De-escalation:

Basic Rate of material

Sr. No.	Material	Unit	Rate
1	Bricks	Each	8.50
2	AAC Blocks	Cum	3300.00
3	Stone Dust	Cft	46.00
4	Coarse Sand	Cft	61.00
5	Coarse Aggregate (10 mm, 12mm, 20 mm)	Cft	62.00
6	Filling Sand	Cft	29.00
7	Cement (Including Unloading)	Bag	Supplied by the Owner Free of Cost to the Contractor
8	Steel (Including Unloading)	MT.	
9	Coupler (Including Unloading)	No's	

In case of variation in the above rates 3% (plus and minus) in course of execution the corresponding item rates will be revised proportionately.

11. Defect Liability Period: Defects liability period shall be **6 (Six)** Calendar Months, after completion & successful handover of the works to the Owner's Project in Charge. Should the Engineer consider, at any time during the construction or reconstruction or prior to the expiration of Maintenance Period, that any work has been executed with sub-standard or imperfect materials or by un-skillful workmanship or of a quality inferior to that contracted for or not otherwise in accordance with the Contract, then in that event, the decision of the Engineer shall be final and binding. The Contractor shall, on demand in writing from the Engineer, specifying the fault, notwithstanding that the same may have been inadvertently passed, certified and paid for, rectify forthwith or remove and reconstruct the defective work so specified, in whole or in part, as the case may require, at his own cost and risk; and in the event of his failing to do so within the period specified by the

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Engineer in his demand/ direction, the Owner, may carry out the work by other means at the risk and expense, in all respects, of the Contractor.

12. TDS: TDS shall be deducted by the Owner from all payments made to the contractor as per the prevailing rates as applicable. TDS certificate shall be provided by the Owner.

13. Work to the Satisfaction of Engineer: The Contractor shall execute and maintain the Works strictly in accordance with the Contract which will be to the entire satisfaction of the Engineer and shall comply with and adhere strictly to the Engineer's written instructions and directions on any matter whether mentioned in the Contract or not, touching or concerning the Works. The Engineer's decision relating to the use and quality of materials and visual and aesthetic effect shall be final.

14. Extra Items: If the altered / additional or substituted works or any additional work required to be executed as per Owner's requirement for which there are no established rates in schedule of items, the same shall be payable as per following procedure;

(a) If the altered, additional or substituted work is similar in character to the items specified in the Contract, the rates will be derived from the rates for a similar class of work as are specified in the Contract.

(b) If the rates for the altered, additional or substituted work cannot be determined in the manner specified above, the rate shall be determined by the Engineer on the basis of the cost to the Contractor at Site plus 10% to cover his overheads and profits. Provided that if the Contractor is not satisfied with the rate fixed by the Engineer, he shall be entitled to represent the matter to the Owner's Representative within fourteen days of the receipt of the rate fixed by the Engineer and the decision of the Owner's Representative thereon, shall be final and binding.

(c) Any extra item will be executed only with prior approval/settlement of rates of that particular item from client. Without prior approval, no extra item will be entertained and will not be paid.

15. Water & Electricity: Owner shall provide water & electricity at one point free of charge. However branching shall be done by the contractor by his own and nothing extra shall be payable on this account.

16. Working at All Heights: Item rates quoted by the Contractor in the bills of quantities shall include allowance for executing work at all heights above and at all depths below the ground level except where specific provision has been made to measure work separately at different heights. Method of measurements given in the CPWD Specifications 2009 and in the Indian Standard Method of Measurement shall be deemed to be modified accordingly.

17. Storage and safe Custody of material: We shall provide you space in tower/s as per your requirement and accessibility. However storing, stacking and safety

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of the material will be in your scope. Round the clock watch and ward of store and material will be solely your responsibility. Owner shall not be responsible for any damage / loss / theft occurs to material stored by you at site.

18. Safety to Workmen and material: You shall take all adequate measures for complete safety of man, material and machinery deployed at site, whether your own or those of any sub-contractor. The Owner shall not be liable for or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury resulting to any workmen or other person in the employment of the Contractor or any sub-contractor and the Contractor shall indemnify and keep indemnified the Owner against all such damages and compensation and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof or in relation thereto. All statutory requirements, Factories Act, ESI, Workmen Compensation, Bonus Act, Provident Fund & Gratuity Act, Industrial Dispute Act, etc., wherever applicable and where contributions/compensation/payments are to be made the same shall be borne by the contractor either during the term of contract or after.

19. Compliance of Safety Norms, Environment & Health at Project Site: You shall comply with all the safety norms, environment aspects pertaining to but not limited to disposal of civil construction material away from the water source drains etc. and also be responsible for the health of workers. You alone shall be liable for any breach or violation thereof and shall keep us indemnified against any loss or damages suffered by us on this account. You shall make all necessary arrangements for the required tools, tackles and other safety equipments like helmets, gloves, shoes, safety belts etc. for examination of the workers on occupational health and safety aspects.

20. Insurance of Works And Contractor's Equipment: Without in any way limiting the other obligations and liabilities of the Contractor under the Contract, the Contractor shall effect and maintain in force, the insurances specified in this Clause and elsewhere in the Contract. The cost of procuring such insurances shall be deemed to have been included in the rates and prices quoted by the Contractor and the Contractor shall not be entitled to claim any additional payments or compensation on account of procuring the same.

i) Third Party Insurance

Before commencing the execution of the Works, the Contractor shall insure against his liability for any material or physical damage, loss or injury which may occur to any property, including that of the Owner and other adjoining properties and to any person including any personnel of the Owner, Consultant, Architect, by or arising out of the execution of the Works or in the carrying out of the Contract and shall fully indemnify and hold harmless the Owner, the Engineer and all persons who may be associated with or connected with the Owner or the Engineer against all claims, proceedings, damages, costs, charges and expenses whatsoever arising out of any damage caused to them.

Such insurance shall be affected with an insurer and in terms approved by the Owner and for amounts as stated in Annexure "A". The Contractor

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shall, whenever required, produce to the Engineer the policy or policies of insurance and the receipts for payment of the current premiums.

ii) Insurance against Accident or Injury to Workers:

The Owner shall not be liable for, or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury or loss of life or limb to any workman or other personnel engaged by the Contractor or any Sub-Contractor.

The Contractor shall indemnify and keep indemnified and hold harmless the Owner, the Engineer, and all persons who may be associated with or connected with the Owner or the Engineer against all such damages and compensation, and against all claims, proceedings, costs, charges and expenses whatsoever in respect thereof or in relation thereto.

The Contractor shall insure against such liability with an insurer approved by the Owner and shall continue such insurance during the whole of the time that any personnel are engaged by him or the Sub-Contractor on the Works and shall, when required, produce to the Engineer such policy of insurance and the receipt for payment of the current premium. Provided always that, in respect of any persons employed by any Sub-Contractor, the Contractor's obligation to insure as aforesaid under this sub-clause, shall be satisfied, if the Sub-Contractor, shall have insured against the liability in respect of such persons, in such manner that the Owner is indemnified under the policy, but the Contractor shall require such Sub-Contractor to produce to the Engineer, when required, such policy of insurance and the receipt for the payment of the current premium.

iii) Remedy on Contractor's Failure to Insure; Waiver of Subrogation:

If the Contractor shall fail to effect and keep in force insurance, as per the terms of Contract, the Owner may effect and keep in force any such insurance and pay such premium or premiums as may be necessary for that purpose and from time to time deduct the amount so paid by the Owner as aforesaid from any monies due or which may become due to the Contractor, or recover the same from the Contractor.

It shall be the responsibility of the Contractor to lodge and settle all insurance claims, which may arise. The responsibility and liability of making good losses shall rest with the Contractor irrespective of the status of settlement of claims and the Owner shall not be liable for any additional cost on this account.

Insurance policies procured and maintained by the Contractor or any Sub-Contractor shall include a waiver of any right of subrogation of the insurers thereunder against the Owner, the lenders to the Owner, and their respective assigns, subsidiaries, affiliates, parent companies, employees, and of any right of such insurers under such policies to any set-off or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of any such person insured under any such policy. The Contractor further releases, assigns and waives any and all rights of recovery against the Owner, the lenders to the Owner, and their respective assigns, subsidiaries, affiliates, parent companies, employees, insurers and underwriters, which the Contractor may otherwise have or acquire in or from or in any way connected with any loss covered by the policies of insurance maintained or required to be maintained by the Contractor pursuant to the Contract or because of



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deductible clauses in, or inadequacy of limits of, any such policies of insurance.

Each insurance policy required to be maintained by the Contractor shall provide that the insurance will not, as against one named party to the insurance, be invalidated by any act, breach, omission, neglect or failure of another party.

21. Entire Agreement: This agreement constitutes the entire agreement and understanding of the parties with respect to the subject matter and supersedes all oral communications and prior writings with respect thereto.

22. Force Majeure: In case either of us are unable to fulfill our obligations under this agreement owing to force majeure conditions like war, floods and the like, the party in default must immediately inform the other party of the existence and/or determination of the circumstances preventing the performance of their obligations under this agreement to enable the non-defaulting party to verify the facts and make alternative arrangements, if possible, at the cost of defaulting party.

23. Arbitration and Jurisdiction Clause:

A) Resolution of Disputes: All or any disputes arising out or touching upon or in relation to the terms of this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions, cooperation and consultation in the first place, failing which the same shall be settled through arbitration. The arbitration shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location as may be decided by Owner. The arbitration proceedings shall be conducted by a Sole Arbitrator who shall be appointed by Owner and whose decision shall be final and binding upon the Parties. The Contractor hereby confirm(s) that it shall have no objection to the appointment of Sole Arbitrator by Owner even if the person so appointed is an employee or advocate of the Owner or is otherwise connected to Owner and the Contractor confirms that notwithstanding such relationship/connection, it shall have no doubts as to the independence or impartiality of the Sole arbitrator.

B) The courts at Delhi alone and High Court of Delhi at New Delhi alone shall have the jurisdiction in all the matters arising out of/touching and/or concerning this Agreement regardless of the place of execution of this Agreement which is deemed to be at New Delhi.

C) Governing Law: The Governing Law shall be the Law of India.

D) Indemnity: The seller/Contractor shall be liable to compensate and indemnify, defend and hold harmless the company, the company's directors, officers, employees and any person connected with the company from and against any and all losses, liabilities, damages, deficiencies, 

legal actions, fees, costs and expenses (including attorney's fees, costs and expenses) or other losses incurred hereby or caused thereto, directly or indirectly, in respect of any breach by the supplier/contractor under this purchase order/work order/contract/any other agreement signed/to be signed between parties. The seller/contractor also agrees and accept that it shall be solely responsible for any loss, damages or injury caused to any property, material or human life that takes place due to any accident etc. which has occurred in the said building/said plot whether directly or indirectly or due to negligence of the seller/contractor or its employees, agents, licensees and agrees and undertakes to indemnify all the pecuniary and consequential losses and damages of the company/affected person/s and shall keep the company, the company's directors, officers, employees and any other person connected with the company harmless and fully indemnified in this regard.

24. Termination of Contract

If the **AGGARWAL PLAZA PVT LTD** (APPL) is satisfied in its opinion that the Contractor:-

- (a) has abandoned the Contract, or
- (b) without reasonable excuse has failed to commence the Work, or
- (c) has fail to execute the Work/part thereof as per agreed work schedule, or
- (d) has suspended the progress of the Work for 3 or more days even after receiving from the Engineer-in-Charge notice in writing to proceed, or
- (e) has failed to comply with an order from the Engineer-in-Charge regarding the Work, or
- (f) despite previous warning by the Engineer-in-Charge in writing is failing to proceed with the Work with due diligence, or
- (g) has sub-contracted the Work except as per the provisions of this Work Order, or
- (h) has breached or is in persistent breach of any of its obligations under the Contract, then the **APPL** may, after giving 7 days' notice in writing to the Contractor expel the Contractor from the Site and terminate the Contract or withdraw a part/whole of the Work from the scope of the Contractor and get the same executed through some other contractor at the risk and cost of the Contractor. On termination no payment will be released to the Contractor till the Work is completed and account is settled after recovering the extra expenditure incurred in completing the balance left out work.

In witness whereof the Parties here to have caused this Agreement to be executed by their Authorized persons on the day and year first written above.



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Duplicate copy of this Work is enclosed which may please be signed at your end and returned to this office in token of your acceptance for our records.

Thanking you,

Read, understood and accepted

Yours faithfully

all the terms and conditions

for M/s **AGGARWAL PLAZA PVT LTD**

for **M/s AUSPICIOUS CONSTRUCTION CO. PVT. LTD**

A handwritten signature in blue ink, appearing to read "Rajesh Aggarwal".

(Authorised Signatory)

A handwritten signature in blue ink, appearing to read "Vishal S".

(Authorised Signatory)

AGGARWAL PLAZA PVT LTD

G-3, Aggarwal Corporate Tower, 23 Rajendra Place, New Delhi – 110008. P + 91 11 25806666
W www.unitygroup.in, E info@unitygroup.in GST: 07AAFCA7583G1ZH

ANNEXURE A

LABOUR LAW & COMPLIANCES

1. Engagement of Labour:

- i) The Contractor shall make his own arrangements for the engagement of labour, local or otherwise, and for their transport, housing and payment. All personnel engaged by the Contractor on the Works shall remain the sole responsibility of the Contractor and no claim shall lie against the Owner by them or Contractor or the Sub-Contractor or any person claiming on their behalf against the Owner in respect of any right or benefit due to the personnel in their employment.
- ii) The Contractor shall obtain a valid license under the Contract Labour (Regulation and Abolition) Act, 1970 and registration under Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 before the commencement of the work and continue to have a valid license and registration until the completion of work or expiry of maintenance period, if applicable. The submission of Form V by the Owner shall not absolve the Contractor in any manner whatsoever of its liabilities and responsibility regarding Contract Labour Regulation and Abolition Act and the rules and regulations thereunder.
- iii) The Contractor shall pay the personnel employed by him directly or through Sub- Contractors, wages not less than the minimum wages notified under the Minimum Wages Act.
- iv) The Contractor shall in respect of personnel employed by him either directly or through Sub-Contractor comply or cause to be complied with the provisions of all prevailing labour laws such as but not limited to the Payment of Wages Act, 1936; Minimum Wages Act, 1948; Owners Liability Act, 1938; Employees' Compensation Act, 1923; Maternity Benefit Act, 1961; Contract Labour (Regulation and Abolition) Act, 1970; Employees Provident Fund Act, 1952; Child Labour (Prohibition and Regulation) Act, 1986; Employees' State Insurance Act, 1948; Payment of Bonus Act, 1952; Payment of Gratuity Act, 1972; Employees' Compensation Act, 1923; Inter-State Migrant Workman (RECS), 1979; The Employees Deposit Linked Insurance Scheme, 1976; The Building and Other Construction Workers (Regulation of Employment and Conditions of Services) Act, 1996 and any other Act, rules or regulations for labour as may be enacted by the Government or any modification thereof or any other law relating thereto and rules made there under from time to time.
- v) The Owner shall, on a report from Inspecting Officer, defined under Contract Labour (Regulation and Abolition) Act, 1970, have the power to deduct from the monies due to the Contractor any sum notified under the provisions of the relevant Act.
- vi) The Contractor shall indemnify the Owner against all or any payments to be made under and for observance of any Act, rules and regulations aforesaid without prejudice to his right to claim indemnity from his Sub-Contractors. The Contractor shall submit to the Owner an Indemnity Bond as per format at Appendix "G" of the General Conditions of Contract in this regard.
- vii) The Contractor shall not give, barter or otherwise dispose off to any persons any arms or ammunition of any kind, or permit such actions at



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Site by his agents, personnel or Sub-Contractors or personnel of the Sub-Contractors.

viii) In the event of any outbreak of illness of an epidemic nature, the Contractor shall comply with and carryout such instructions, orders and requirements of Medical or Sanitary Authorities or other governmental instrumentalities for the purpose of dealing with and overcoming the same. The Contractor shall also, at his expense, conform to all anti-malarial instruction given to him by the Engineer or by any local authority including filling up of borrow pits.

ix) That the Contractor shall be liable to comply with all the statutory enactments which shall be applicable to it as a result of this Contract undertaken by it. The Contractor in compliance with the provisions of law undertakes to submit all the statutory returns wherever required. In case of breach of any statutory enactment or rules framed there under the Contractor alone shall be liable for the consequences while no proceeding or penal action for such breach shall be maintainable against the Owner, its Directors, its personnel, Agents, Representatives and all those connected with the Owner. The Contractor shall accordingly submit on a monthly basis a "Certificate of Compliance" as given in Appendix "F".

x) That the Contractor undertakes to pay wages to its workers/personnel not less than the minimum wages as prescribed by the Government and revised from time to time. The Contractor shall also ensure full compliance with regard to the provisions of Employees Provident Fund and Miscellaneous Provisions Act, 1952 and the Scheme framed there under and shall deposit the requisite contributions (both employer's and employee's share) with the concerned Authorities within the stipulated dates as laid down under law and also submit the Statutory Returns as required. If the Contractor is already a covered unit under the Employees Provident Fund and Miscellaneous Provisions Act, 1952 it would cover the personnel under the Code Number already allotted by the concerned RPFC and in case no such Code Number has been allotted, the Contractor shall ensure that he obtains the coverage before the commencement of the Project and the Provident Fund contributions in respect of the personnel engaged in or in connection with the Works are enrolled as member of the Fund including those employed through a Sub-Contractor.

xi) In the event of the applicability of the Employees' State Insurance Act, 1948 (ESI Act), the Contractor shall comply with the provisions of the said Act and deposit ESI Contributions. If for any reason, the Owner is required to pay any ESI contribution in respect of the personnel engaged by the Contractor/Sub-Contractor, by operation of the law or otherwise, the same shall be immediately reimbursed by the Contractor to the Owner, failing which the amount so paid shall be recovered from the bills payable to the Contractor.

xii) That the Contractor shall obtain an insurance policy against the accident(s) or loss of life in respect of all the personnel including those engaged through a Sub-Contractor providing adequate coverage against any disability or infirmity or death which may be caused to the personnel as a result of the accidents on the site.

xiii) That the Contractor having been covered under the provisions of Contract Labour (Regulation and Abolition) Act, 1970 shall obtain the requisite Licences from the concerned Authorities clearly setting out



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the number of persons to be engaged by it for the construction of the Works assigned under this Agreement. The Contractor shall maintain the requisite registration of Muster Roll and issue wages slips to each of its personnel including those engaged through a Sub-Contractor.

xiv) In case of an accident whether resulting in any injury or disability or death of the personnel including those engaged through a Sub-Contractor, the Contractor shall be liable to pay to such personnel compensation in accordance with the provisions of Employees' Compensation Act, 1923. Such compensation shall be paid to the concerned personnel or the legal heirs within one month of the date of the accident.

xv) In the event the Contractor fails to pay the requisite compensation to its personnel including the one engaged through a Sub-Contractor, the Owner shall be entitled to pay to such personnel of the Contractor the requisite compensation and the payment so made shall be adjusted against the bills payable to the Contractor by the Owner.

xvi) It is clearly understood and agreed to by the Contractor that it is the statutory obligation on the part of the Contractor as a Principal Employer to faithfully comply with the provisions of all the statutory enactments that are applicable to it including the Employees Provident Fund and Miscellaneous Provisions Act and the scheme framed there-under. The Contractor shall with effect from the date of the appointment of each personnel including those engaged through a Sub-Contractor shall be covered by the provisions of the EPF and MP Act and their PF contribution both employer and employee, shall be deposited with the Regional Provident Fund Commissioner. In the event if it is found either by the Office of the RPFC or otherwise that the Provident Fund contributions are not being paid or deposited in respect of all the personnel including those engaged through a Sub-Contractor and a liability on this account is created and is required to be paid to the RPFC by the Owner, such amount shall be recovered from the bills that would be payable to the Contractor by the Owner and the Contractor shall not be entitled to raise any dispute in this regard.

xvii) The Contractor alone shall be the employer in relation to the personnel employed by it including those through the Sub-Contractor for fulfillment of its obligations under this Agreement. It is therefore, the Contractor who alone shall be responsible and liable to pay wages to its personnel including those engaged through a Sub-Contractor and as such, the Owner shall in no case be liable for any such claim or claims. Neither the Contractor nor the personnel engaged by it including those engaged through a Sub-Contractor shall be entitled to raise any dispute, demand or claim in this regard against the Owner. All claims in this regard would only be directed against the Contractor and the Contractor alone shall be liable to pay the same.

xviii) That the Contractor shall strictly adhere to his Safety Plan/ Owner's Safety Manual and shall ensure that all safety provisions as provided therein are strictly adhered to and implemented; provided that nothing contained in the Contract shall in any manner whatsoever limit or absolve the Contractor of its obligations to ensure that all applicable safety and health related laws and regulations are complied with. The safety precautions and requirements expressly stipulated in the Contract shall not in any manner preclude the Contractor or relieve the Contractor of its responsibility for taking all additional safety



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measures as may be warranted for the particular type of work or situations. The Contractor shall ensure the safety of the persons working at the site as well as the property of the Owner. The Contractor shall ensure that all personnel including those engaged through a Sub-Contractor also adhere to the safety norms and use helmets, safety belts, safety boots, safety gloves, goggles etc. while performing their work. It shall be the responsibility of the Contractor and he shall ensure that all safety equipments are also available at the site of the construction and no personnel shall be permitted to work on the site without using of the requisite protective covers forming part of his Safety Plan/Owner's Safety Manual.

xix) In the event of any accident of any nature whatsoever at the Site or otherwise related to the Works awarded to the Contractor including Temporary Works, then the Contractor alone shall be liable for all the consequences arising out of such accident(s) and provide explanation to the Police/ Authorities, if required. Since the Owner is not involved in the construction of the Works, it shall not be responsible in any manner whatsoever in respect of such accident(s) and any legal proceedings, if instituted, would lie against the Contractor only and not against the Owner. The Contractor shall be solely responsible for any loss or damage to property or injury to any person (including but not limited to any injury to or death of any personnel engaged by the Contractor, any Subcontractor, the Owner, the Owner's Representative, the Engineer, the Architect or any other contractor or consultant engaged by or behalf of the Owner in relation to the Works or injury to or death of any member of the public) and the Contractor hereby expressly absolves the Owner from any such liabilities.

xx) It is clearly understood and agreed to by the Contractor that if by virtue of the Works undertaken by him and personnel deployed by the Contractor at the said project, the Owner is saddled with any liability, financial or otherwise under any statutory enactment or otherwise, the amounts which may be payable shall be recovered from the Contractor upon any such liability coming to the notice of the Owner.

xxi) That the Contractor shall be fully responsible in respect of all matters including the payment of wages etc. in respect of the Sub-Contractor and the personnel engaged through them. For the purposes of this Agreement, the Contractor shall be the deemed employer in respect of the personnel employed by or through Sub-Contractors and as such it shall be the exclusive responsibility of the Contractor to ensure that all statutory provisions of law which are applicable to the direct workers/ employees/ personnel of the Contractor are duly applied to the employees/personnel employed by or through Sub-Contractors, and they shall not be discriminated in any manner whatsoever, and the Contractor shall not be entitled to absolve his responsibility and/or liability on the plea that they are not his direct employees/personnel.

xxii) The Contractor shall at all times take all reasonable precautions to prevent any un-lawful riotous or disorderly conduct by or amongst his personnel and for the preservation of peace and protection of person(s) and property in the Works, neighborhood of the Works, against the same. The Contractor shall in all dealings with the personnel in his employment have due regard to all recognised festivals, days of rest, religious or other customs.



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xxiii) That the Contractor shall ensure that no personnel stays in the Site premises. The Contractor will therefore ensure that the personnel on the close of their shift timings or duties leave the Site. Any personnel if found staying at the Site after his duty hours would be treated as an unauthorized person and shall not have the approval of the Owner nor the Owner shall be liable for any claim(s), if on account of the unauthorized conduct of such personnel, any injury is caused to him.

xxiv) That the Contractor shall provide the welfare facilities at the Site such as drinking water, washing facilities, rest room, canteen, toilets and urinals etc. and shall also ensure that the First-Aid equipment is always available in adequate quantity at the Site.

xxv) The Contractor shall comply with the Child Labour (Prohibition and Regulation) Act, 1986 and no child shall be employed at Construction site in any capacity and no women shall be deployed at work during night after 7 pm.

xxvi) The Contractor on the Completion/ Foreclosure/ determination of this Agreement shall forthwith settle all the accounts and/or claims of all the personnel including those engaged by or through Sub-Contractors and shall produce the relevant record showing such payments having been made to the personnel and shall also make affidavit certifying that the legal dues of all the personnel including those engaged through Sub-Contractors have been settled. It is only on the receipt of such an affidavit and upon satisfying after checking, the relevant records that such payments have been made, that the bills of the Contractor shall be passed for payment. In case the Contractor fails to furnish the requisite record or give an affidavit in the manner mentioned above, the Owner shall be within its competence to with-hold the payment of the pending bill of the Contractor.

xxvii) The Contractor alone shall be responsible for observance of the foregoing provisions by his Sub-Contractors.

xxviii) The Owner shall be entitled to carry out audits either through his representatives or through a third party to ensure that the Contractor has complied with all the provisions of labour and other laws as may be applicable to him from time to time. The Contractor shall resolve all audit observations as intimated to him expeditiously.

Returns of Labour:

The Contractor shall furnish to the Engineer, a return every fortnight, in such detail and form as the Engineer may prescribe, showing the supervisory staff and number of several classes of personnel from time to time employed by the Contractor and Sub-Contractors on the Site, indicating their working hours and wages paid to them (statutory compliances) and any other information as directed by the Engineer.

No Liability towards Staff Employed:

The Contractor shall employ person/s to carry out the work as defined under scope of work & BOQ. Person/ Persons engaged by you to carry out the aforesaid activities shall work under your direct control and supervision. Nothing herein shall be construed as establishing any relationship of employer and employee between us and the person/s engaged by you to carry out work awarded to you. You shall be liable for payment of all remuneration statutory dues in respect of persons engaged by you.

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You shall also comply with all laws, bye-laws, rules and regulations as are or shall be applicable on you /your establishment. You shall keep us harmless and indemnified against any claim or demand, litigation, loss or expenses that may be suffered or incurred by us on account of any claim or demand raised by the person/s appointed by you including claim for wages/compensation and/or other dues whether statutory or not on any account whatsoever and/or on account of any violation of law/s, rules, regulations etc. committed by you/persons employed by you.

for M/s AGGARWAL PLAZA PVT LTD

A handwritten signature in black ink, appearing to read "Rakesh" or a similar name.

(Authorised Signatory)

for M/s AUSPICIOUS CONSTRUCTION
CO. PVT. LTD

A handwritten signature in blue ink, appearing to read "Rakesh" or a similar name.

(Authorised Signatory)

AGGARWAL PLAZA PVT LTD

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PROJECT: MODEL TOWN, DELHI

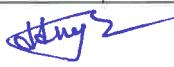
SUMMARY OF COST - CIVIL WORKS

Sr. no.	ITEMS	AMOUNT (Rs)
1	EARTH WORK	55,08,914.00
2	PLAIN & REINFORCED CEMENT CONCRETE	8,40,14,810.00
3	REINFORCEMENT & EMBEDMENTS	1,62,77,550.00
4	SHUTTERING (FORM WORK)	3,12,95,520.00
5	MASONRY WORK	2,19,61,170.00
6	FLOORING WORKS	24,12,000.00
7	PLASTER & FINISHING WORKs	1,11,00,300.00
8	WATER PROOFING	52,00,355.00
9	DISMANTLING & DEMOLITION	3,75,000.00
10	MISC. WORK	25,58,745.00
GRAND TOTAL (in Rs)		18,07,04,364.00




Bill of Quantities

S.NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1.0	EARTH WORK Unit Rate shall include cost of the following; Cost of all material, equipment, machines, labour, loading, unloading, hire and fuel charges for tools and plants, consumables, other incidental charges etc all complete required for completion of work as approved. Excavation shall be by manual/mechanical means as may be required. Contractor to include for Bailing/ pumping out of all water/ sludge which may accumulate in the excavation from any resources/ reasons what so ever during the execution of works. Getting out and throwing soil clear off the area being excavated or to approved dumping areas or depositing clear of edge of foundation to avoid fall in. shall also be included.				
1.1	All charges for Earthwork in Surface Dressing / Excavation in required profile in all type of soils in dry and wet condition by manual means not exceeding 200mm in depth for pile cap, raft or any other foundation of the proposed structure as per drawings or direction of engineer in charge including all labour, materials, machinery, tools & tackles for all lead & lift, disposed earth to be levelled and neatly dressed & stacked separately / disposed out of project boundary complete to the satisfaction of Engineer in Charge.	Sqm	12,245.00	30.00	367350.00
1.2	All charges for Earthwork in excavation in required profile in all type of soils in dry and wet condition by manual means in foundation & plinth up to column footing level etc including the soil in between the piles of the proposed structure as per drawings or direction of engineer in charge including all labour, materials, machinery, tools & tackles for all lead & lift, disposed earth to be levelled and neatly dressed & stacked separately / disposed out of project boundary complete to the satisfaction of Engineer in Charge.	Cum	4,788.00	70.00	335160.00
1.3	All charges for Dewatering (if required and as per instruction of engineer) / Pumping out of water to lower the ground water to the required level and maintain the site work in normally dry condition complete to the satisfaction of engineer in charge. (Electric supply shall be free of cost).	Motor / Month		7,000.00	
1.4	All charges for providing & filling Fly Ash at all level in layer not exceeding 150mm in depth including watering, ramming, compacting, consolidating in deposited layer to achieve desirable density and transportation of Fly ash, all labour, materials, machinery, tools & tackles etc. for all lead & lift to the entire satisfaction of Engineer in Charge.	Cum	2,167.00	250.00	541750.00
1.5	Providing and laying Anti-termite Treatment works with approved quality pest control treatment as per manufacturers specification etc. complete for foundation below basement, raft foundation, below base flooring concrete and all round the building by treating soil /sub soil and back filling material in immediate contact with foundation, ground beam, column below plinth using DURMET or DUSBAN and/or any approved chemicals in ratio specified by manufacturer. Treatment of soil under floor, foundation using chemical emulsion @ rate of 6.0 Ltr / Sq M and for vertical surface of wall & footing @ rate of 7.5 Ltr / Sq M or as specified by manufacturer with sprayers/drilling holes and guarantee for 10 years period.	Sqm	9,348.00	33.00	308484.00
	At the time of final bill total chemical used shall be properly accounted with authenticated vouchers alongwith the pour card. otherwise only used quantity will be paid for. The work shall be executed in stage as per directions and shall be in conformance with IS 6313 - 2001 complete to the satisfaction of Engineer in Charge. (Only plinth plan area will be measured and paid for)				
1.6	All charges for Backfilling of excavated pits, excavated trenches / wherever specified, with Filling Sand (Free from roots, grass, shrubs, rubbish, organic, other foreign matters etc) in layer not exceeding 150mm in depth including watering, ramming, compacting, consolidating in deposited layer and transportation of sand, all labour, materials, machinery, tools & tackles etc. for all lead & lift to the entire satisfaction of Engineer in Charge.	Cum	7,044.00	530.00	3733320.00
1.7	All charges for Backfilling of excavated pit, sides of foundations & retaining wall, plinths, excavated trenches / wherever specified, with approved filling material (Free from roots, grass, shrubs, rubbish, organic, other foreign matters etc) with inside / excavated available earth in layer not exceeding 150mm in depth including watering, ramming, compacting, consolidating in deposited layer to achieve 95% Proctor Density and transportation of soil, all labour, materials, machinery, tools & tackles etc. for all lead & lift to the entire satisfaction of Engineer in Charge.	Cum	4,457.00	50.00	222850.00
TOTAL - EARTH WORK					55,08,914.00
2.0	PLAIN & REINFORCED CEMENT CONCRETE				

S.NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	The rates quoted for all Concrete works shall also include the cost of the following;				
	(a) Approved dewatering system to keep site dry all time, cleaning, preparing surfaces, junctions, marking, hacking after deshuttering wherever required, lead, lift, works at all levels.				
	(b) Building in and placing in position any inserts supplied.				
	(c) Cost towards Test cubes & testing as per relevant codes.				
	(d) Provision to be made for cut-outs (openings for sanitary, electrical, fire fighting or any other services) and after completion of the services work, all the cut-outs & openings to be made good.				
	(e) Cement shall be supplied by Client free of cost. However transportation from store, loading / unloading, proper stacking / protection shall be in contractor scope.				
	(f) Removal of sliding earth while doing work in foundation is the responsibility of Contractor and nothing extra shall be paid on this account.				
	(g) All mix designs shall be got approved from a quantified structural engineer / institution suggested by the client.				
2.1	All charges for providing & laying M 10 Plain Cement Concrete (PCC) of required thickness below footings, rafts or any other location as specified in the drawing till Plinth level using 20 mm nominal size well-graded approved quality aggregate, coarse sand including vibrating / compacting, scaffolding as required establishing dewatering system by pumping / bailing out water, cleaning, preparing surfaces, junctions etc. including shuttering, curing complete to the entire satisfaction of Engineer in Charge. Source of concrete will be RMC manufactured in fully automatic batching plant and transported to site of work in transit mixer. (From Foundation Upto Terrace Level)	Cum	2,107.00	2490.00	5246430.00
2.2	Providing & laying in position machine batched, machine mixed & machine vibrated Design Mix Cement Concrete of specified grade (IS 456-2000) with minimum cement content as per technical specifications for reinforced cement concrete work including pumping of concrete to site of laying including aggregate of required size, coarse sand, fly ash, admixtures wherever needed (Fosroc or equivalent) including plasticizer/ super- plasticizers in recommended proportions as per IS:9103 to accelerate, retard setting of concrete, improve workability without impairing strength & durability for all types of RCC works but excluding the cost of centering, shuttering, finishing & reinforcement at all levels with all leads and lifts etc complete to the satisfaction of the Engineer. (From Foundation Upto Terrace Level)				
2.2 a	Grade M25 / M30 / M40	Cum	24,788.00	2700.00	66927600.00
2.2 b	Grade M45 / M50 / M60	Cum	3,180.00	3050.00	9699000.00
2.3	Extra for providing & mixing micro silica for Concrete to achieve required strength as per design mix and as approved by engineer in charge.	Kg	85,800.00	20.00	1716000.00
2.4	Providing & Applying Nitobond on RCC Construction Joint Complete as per direction and approval of Engineer-In -Incharge	Sqm	1,396.00	305.00	425780.00
TOTAL - PLAIN & REINFORCED CEMENT CONCRETE					8,40,14,810.00
3.0					

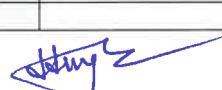
S.NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	REINFORCEMENT & EMBEDMENTS All charges for providing & fixing Steel Reinforcement for RCC work including transporting, decoiling, straightening, removing loose rust, cutting, bending and placing, welding (wherever necessary) for all profile and for all lead & lift till Plinth level and binding with 18 gauge annealed wire complete to the satisfaction of Engineer in Charge.				
	Steel shall be supplied by Client free of cost. However transportation from store, loading / unloading, proper stacking / protection shall be in contractor scope.				
3.1	All charges for Fixing only of steel reinforcement (Fe 600 / 500 grade) for RCC work including transporting, de-coiling, straightening, cutting, bending & placing in position at all levels with all leads and lifts etc and binding with approved quality G.I. annealed coated binding wire of 1.63mm dia (16 SWG) at all levels. The rate shall include cost of binding wire, cover blocks and pins which will not be measured separately for payment. Quantity of steel as per drawing and with authorized overlaps, authorized chairs & authorized separators only shall be measured and paid for.	MT	3,386.00	4775.00	16168150.00
	In case of coupler joints, coupler and its threading will be provided by the Owner. Contractor shall provide suitable labour for shifting steel for threading at threading machine platform and co-ordinate with coupler agency and nothing extra shall be payable for that. (From Foundation Upto Terrace Level)				
3.2	All charges for providing suitable labour for shifting steel for threading at threading machine platform / helping in threading and co-ordinate with coupler agency including all compliances as per labour law, PFI, ESI etc complete as required.	MT	547.00	200.00	109400.00
	TOTAL - REINFORCEMENT & EMBEDMENTS				1,62,77,550.00
4.0	FORM WORK				
4.1	Providing, erecting, fixing in position Plywood /Aluminium Shuttering & centering for form work in plane / slopes at all levels, heights & locations for all shapes including strutting, propping, chamfers, splays, keys,wedges, props, bracings, bolting, brackets, cuttings holes for pipes and removal of the same etc. after stipulated time frame, including all cost of labour and material, lifting, storage, transportation at all levels with all leads and lifts etc. complete as per detailed technical specifications. allow for forming grooves, drops, throats, arises, chamfers, cutouts, openings, G.I sleeves etc. wherever called for.				
	Providing and applying approved form oil on all surfaces of form work coming in contact with concrete including close hacking of all exposed concrete work after removal of form work, all materials, fixing nosing angles, switch boxes, labour etc. complete as per specifications, drawings and as directed complete to the satisfaction of Engineer in Charge. (Stop boards for construction joints will not be measured for payment). The form work shall be new branded with film face Ply / aluminium. The design/type of form work shall be approved by the Owner.				
a	For Raft & Footing	Sqm	4,450.00	300.00	1335000.00
b	For Staging height upto 5.4 m (floor to floor) (Upto Terrace Lvl.)	Sqm	86,280.00	337.50	29119500.00
4.2	Extra over and above of Item no 4.1 b, for additional height in centering, shuttering for casting of slab wherever required with adequate bracing, propping etc. including cost of de-shuttering and decentring over a height of 5.4 M for every additional height of 1m or part thereof complete as per instruction of engineer in charge. (upto Terrace Level) Mode of measurement : Only Plan area where extra shuttering is installed shall be measured and paid for.	Sqm	14,017.00	60.00	841020.00
	TOTAL - SHUTTERING (FORM WORK)				3,12,95,520.00




S.NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
5	MASONRY WORK				
5.1	Providing and Laying Autoclaved Aerated Concrete Block Masonry (100mm thick) in proper line and level, at all levels and leads with pre-mix 3 to 4mm thick mortar of reputed manufacturer (as approved by client) with 25-30% water and 70% powder as per manufacturer instructions using standard size of blocks of thicknesses including supply & fixing GI 'L' Patti at every 2nd Course, GI Mesh at every 4th Course, all scaffolding, staging, curing, all lifts, raking of joints, all labour, hire charges for all tools and plants employed etc. complete and as directed. The rate to also include closing the gap between the masonry and RCC beam / slab finished to required level/slope and to the satisfaction of the Engineer in charge. (From Foundation Upto Terrace Level)	Sqm	RO	400.00	
5.2	Providing and constructing Autoclaved Aerated Concrete Block Masonry (150mm thick) in proper line and level, at all levels with pre-mix 3 to 4mm thick mortar of reputed manufacturer (as approved by client) with 25-30% water and 70% powder as per manufacturer instructions using standard size of blocks of thicknesses including 2 nos 6mm dia MS round bar & 'L' patti at every 2nd course properly embeded in rcc surface, all scaffolding, staging, curing, all lifts, raking of joints, all labour, hire charges for all tools and plants employed etc. complete and as directed. The rate to also include closing the gap between the masonry and RCC beam / slab finished to required level/slope and to the satisfaction of the Engineer. (From Foundation Upto Terrace Level)	Sqm	5,332.00	500.00	2666000.00
5.3	Providing and constructing Autoclaved Aerated Concrete Block Masonry (Above 150mm) in proper line and level, at all levels with pre-mix 3 to 4mm thick mortar of reputed manufacturer (as approved by client) with 25-30% water and 70% powder as per manufacturer instruction using standard size of blocks of thicknesses including supply & Fixing 'L' Patti at every 2nd course & GI Mesh at every 4th course, including all scaffolding, staging, curing, all lifts, raking of joints, all labour, hire and fuel charges for all tools and plants employed etc. complete and as directed. The rate to also include closing the gap between the masonry and RCC beam / slab finished to required level/slope and to the satisfaction of the Engineer. for 200mm thick Blockwork. (From Foundation Upto Terrace Level)	Cum	336.00	2850.00	957600.00
5.4	Providing and laying 230mm thick & above brick masonry using selected quality burnt clay FPS 1st class bricks of class designation 125 laid in cement mortar 1:6 (1 cement : 6 coarse sand), joints finished, flush / raked to 6mm depth including cutting, champhering, hacking rcc surface if required, curing & scaffolding at all heights & levels & complete to the satisfaction of the Engineer in charge.(From Foundation Upto Terrace Level)	Cum	5,034.00	3350.00	16863900.00
5.5	Providing and laying 115mm thick brick masonry using selected quality burnt clay FPS 1st class bricks of class designation 125 laid in cement mortar 1:4 (1 cement : 4 coarse sand), including 2 nos 6mm dia M.S. round bar at every 3rd course, joints finished, flush / raked to 6mm depth including cutting, champhering, curing & scaffolding at all heights & levels & to the complete satisfaction of the Engineer. (From Foundation Upto Terrace Level)	Sqm	2,714.00	495.00	1343430.00
5.6	Providing and laying brick masonry in Staircase Steps using selected quality burnt clay FPS 1st class bricks of class designation 125 laid in cement mortar 1:3 (1 cement : 3 coarse sand), joints finished, flush / raked to 6mm depth including cutting, champhering, curing & scaffolding at all heights, lead & levels & to the complete satisfaction of the Engineer.	Cum	37.00	3520.00	130240.00
TOTAL - MASONRY WORK					2,19,61,170.00
6.0	FLOORING WORKS				
6.1	Providing and laying screed in floors, 50mm thick in ratio of 1:2:4 (1 cement : 2 coarse sand : 4 stone aggregate 20mm & down gauge) including making panels with glass patties, curing etc for all leads and lifts complete to the satisfaction of the Engineer in charge.	Sqm	12,060.00	200.00	2412000.00
TOTAL - FLOORING WORKS					24,12,000.00




S.NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
7.0	PLASTER WORK				
7.1	Providing & applying 12mm thick cement plaster with cement mortar 1:6 (1: cement : 3 fine sand & 3 coarse sand) in a single coat, on all internal wall surfaces and at all levels and heights to correct lines with necessary scaffolding, galvanized chicken wire mesh on complete wall, chase filling of conduit, rounding off or chamfering corners, cleaning of surfaces, raking out joints, roughening of surfaces, chiselling the undulated surfaces wherever necessary, curing, making grooves etc, complete to the satisfaction of engineer in charge.	Sqm	152.00	150.00	22800.00
7.2	Providing & applying 15mm thick cement plaster with cement mortar 1:6 (1: cement : 3 fine sand & 3 coarse sand) in a single coat on rough side of all internal wall surfaces and at all levels and heights to correct lines with necessary scaffolding, fiber mesh on entire surface, rounding off or chamfering corners, cleaning of surfaces, raking out joints, roughening of surfaces, chiselling the undulated surfaces, chase filling of conduit works wherever necessary, curing, making grooves etc, complete materials and labour & to the satisfaction of engineer in charge	Sqm	38,040.00	162.50	6181500.00
7.3	Providing & applying 20mm thick 2 coats of external plaster in cement mortar 1:6 (1 cement : 3 fine sand & 3 coarse sand) to masonry wall, concrete surfaces, etc. using good quality sand, keeping the surfaces of base coat rough to receive sand face treatment and finishing the surface by taking out grains with vatas, pati, patta, grooves drip mould etc. in all positions using necessary scaffolding with cuplocks and safety nets, with lifts and leads including fiber mesh on complete walls, columns beams etc including adding approved water proofing compound at the rate of 1 kg/bag of cement or as specified by manufacturer in base coat complete to the satisfaction of engineer in charge.	Sqm	19,200.00	255.00	4896000.00
7.4	Providing & Fixing full fibre Mesh in Block/Brick Wall	Sqm		85.00	
Total - Plastering Work					1,11,00,300.00
8	WATERPROOFING WORKS				
8.1	Providing and laying integral cement based treatment for water proofing on horizontal surface at all depth below ground level for under ground structures as directed by Engineer-in-Charge and consisting of : i) 1st layer of 30mm to 32mm thick approved and specified rough stone slab over a 25 mm thick base of cement mortar 1:3 (1 cement : 3 coarse sand) mixed with water proofing compound conforming to IS:2645 in the recommended proportion over the leveling course (leveling course to be paid separately). Joints sealed and grouted with cement slurry mixed with water proofing compound. ii) 2nd layer of 25 mm thick cement mortar 1:3 (1 cement: 3 coarse sand) mixed with water proofing compound in recommended proportions. iii) Finishing top with stone aggregate of 10 mm to 12mm nominal size spreading @ 8 cudm/sqm thoroughly embedded in the 2nd layer using rough kota stone.	Sqm	8,833.00	435.00	3842355.00
8.2	Providing and laying integral cement based treatment for water proofing on the vertical surface by fixing specified stone slab 22mm to 25 mm thick with cement slurry mixed with water proofing compound conforming to IS:2645 in recommended proportions with a gap of 20 mm (minimum) between stone slabs and the receiving surfaces and filling the gaps with neat cement slurry mixed with water proofing compound and finishing the exterior of stone slab with cement mortar 1:3(1 cement : 3 coarse sand) 20 mm thickwith neat cement punning mixed with water proofing compound in recommended proportion complete at all levels and as directed by Engineer-in-charge using rough Kota stone	Sqm	2,800.00	485.00	1358000.00
TOTAL - WATERPROOFING WORKS					52,00,355.00
9	DISMANTLING AND DEMOLITION				
9.1	Dismantling / demolishing R.C.C works in floors/ walls by Mechanical means & stock piling at designated locations & disposal of dismantled materials upto authorised dumping grounds, stacking serviceable & unserviceable materials including cutting reinforcement bars all complete to the satisfaction of the Engineer.	Cum	6.00	2500.00	15000.00
9.2	Dismantling / demolishing Brick / Block works & C.C in floors/ walls by Mechanical means & stock piling at designated locations & disposal of dismantled materials upto authorised dumping grounds, stacking serviceable & unserviceable materials including cutting reinforcement bars all complete to the satisfaction of the Engineer.	Cum	360.00	1000.00	360000.00

S.NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	TOTAL - DISMANTLING AND DEMOLITION				3,75,000.00
10	MISCELLANEOUS WORKS				
10.1	Rebarring Work for band, mullion & Column work (without hilti Chemical)				
a	8mm	No	12.00	12.50	150.00
b	10mm	No	12.00	18.50	222.00
c	12mm	No	12.00	25.00	300.00
d	16mm	No	12.00	44.00	528.00
e	20mm	No	12.00	75.00	900.00
f	25mm	No	12.00	105.00	1260.00
g	28mm	No	12.00	155.00	1860.00
h	32mm	No	12.00	225.00	2700.00
10.2	Cutting, Laying & Fixing MS Sleeve Used in RCC Slab Complete as per direction and <u>approval of Engineer-In-Charge</u>	No	270.00	237.50	64125.00
10.3	Providing & Fixing in Situ 8" PVC Rungs	No	194.00	300.00	58200.00
10.4	AAC Block Filling in Sunken Area (Material Provided by Contractor)	Cum	1,200.00	2,000.00	2400000.00
10.5	AAC Block Filling in Sunken Area (Material Provided by Client)	Cum	60.00	475.00	28500.00
10.6	UPVC SLEEVES				
12	Providing, fixing and removing of Scaffolding	Sqm/ per day	RO	5.00	
	TOTAL - Misc Works				25,58,745.00
.	TOTAL AMOUNT				18,07,04,364.00