

Sergeant Cooperative Housing Society Ltd.

C/o Debarshi Pande, 53/1/1B, Bullygunge Place, Kolkata – 700019

(Registered No. 111/RTAH/BULK dtd: 08-08-2012)

Date: 04.03.2019

To
Pioneer Geomatics Engineering (P) Ltd.
"PIONEER TOWER", Premises No. 20-085,
Action Area - I, Block - AB-109,
Opp. Tank No. 2, 1st Floor,
New Town, Rajarhat, Kolkata - 700 163.

Sub: Letter of Award for Construction of G+9 storied building of SERGEANT COOPERATIVE HOUSING SOCIETY LTD. at Premises No. 06-0607, Street No. AA-IIB/859/3, Action Area-II, New Town, Kolkata

Ref.: PGEPL/I8-19/Con/R-75 dtd.: 28.02.2019

Dear Sir,

With due reference and pursuance to your Quotation as cited above, we would gladly like to bring to your notice and congratulate you on being awarded the Subject work. Your offer has been duly accepted and approved by our cooperative members following analysis and discussion on Technical Specifications.

We hereby assign you to execute all works for the said Project, worth Rs. 9,80,00,000.00 (Rupees Nine Crores Eighty Lakhs Only) as per the TOR (Specifications) vide this *Letter of Award* as issued in the name of Pioneer Geomatics Engineering (P) Ltd. The Total Value is inclusive of GST and other taxes which remains unchanged during the entire period of construction.

You are hereby being requested to enter the Agreement with the society within the next 15 days.

Details of the Payment Terms are being enclosed which is to be followed while execution of the construction.

The Time Period for the said assignment will be considered as 30 months from the date of commencement of work.

You are to commence the work within 7 days from the date of LOA.

Accepted Kindly acknowledge the receipt of this LOA as a token of your acceptance.

For Pioneer Geomatics Engineering Pvt. Ltd

 04/03/19
Managing Director


04.03.2019
Secretary
SERGEANT CO-OP HOUSING SOCIETY

Encl: Payment Terms

stating the stage when the payment would be made. The Contractor shall send another RA Bill on achieving that stage.

No interest will be payable on the amount of the Security Deposits.

All RA Bills should be enclosed with relevant test reports/ requisite certificates. without which RA Bill shall not be processed.

XL. PAYMENT MILESTONE

The contractor will be paid by the employer as per the stages of construction actually completed mentioned below. The contractor must provide a time schedule for the following construction stages before commencement of work.

SL.N O.	NAME OF ITEM	PERCENTAGE
	Mobilization Advance	2.00%
1	Pile Cap (50% Completion)	4.00%
2	Pile Cap (another 50% Completion)	5.00%
3	Tie Beam, Back filling up to Plinth	2.50%
4	RCC casting of Ground + 9 slabs (column, beam, slab, staircase, lift well, any other item), electrical conduit laying complete.	
	10 slabs × 3%	30.00%
5	Brick work (external & internal) including chajja, lintel & door frame.	
a)	1st floor to 3rd floor	2.00%
b)	4th floor to 6th floor	1.50%
c)	7th floor to 9th floor	1.50%
d)	Ground floor & roof top	1.00%
6	Inside Plaster Work including electrical conduit laying and inside sanitary plumbing works (excluding fittings).	
a)	1st floor to 3rd floor	1.00%
b)	4th floor to 6th floor	1.00%
c)	7th floor to 9th floor	1.00%
d)	Ground floor & roof top	1.00%
7	Outside Plaster Work & Elevation treatment	
a)	Ground floor to 6th floor	2.00%
b)	7th floor to Roof Top	1.00%
8	Internal Flooring, Skirting, Window Sill, toilet and kitchen water proofing, internal dado and tilling.	
a)	1st floor to 3rd floor	2.00%
b)	4th floor to 6th floor	2.00%
c)	7th floor to 9th floor	2.00%
d)	Ground floor & roof top	2.00%

G+9 Residential Building



For Pioneer Geomatics Engineering Pvt. Ltd

[Signature]
Managing Director

Sergeant Co-op Housing Society Limited

V. Changuy
Secretary

Rajam Chakraborty
Chairman
SERGEANT CO-OP HOUSING SOCIETY

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9	Underground civil works for water tank	2.00%
10	Electrical wiring including controls but excluding fittings	
a)	1st floor to 3rd floor	1.50%
b)	4th floor to 6th floor	1.50%
c)	7th floor to 9th floor	1.00%
d)	Ground floor & roof top	1.00%
11	Inside putty	
a)	1st floor to 6th floor	1.00%
b)	7th floor to roof top including ground floor	1.00%
12	SITC of Lift & supply	
a)	During PO to Lift Supplier	1.00%
b)	Before supply	2.00%
13	Fire	
a)	During PO to Fire materials supplier	1.00%
b)	Installation of Fire detection and protection work including materials	0.50%
c)	Installation of fire pump and domestic pumps, all complete	1.00%
d)	Obtaining NOC from WBFES & lift license & handing over documents in originals	1.00%
14	External sanitary and plumbing works, rain water pipe, external sewerage and drainage works including connection to municipal sewer.	1.00%
15	Internal sanitary plumbing fittings	3.00%
16	Installation of grill, stair railing, verandah railing	
a)	1st floor to 3rd floor	1.00%
b)	4th floor to 6th floor	1.00%
c)	7th floor to 9th floor	1.00%
d)	Ground floor & roof top	1.00%
17	Door shutter and window works	
a)	1st floor to 3rd floor	1.00%
b)	4th floor to 6th floor	1.00%
c)	7th floor to 9th floor	1.00%
d)	Ground floor & roof top	1.00%
18	Boundary wall, internal roads, parking, land scaping, compound lighting & all mislenious finishing works	
a)	Boundary wall	2.00%

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For Pioneer Geomatics Engineering Pvt. Ltd

[Signature]
Managing Director

Sergeant Coop Housing Society Limited

[Signature]
Secretary

SEERGEANT CO-OP HOUSING SOCIETY

[Signature]
Chairman
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b)	Balance work	1.00%
19	Supply of diesel generator	
a)	During purchase order	0.50%
b)	Before supply	1.00%
20	Painting works	
a)	Internal common area	0.50%
b)	External painting	1.00%
21	Site and virtual handover	2.00%
	Total	100.00%

XLI. MOBILIZATION ADVANCE

At the request of the Contractor mobilization advance of the contract amount may be paid by the Employer against the initial security deposit. The Architect will certify against such request of the Contractor before the Employer actually releases the advance. However the mobilization advance will be released on the production of time schedule/bar chart for construction milestone duly approved and signed by the Contractor and Indemnity Bond.

XLII. RECOVERY OF MOBILIZATION ADVANCE

Initial mobilization advances of 2% shall be recovered from the fourth payment milestone onwards at the rate of 10% per installment of the amount paid as mobilization advance.

XLIII. SUBSTITUTION OF MATERIALS

Should the Contractor desire to substitute any materials and workmanship, it must secure the approval of the Architect / Employer, in writing for any such substitution well in advance. Materials designated in this specification indefinitely by such terms as "equal" or "equivalent" or "approved" etc, shall be considered as coming under the provisions of this clause as substitutions and no such materials shall be used until specific approval of the Architect / Employer has been secured in writing.

XLIV. Alternative item of works

The Contractor is to quote rates for various alternative items of work (if required) described in the schedule of quantities and the Employer reserves the right to substitute the items in lieu of the original items of the tender either in part or entirely.

XLV. COMPLIANCE OF LABOUR LAWS AND REGULATIONS

The Contractor shall be registered under the Contract Labour (Abolition, and Regulation) Act, if so required, and shall pay wages to labourers engaged by him on the work as laid down in the Payment of Wages Act, Government of West Bengal. No labour below the age of 14 years shall be employed.

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