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Intelligent Infrastructure

PO No. : 5000005599
Date : 27.10.2026

AEON AIRCONDITIONING SOLUTIONS
Office No 108 & 109., Devashree Garden,
Commercial Complex, R. W. Sawant Marg,
Above Sheetal Dairy, Rutu Park, Thane,
Mumbai, Maharashtra - 400601.

GSTIN : 27AYYPS2229K1ZK
PAN No. : AYYPS2229K
PF NO. : NA
ESIC NO. : NA
Udyam Reg. No.: UDYAM-MH-33-0171773
E-mail : cce.ka@aeonacsolutions.com

Kind Attention: Ms. Afreen khan [9372534679]

Sub: AC Installation Works for NT3 & NT4 Sample Flats (2BHK & 3BHK) for Residential Project at "THE CROWN GREENS", Phase – II, Plot No. 7, International Biotech Park Limited (IBPL), MIDC, Phase -2, Hinjewadi, Pune.

Notice of Award

Dear Sir,

1. INTRODUCTION:

Please note that this Notice of Award is for IBPL PH-2B AC Installation Works and the BOQ for the same is attached herewith. The Terms and Conditions are strict as per the Notice of Award, as per mutually agreed-upon contract.

It is our pleasure to inform you that your company has been appointed to carry out the above package for this Project based upon your quotation, our discussions and negotiations with you, and your final **e-mailed confirmation.**

We expect high-quality Workmanship from your esteemed company and expeditious construction using the most modern techniques and mechanized construction. Based on this assurance this option is accepted by our team.

You have also been assured that a **30 days completion period** is acceptable and achievable. Time is the essence of this contract.

We expect that your association with us will provide this project with the necessary mark of high standard/ branding, which will help us in the future phases coming up in the close vicinity.

Kindly go through the various terms given in this document and send us back a duplicate hard copy/scanned copy, duly signed in token of acceptance.

During the execution phase, there shall be efforts on both sides to innovate the further value engineer the items selected, and lower the cost further.

We would like to refer to our discussions with you. As per your assurance, you will perform to the full satisfaction of us and will not let us down on critical project control parameters like quality, safety, workmanship, work schedule, etc.

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2. DURATION (TIME IS THE ESSENCE OF THE CONTRACT):

Please note that Time is the Essence of this Contract. You will adhere to a fast-track completion methodology to finish the Contract well before the 'Completion Period' mentioned below: -

The work schedule is as follows:

AC Installation Works for NT3 & NT4 Sample Flats (2BHK & 3BHK) for Residential Project at "THE CROWN GREENS", Phase – II, Plot No. 7, International Biotech Park Limited (IBPL), MIDC, Phase -2, Hinjewadi, Pune.	**(30 days)** **Start Date: 27th October, 2026** **End Date: 26th November,2026**

Please instruct your team to strictly adhere to this date. The documents attached in Annexures shall be deemed to form and to be read and construed as part of your Contract.

3. THE CONTRACT AMOUNT:

We confirm our acceptance of the contract amount of **₹ 32,150/- (Rupees Thirty Two Thousand One Hundred Fifty Only) + GST as actual,** inclusive of all items, tax, duties, levies, installation, testing, statutory approvals, and handing over that are applicable for the performance of the above works.

Please note that this is not a Lump Sum Contract, but an **Item Rate Contract** based on the priced Bill of Quantities. Change in quantity will lead to change in the final amount to be paid to you. Payments shall be made to you as specified.

4. BACKGROUND INFORMATION:

You will mobilize within 3 days with all statutory clearances and documentation.

This Notice of Award shall be construed as an instruction to mobilize your resources only. Before you start work at the project site, you are required to:

- Initial every page of the Contract and sign and date where indicated.
- Submit copies of insurance certificates, as applicable.
- Submit copies of the labour license as applicable

However, the commissioning/completion/handover dates will remain unchanged and will not have any bearing on the submission date of the above documents.

Please send your project manager/coordinator also on that day to receive a general brief and guidelines for working on the project.

5. SCOPE OF WORK:

AC Installation Works for NT3 & NT4 Sample Flats (2BHK & 3BHK) for Residential Project at "THE CROWN GREENS", Phase – II, Plot No. 7, International Biotech Park Limited (IBPL), MIDC, Phase -2, Hinjewadi, Pune. The details scope of work shall be as per BOQ (Annexure-1).

6. LOCATION:

"THE CROWN GREENS" Phase II at Plot No. 07, International Bio-Tech Parks Limited (IBPL), MIDC, Phase 2, Hinjawadi, Pune.

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7. SPECIFICATIONS:

The BOQ (Annexure-1) broadly indicates the item descriptions.

8. MEASUREMENTS:

As per IS.

9. PAYMENT TERMS:

a) 100% of Total Contract Value to be paid against Tax Invoice (Excluding GST).
b) GST Amount will be released after GSTR reflection on portal (GSTR2B).

Measurement: The measurements mentioned in BOQ is tentative. Actual site joint measurements on site will be considered for billing.

Finance Act 2021 has introduced Section 206AB & 206CCA w.e.f. 1st July 2021 which provides for the higher rate of TDS and TCS respectively for the taxpayers who do not file their Income Tax Returns for the last two previous years. Hence, you are requested to submit the last 2 years Income Tax Return (ITR) or else we will deduct TDS as per the provisions of the above law.

10. RETENTION/ SECURITY DEPOSIT:

NA.

If you have MSME registration, you must mention your Udyam Registration No in your Invoice. Kindly mention not applicable in the Invoice if not a MSME Vendor.

Others: BOQ to be read in conjunction with technical specifications and drawings whether specified or not.

11. DEFECT LIABILITY PERIOD/ WARRANTY:

The Defects Liability Period shall be a period of 1 year from the date of the issuance of the Certificate of Final Completion of the project including handing over and completion of snag points.

12. LIQUIDATED DAMAGES/ PENALTY FOR DELAY:

Time is the essence of this contract. Non adherence to the time stipulation will attract liquidated damages. Liquidated damages for delay shall be 0.5% of contract value per week subject to maximum 5% of the contract value for delay from the agreed delivery period as mentioned earlier. However, liquidated damages for delay for completion up to first 30 days may be waived subject to satisfactory performance and at the discretion of the Project Head.

13. WORKMANSHIP & GAS-LEAK WARRANTY:

The contractor shall provide a warranty of 12 months from the date of successful commissioning and handing over of each floor's AC installation (From the date of installation tax invoice). During the warranty period, any defect related to installation, including but not limited to gas leakage, water leakage, vibration, and electrical faults arising out of poor workmanship, shall be rectified by the contractor free of cost within 24 hours of intimation. Minor complaints like water leakage issues should be resolved within 24 hours but major complaints like gas charging and compressor replacement will take 48 to 72 hours as per technical requirements, Incase of failure to rectify, owner reserves the right to get it rectified through other agency at contractor's risk and cost.

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14. MODE OF PAYMENT:

Payment will be released within **Seven (07)** days from the date of submission of the Tax Invoice. (Tax Invoice to be raised based on approved measurement sheet and clearance of all statutory compliance. However, the bills shall be submitted in such a manner that it has all requisite information & details for easy processing/ certification.

15. CUSTODY OF MATERIAL AT SITE:

The contractor is solely responsible for the safe custody of all the materials at the site **supplied by vendor and supplied by developers,** till the handing over of all the items to the client. In case of any loss/damage of any part / full material, the contractor should replace the same at their risk and cost without changing the project schedule.

16. EXTRA ITEMS:

The rates for extra items will be paid based on actual (cost of materials, /consumable justified wastages, plant & equipment hire charges, labour charges) plus 10% towards overheads &profit. The actual taxes & duties will be extra.

17. GENERAL CONDITIONS OF CONTRACT:

a) You will be fully responsible for the safe custody of all materials and equipment supplied and stocked at the site by you. In case IBPL supplies any material at the site which is to be used in this project, the responsibility of safe custody will lie with the contractor.
b) Tax will be deducted at source as per the statutory regulation of the Government. In case of exemptions or subsided rates of taxes, the necessary documents shall be submitted well in advance of processing the bill.
c) It is imperative that you have a healthy relationship with all other contractors/specialized agencies.
d) The contractor shall indemnify the employer in case of an accident, injury, or death of any workman employed by the Contractor for the execution of the work. The Contractor shall be liable for payment of compensation arising out of the same.
e) You shall provide effective supervision at the site with competent supervisory staff having the requisite authority to be made available all the time to coordinate with other services to achieve a fully coordinated installation. You will now be needed to prepare the necessary working drawings in coordination with other services.
f) All materials will be according to the approved makes.
g) Other General terms and conditions as per the discussion.
h) You are to follow the Safety Policy as per your standard policies, subject to approval from our Project Head.
i) Approved Performance Test certificates & approved Test reports, etc, as applicable shall be submitted.
j) All matter pertaining to change in scope of work from the original BOQ, VHTPL has the right to issue the Site Directive and Change Order. You will be issued Site Directive & Change Order for any deviation from the original scope of work.
k) You have confirmed that you would demonstrate exemplary mechanized construction and safety & housekeeping procedures and you would create benchmark of construction standards and a quality building.

Any difference between actual procurement price the agreed basic price will be either paid to you in case of the actual procurement price being more than basic price or to be deducted from price indicated in BOQ in case actual procurement price is lower than basic price. This method will apply for all the items like for which basic prices have been fixed and finalized as indicated in **Annexure – 1 (Basic Rates)**.

l) The Developer will provide one point three phase power supply to the Contractor's site at free of cost, further distribution as per its requirements, and therefore, the costs of cable, switches, fuses, etc. shall be borne by the Contractor. Contractor is to allow for all leads, plugs, etc., to provide the requisite power to carry out the Works.

m) The developer will provide one tap off point to the contractor at free of cost.

n) Completion Period: IBPL emphasized and you agreed that the earliest completion of the project helps both. You will put all-out efforts to achieve "record completion schedules" using fully mechanized construction procedures. Time is the essence of the contract. Total completion schedule is 30 days from the Start Date of NOA for this Phase.

o) Before you start work at the project site, you are required to:
   - Initial every page of the Contract document with the date.
   - Submit copies of the labour Licence.

   However, the completion/hand over dates will remain unchanged and will not have any bearing on the submission date of the above documents.

p) **Arbitration**: If any dispute, controversy, or claim between the parties arises out of or in connection with this Agreement, including the existence, breach, termination, or validity thereof (Dispute), the parties shall use all reasonable endeavors to negotiate with a view to resolving the Dispute amicably. If a party gives the other party notice that a Dispute has arisen (a Dispute Notice) and the parties are unable to resolve the Dispute amicably within 15 days of service of the Dispute Notice (or such longer period as the parties may mutually agree), then the Dispute shall be referred to arbitration. Any Dispute shall be referred to and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996.

18. TERMINATION CLAUSE:

1. Company may terminate this Work Order, without assigning any reason by providing Seven (7) days prior written notice to the Vendor.
2. Any Work Order issued by the Company shall be for the assigned work/service contained therein for a timeframe, deadline, cut-off date. Any work that goes beyond the deadlines, timeframe, dates shall not be construed to be renewal or deemed to be renewal of any work order/work order. Renewal shall be at the sole discretion of the Company and subject to new terms and conditions.
3. If the Vendor fails to complete work, follow the timelines, avoid to work, demands any exceed amount/s than prescribed in work order, or caused loss, damage to construction, damage to the work order, or caused the delay to the Company for further process, in such cases the Vendor shall be liable for pecuniary penalties, fines, damages and compensation to the Company as per its calculations and Vendor hereby explicitly undertakes to make good any loss, damages or to pay penalties, fines, compensation immediately to the Company and it has right to terminate the service at any point of time according to Clause 1 and its subclauses.
4. In the event the work order is terminated for any reason, the Vendor shall forthwith hand over to the Company the possession of all documents, material, belongings and any other property belonging to the Company or pertaining to any assigned work that may be in the possession of the Vendor or any of its personnel assigned to perform any work under the work order.
5. Immediately upon instructions, pre-termination, termination, or expiry of this work order, the Vendor shall return all belongings, documents, tools, instruments, support, properties, material, data, and information provided by the Company and shall provide to the Company all or any reasonable assistance, information for transfer of any ongoing work/services to the Company or any succeeding service, remaining work to any other Vendor or person/s nominated by the Company.

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6. Prior to commencing of actual work contained in the Work Order, the Vendor shall obtain all due permission/s, licenses, permits for the said work with due application, complying its fees and charges to appropriate authority/ies, body/es, Govt. Departments and to submit its notarized copies to the Company, if the Company receives any notice of claim, demand, show cause notice and/or receives any loss, damage, stay, status quo, stop work from any authority for the failure, fault, default of non-permission, non-compliance, permission, improper, wrong compliance of Vendor and/or the Company suffers any loss, damage, financial loss, compensation, penalty/ies, fines in absence of any permit, permission, compliance, due to non-compliance of fees, charges, permissions or for any issue mentioned herein and/or any neglected/ignored compliances, non-compliance knowingly or unknowingly, the Vendor undertakes to make good, compensate without any delay to the Company and the Vendor shall be liable to reimburse the said damage, loss immediately.
7. The Vendor hereby explicitly agrees that the Company shall not be responsible for any accident caused to the Vendor or any person/s, employee, labours, workers, or officers whether authorized or not, or for their unlawful, unwarranted activity at the premises of the Company or any place. The Vendor hereby explicitly undertakes that he shall insure all its employees, workers, labours from any risk and its insurance notarized copy/is submitted to the Company if any accident, injury, damage, unpleasant happenings caused to its employee, workers, employee, property and/or any other person/s present there and/or property of others the Vendor shall be solely liable and responsible for the same and the Company shall not be responsible, liable or to be held responsible for such incidents either individually, jointly, severally, vicariously or otherwise.
8. Termination of the work order shall not however affect any liabilities incurred by the Vendor prior to the termination of the work order.
9. Any other Termination clause mentioned anywhere in the Tender Document will be superseded by the Termination.

19. Compliances with applicable anti bribery, anti-corruption, anti-money laundering or similar laws or regulations:

- The Vendor hereby agrees that in connection with its activities related to this contract or agreement, neither the Vendor nor any agents, affiliates, employees, or other person acting on its behalf will offer, promise, give, or authorize the giving of anything of value, or offer, promise, make, or authorize the making of any bribe, rebate, payoff, influence payment, facilitation payment, kickback, or other unlawful payment, to any government official, political party, or candidate for public office in order to obtain or retain business, gain any unfair advantage, or influence any act or decision of a government official.
- In the event that the Company determines, in its sole discretion, that the Vendor or its agents, affiliates, employees or other persons acting on its behalf, has engaged in a conduct that violates the applicable anti-bribery, anti-corruption, anti-money laundering or similar laws and regulations, the Company shall immediately have the right to suspend payment and to suspend or terminate the Agreement. The Vendor will solely be responsible for any penal consequences related to any unlawful acts or activities conducted against the prevailing laws.
- Indemnity: The Vendor shall indemnify the Company and its officers, employees, directors and owners (direct or indirect) (collectively, the "Company Indemnified Parties") from and against any and all liabilities, suits, obligations, fines, damages, penalties, claims, losses, costs, charges and expenses, including without limitation reasonable attorney's fees and charges (collectively, "Company Claims"), that may be imposed upon, incurred by or asserted against any of the Company Indemnified Parties by any third party by reason of the breach or non-performance by the Vendor of its obligations under this contract and any gross negligence, fraud or willful misconduct by the Vendor in connection with the performance of its duties hereunder. The foregoing indemnification shall survive the termination or expiration of this contract ".

International Bio-tech Park Ltd.

International Biotech Park Ltd.
International Biotech Park, Genesis Square, MIDC Phase-II,
Hinjawadi-Mann, Pune-411 057.

T: +91 20 6790 3900
www.tcgibp.com

Registered Address:
TCG Financial Centre, 11th Floor, Plot No. C-53, G-Block,
Bandra Kurla Complex, Bandra East, Mumbai-400098.

T: +91 22 6747 9999 CIN: U74999MH2003PLC141236

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Invoice to be raised at the following address: International Biotech Private Limited, Genesis Square, Plot 15, Rajiv Gandhi Infotech Biotech Park, MIDC Phase-II, Hinjawadi, Pune- 411 057. Ph. + 91 020 67903900, **GST: 27AABCI1236J1ZQ**

As a token of acceptance of this award, you are requested to sign a duplicate copy of this Notice of Award and send it back to the Developer's Representative.

We are looking forward to working with you on this Project and congratulate you on your success with this contract award.

Yours faithfully,

International Bio-tech Park Ltd.

AEON MICRO CONDITIONING SOLUTIONS

Authorized Signatory

Encl. : **Annexure – 1 (Bill of Quantities)**
Annexure – 2 (SAP BOQ)

Award letter terms and conditions accepted

Name :

Signature:

Company:

BOQ(Annexure-1)						
Sl.No.	Item Description	HSN Code	Unit	Qty	Rate	Amount
1	Standard Installation, Pressure Testing, Vacummizing, Testing & Commissioning of Hi Wall Unit - 1.0 TR to 2.0TR	995469	Nos.	7.00	1,300.00	9,100.00
2	Refrigeration Piping for Hi Wall Unit - 1.0 TR to 2.0TR	74111000	Mtr.	7.85	850.00	6,672.50
3	Interconnecting Cable Indoor & Outdoor 2.5 Sq mm X 4 Core for Hiwall	73089090	Mtr.	7.85	140.00	1,099.00
4	Power Cable Indoor & Outdoor for hiwall	73089090	Mtr.	31.95	130.00	4,153.50
5	Drain Pipe - 25mm	39172390	Mtr.	25.05	100.00	2,505.00
6	Outdoor Unit L-Stand For Hi Wall Unit	730120	Nos.	6.00	750.00	4,500.00
7	Outdoor Unit Jumbo L-Stand For Hi Wall Unit	730120	Nos.	1.00	950.00	950.00
8	Three Pin Top	853669	Nos.	7.00	150.00	1,050.00
9	Rubber Stand	730120	Nos.	7.00	60.00	420.00
10	Drain Insulation	995469	Nos.	8.00	30.00	240.00
11	Wrapping Tape & Sleeve for Drain Pipe	995469	Nos.	7.30	200.00	1,460.00
TOTAL						32,150.00
GST @ 18%						5,787.00
Total Including GST						37,937.00

International Bio-tech Park Ltd.

AEON AIRCONDITIONING SOLUTIONS

Work Order

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Company International Biotech Park Ltd	**Unit Name:** The Crown Green Phase II	**Vendor Name:** AEON AIRCONDITIONING SOLUTIONS
Company Address: Plot No. C-53, G # Block,, TCG Financial Centre, 11th and 12th Floors Mumbai,400098	**Unit Address:** Ground Floor, CSF Building,, Rajiv Gandhi Infotech Biotech Park,, Phase II, Hinjewadi, Pune, 411057,MAHARASHTRA	**Vendor Address:** Office No 108 & 109., Devashree Garden Commercial Complex, R. W. Sawant Marg. Above Sheetal Dairy, Rutu Park,Thane Mumbai,400601
	Place of Supply: Maharashtra	
PO No: 5000005599 **PO Date:** 27.10.2026	**GSTIN No:** 27AABCI1236J1ZQ	**GSTIN No:** 27AYYPS2229K1ZK **PAN No:** AYYPS2229K

Track. No.	Job Description	Qty.	UOM	Rate	HSN/SAC Code	Net Amount	Tax Code	CGST%	Value	SGST%	Value	IGST%	Value	Tax Amount	Gross Amount
	AC Installation Works for NT3 < (> &<)> NT4 Sample Flats (2BHK < (> &<)> 3BHK) for Residential Project at "THE CROWN GREENS", Phase # II, Plot No. 7, International Biotech Park Limited (IBPL), MIDC, Phase -2, Hinjewadi, Pune.														
1	Standard Installation, Pressure Testing, Vacummizing, Testing & Commissioning of Hi Wall Unit - 1.0 TR to 2.0TR	7	each	1,300.00	995469	9,100.00	IE	9.00	819.00	9.00	819.00	0.00	0.00	1,638.00	10,738.00
2	Refrigeration Piping for Hi Wall Unit - 1.0 TR to 2.0TR	7.850	Meter	850.00	74111000	6,672.50	IE	9.00	600.53	9.00	600.53	0.00	0.00	1,201.06	7,873.56
3	Interconnecting Cable Indoor & Outdoor 2.5 Sq mm X 4 Core for Hiwall	7.850	Meter	140.00	73089090	1,099.00	IE	9.00	98.91	9.00	98.91	0.00	0.00	197.82	1,296.82
4	Power Cable Indoor & Outdoor for hiwall	31.950	Meter	130.00	73089090	4,153.50	IE	9.00	373.82	9.00	373.82	0.00	0.00	747.64	4,901.14
5	Drain Pipe - 25mm	25.050	Meter	100.00	39172390	2,505.00	IE	9.00	225.45	9.00	225.45	0.00	0.00	450.90	2,955.90
6	Outdoor Unit L-Stand For Hi Wall Unit	6	each	750.00	730120	4,500.00	IE	9.00	405.00	9.00	405.00	0.00	0.00	810.00	5,310.00
7	Outdoor Unit Jumbo L-Stand For Hi Wall Unit	1	each	950.00	730120	950.00	IE	9.00	85.50	9.00	85.50	0.00	0.00	171.00	1,121.00
8	Three Pin Top	7	each	150.00	853669	1,050.00	IE	9.00	94.50	9.00	94.50	0.00	0.00	189.00	1,239.00
9	Rubber Stand	7	each	60.00	730120	420.00	IE	9.00	37.80	9.00	37.80	0.00	0.00	75.60	495.60
10	Drain Insulation	8	each	30.00	995469	240.00	IE	9.00	21.60	9.00	21.60	0.00	0.00	43.20	283.20
11	Wrapping Tape & Sleeve for Drain Pipe														

International Bio-tech Park Ltd.

AEON AIRCONDITIONING SOLUTIONS

Work Order

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Company International Biotech Park Ltd	**Unit Name:** The Crown Green Phase II	**Vendor Name:** AEON AIRCONDITIONING SOLUTIONS
Company Address: Plot No. C-53, G # Block,, TCG Financial Centre, 11th and 12th Floors Mumbai,400098	**Unit Address:** Ground Floor, CSF Building,, Rajiv Gandhi Infotech Biotech Park,, Phase II, Hinjewadi, Pune, 411057,MAHARASHTRA **Place of Supply:** Maharashtra	**Vendor Address:** Office No 108 & 109., Devashree Garden Commercial Complex, R. W. Sawant Marg. Above Sheetal Dairy, Ruta Park,Thane Mumbai,400601
PO No: 5000005599 **PO Date:** 27.10.2026	**GSTIN No:** 27AABCI1236J1ZQ	**GSTIN No:** 27AYYPS2229K1ZK **PAN No:** AYYPS2229K

Track. No.	Job Description	Qty.	UOM	Rate	HSN/SAC Code	Net Amount	Tax Code	CGST%	Value	SGST%	Value	IGST%	Value	Tax Amount	Gross Amount
		7.300	each	200.00	995469	1,460.00	IE	9.00	131.40	9.00	131.40	0.00	0.00	262.80	1,722.80
	Total					32,150.00			2,893.51		2,893.51		0.00	5,787.02	
Amount in words: INR THIRTY SEVEN THOUSAND NINE HUNDRED THIRTY SEVEN & TWO Paise only													**Total Amount (INR)**		37,937.02

For: International Biotech Park Ltd

Authorized Sigratory