



PO No. : 5000004974

Date : 09.02.2026

**AEON AIRCONDITIONING SOLUTIONS**

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

**Sub: Standard installation work and re-work of Ac for 1<sup>st</sup> and 2<sup>nd</sup> Floor of J Building (Co Living) for "THE CLIFF GARDEN", Phase-2A, VH Township Private Limited, Plot – R2/1**

**Notice of Award**

Dear Sir,

**1. INTRODUCTION:**

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.

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 **1 month 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.

**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:

Standard installation work of Ac for 1 <sup>st</sup> and 2 <sup>nd</sup> Floor of J Building (Co Living)	(1 Months) Start Date: February 9, 2026 End Date: March 08, 2026
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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.

**VH Township Private Limited.**

International Biotech Park, Genesis Square,  
MIDC Phase II, Hinjawadi-Maan, Pune 411 057

Tel: +91 20 6790 3900

**Registered Office:**

TCG Financial Centre, 11<sup>th</sup> Floor, Plot No. C-53, G-Block,  
Bandra Kurla Complex, Bandra East, Mumbai 400098

CIN: U45400MH2007PTC171668





**3. LIQUIDATED DAMAGES/ PENALTY FOR DELAY:**

In case of delay in completion of delivery beyond the schedule specified time, the Owner is entitled to levy liquidated damage at the rate of 0.5% of the order value for every week of delay or part thereof, subject to a maximum of 5% of order value.

**4. THE CONTRACT AMOUNT:**

We confirm our acceptance of the contract amount of ₹ 1,10,141.00 (Rupees One Lakh Ten Thousand One Hundred Forty One 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.

**5. SCOPE OF WORK:**

Standard installation work of Ac for 1<sup>st</sup> and 2<sup>nd</sup> Floor for J Building (Co Living) for VHTPL, Phase-2A. The details scope of work shall be as per BOQ (Annexure-1).

**6. LOCATION:**

The Cliff Garden, Phase-2A for Block-J, VH Township Pvt. Ltd, Plot – R2/1 site.

**7. SPECIFICATIONS:**

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

**8. MEASUREMENTS:**

As per IS

**9. PAYMENT TERMS:**

- Payment will be released within 15 days from the date of submission of the Tax Invoice. (Tax Invoice to be raised based on approved measurement sheet and all statutory compliance documents).
- However, the bills shall be submitted in such a manner that it has all requisite information & details for easy processing/ certification.
- GST will be paid on reflection of the same in our GSTR2B.

**10. RETENTION/ SECURITY DEPOSIT:**

NA

**11. DEFECT LIABILITY PERIOD/ WARRANTY**

NA.

**12. MODE OF PAYMENT:**

Payment will be released within **Fifteen (15)** 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.

**13. CUSTODY OF MATERIAL AT SITE:**

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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.

**14. 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.

**15. GENERAL CONDITIONS OF CONTRACT:**

- a) TCG Developments India Pvt. Ltd. has been appointed as the Developer's Representative for the Project. You are required to coordinate with them on all matters pertaining to your work and the Contract.
- b) It is imperative that you have a healthy relationship with all other contractors/specialized agencies.
- c) The Vendor shall indemnify the employer in case of an accident, injury, or death of any workman employed by the Vendor for the execution of the work. The Vendor shall be liable for payment of compensation arising out of the same.
- d) You shall provide effective supervision at the site with competent supervisory staff having the requisite authority to be made available as per site requirements during working hours. You will now be needed to prepare the necessary working drawings.
- e) All materials will be according to the approved makes.
- f) You are to follow Safety Policy as per your standard policies subject to approval from our Project Head.
- g) Approved Performance Test certificates & approved Test reports etc., as applicable shall be submitted.
- h) All matters pertaining to change in scope of work from the original BOQ, VHTPL/ TCG has the right to issue the Site Directive and Change Order. You will be issued a Site Directive & Change Order for any deviation from the original scope of work.
- i) You have confirmed that you would demonstrate exemplary mechanized construction and safety & housekeeping procedures and you would create a benchmark of construction standards and a quality building.
- j) 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, of 1996.
- k) The Vendor shall arrange the site office, labour hutment, and ablution block at their own cost if required.
- l) The Developer will provide one point three-phase power supply, to the Vendor's site. The Developer has already obtained the temporary power connection from the MSEDCL/MSEB (350 kw). From this connection, electric power for construction purposes shall be provided at one point within the Site free of cost.
- m) Construction water will be provided by the developer at free of cost.

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**16. 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 sub clauses.
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.
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. 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 work order 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,

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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.

9. 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.

10. 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 work order 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 work order. "

11. Termination of the work order shall not however affect any liabilities incurred by the Vendor prior to the termination of the work order.

12. Any other Termination clause mentioned anywhere in the Tender Document will be superseded by the Termination clause mentioned here.

**17.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

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CIN: U45400MH2007PTC171668



connection with the performance of its duties hereunder. The foregoing indemnification shall survive the termination or expiration of this contract “.

You will mobilize within 2 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.
- Submit security deposit if applicable.
- Submit performance/ Bank guarantee if applicable.

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

**TCG Developments India Pvt. Ltd.** has been appointed as the Developer’s Representative for the Project. You are required to co-ordinate with them on all matters pertaining to your work and the Contract.

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

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, TCG Developments India Private Limited, BIP Building-A, Block EP & GP, Sector-V, Salt Lake City, Kolkata-700091.

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

Yours sincerely,

For VH Township Pvt. Ltd.



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Encl. :           **Annexure – 1(Terms & Conditions )**  
                      **Annexure – 2(Bill of Quantities)**  
                      **Annexure – 3(SAP BOQ)**

Award letter terms and conditions accepted

Name       :

Signature   :

Company    :    On and behalf of

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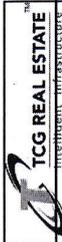
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BOQ (Annexure - I)					
Sl. No.	Product Details	UNIT	QTY	RATE	AMOUNT
1	Standard Installation, Pressure Testing, Vacuumizing, Testing & Commissioning of Hi-Wall Unit - 1.0 TR to 2.0TR	NOS.	16	1300	20,800.00
2	Refrigeration Piping for Hi-Wall Unit - 1.0 TR to 2.0TR	RMT	17.04	850	14,484.00
3	Interconnecting Cable Indoor & Outdoor 2.5 Sq mm X 4 Core for Hi-wall	RMT	17.47	140	2,445.80
4	Power Cable Indoor & Outdoor for Hi-wall	RMT	26.27	130	3,415.10
5	Drain Pipe - 25mm	RMT	54.02	100	5,402.00
6	Outdoor Unit L-Stand For Hi-Wall Unit	NOS.	12	750	9,000.00
7	Outdoor Unit Jumbo L-Stand For Hi-Wall Unit	NOS.	4	950	3,800.00
8	Three Pin Top	NOS.	16	150	2,400.00
9	Rubber Stand	NOS.	16	60	960.00
10	Drain Insulation	NOS.	4	30	120.00
11	Core Cutting	NOS.		2000	-
12	Wrapping Tape & Sleeve for Drain Pipe	NOS.	14.72	200	2,944.00
<b>TOTAL</b>					<b>65,770.90</b>
<b>GST @18% EXTRA</b>					<b>11,838.76</b>
<b>GRAND TOTAL</b>					<b>77,609.66</b>



BOQ (Annexure - I)					
Sl. No.	Product Details	UNIT	QTY	RATE	AMOUNT
1	Dismantling of Existing Indoor Hi-wall unit	NOS.	9	1,000	9,000.00
2	Standard Installation, Pressure Testing, Vacuumizing, Testing & Commissioning of Hi Wall Unit - 1.0 TR	NOS.	9	1,300	11,700.00
3	Drain Insulation	NOS.	9	30	270.00
4	Gas Top up	KG	9	2,400	21,600.00
5	Wrapping Tape & Sleeve for Drain Pipe	NOS.	9	200	1,800.00
<b>TOTAL</b>					<b>44,370.00</b>
<b>GST @18% EXTRA</b>					<b>7,986.60</b>
<b>GRAND TOTAL</b>					<b>52,356.60</b>





# Work Order

<b>Company</b> VH Township Private Limited (Formerly known as Vornado Company) Plot No. C-53,G # Block,, TCG Financial Centre, 11th and 12th Floors, Mumbai,400098	<b>Unit Name:</b> The Cliff Garden Phase II <b>Unit Address:</b> Plot R2/1, & R2/2, Village - Maan,, Rajiv Gandhi Infotech Park, Hinjawadi,, Phase 111, Pune, 411057,MAHARASHTRA <b>Place of Supply:</b> Maharashtra	<b>Vendor Name:</b> AEON AIRCONDITIONING SOLUTIONS <b>Vendor Address:</b> Office No 108 & 109,, Devashree Garden Commercial Complex, R. W. Sawant Marg. Above Sheetal Dairy, Rutu Park,Thane Mumbai,400601
<b>PO No:</b> 5000004974 <b>PO Date:</b> 09.02.2026	<b>GSTIN No:</b> 27AACCV5602LIZ6	<b>GSTIN No:</b> 27AYYPS2229KIZK <b>PAN No:</b> AYYPS2229K

SL No.	Job Description	Qty.	UOM	Rate	HSN/SAC Code	Net Amount	Tax Code	CGST%	Value	SGST%	Value	IGST%	Value	Tax Amount	Gross Amount
I	AC Re-work (1st < (> &< > 2nd Floor) at J Building, VHTPL														
1	Dismantling of Existing Indoor Hi-wall unit	9	each	1,000.00		9,000.00	IE	9.00	810.00	9.00	810.00	0.00	0.00	1,620.00	10,620.00
2	Standard Installation, Pressure Testing, Vacuumizing, Testing & Commissioning of Hi Wall Unit - 1.0 TR	9	each	1,300.00		11,700.00	IE	9.00	1,053.00	9.00	1,053.00	0.00	0.00	2,106.00	13,806.00
3	Drain Insulation	9	each	30.00		270.00	IE	9.00	24.30	9.00	24.30	0.00	0.00	48.60	318.60
4	Gas Top up	9	Kilogram	2,400.00		21,600.00	IE	9.00	1,944.00	9.00	1,944.00	0.00	0.00	3,888.00	25,488.00
5	Wrapping Tape & Sleeve for Drain Pipe	9	each	200.00		1,800.00	IE	9.00	162.00	9.00	162.00	0.00	0.00	324.00	2,124.00
II	New AC Installation Work (1st < (> &< > 2nd Floor), J Building, VHTPL														
1	Standard Installation, Pressure Testing, Vacuumizing, Testing & Commissioning of Hi-Wall Unit - 1.0 TR to 2.0TR	16	each	1,300.00		20,800.00	IE	9.00	1,872.00	9.00	1,872.00	0.00	0.00	3,744.00	24,544.00
2	Refrigeration Piping for Hi-Wall Unit - 1.0 TR to 2.0TR	17.040	Meter	850.00		14,484.00	IE	9.00	1,303.56	9.00	1,303.56	0.00	0.00	2,607.12	17,091.12
3	Interconnecting Cable Indoor & Outdoor 2.5 Sq mm X 4 Core for Hi-wall	17.470	Meter	140.00		2,445.80	IE	9.00	220.12	9.00	220.12	0.00	0.00	440.24	2,886.04
4	Power Cable Indoor & Outdoor for Hi-wall	26.270	Meter	130.00		3,415.10	IE	9.00	307.36	9.00	307.36	0.00	0.00	614.72	4,029.82
5	Drain Pipe - 25mm	54.020	Meter	100.00		5,402.00	IE	9.00	486.18	9.00	486.18	0.00	0.00	972.36	6,374.36
6	Outdoor Unit L-Stand For Hi-Wall Unit	12	each	750.00		9,000.00	IE	9.00	810.00	9.00	810.00	0.00	0.00	1,620.00	10,620.00
7	Outdoor Unit Jumbo L-Stand For Hi-Wall Unit														

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# Work Order



**Company** VH Township Private Limited (Formerly known as Vornado  
 Plot No. C-53,G # Block,, TCG Financial Centre, 11th and  
 12th Floors,  
 Mumbai,400098

**Unit Name:** The Cliff Garden Phase II  
**Unit Address:** Plot R2/1, & R2/2, Village - Maan,, Rajiv Gandhi Infotech  
 Park, Hinjawadi,, Phase 111, Pune, 411057,MAHARASHTRA

**Vendor Name:**AEON AIRCONDITIONING SOLUTIONS  
**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:** 5000004974 **PO Date:** 09.02.2026

**GSTIN No:** 27AACCV5602L1Z6

**GSTIN No:** 27AYYPS2229K1ZK **PAN No:** AYYPS2229K

SL No.	Job Description	Qty.	UOM	Rate	HSN/SAC Code	Net Amount	Tax Code	CGST%	Value	SGST%	Value	IGST%	Value	Tax Amount	Gross Amount
8	Three Pin Top	4	each	950.00		3,800.00	IE	9.00	342.00	9.00	342.00	0.00	0.00	684.00	4,484.00
9	Rubber Stand	16	each	150.00		2,400.00	IE	9.00	216.00	9.00	216.00	0.00	0.00	432.00	2,832.00
10	Drain Insulation	16	each	60.00		960.00	IE	9.00	86.40	9.00	86.40	0.00	0.00	172.80	1,132.80
11	Wrapping Tape & Sleeve for Drain Pipe	4	each	30.00		120.00	IE	9.00	10.80	9.00	10.80	0.00	0.00	21.60	141.60
		14.720	each	200.00		2,944.00	IE	9.00	264.96	9.00	264.96	0.00	0.00	529.92	3,473.92
Amount in words: INR ONE LAKH TWENTY NINE THOUSAND NINE HUNDRED SIXTY SIX & TWENTY SIX Paise only														<b>Total Amount (INR)</b>	129,966.26

For: VH Township Private Limited (Formerly known as Vornado Hinjawadi Township Private Limited)

Authorized Signatory

