

WO No:- MYHPL/ANJUNA/2024/23

Date : 22/07/2024

To,

M/s. LIGHT@WORK Design Consultants Pvt. Ltd.
G1, Ground Floor, Shetye Plaza,
Warsha Colony, Porvorim,
Bardez Goa-403501

Kind Attn. : Ar. Kapil Surlakar

Contact No. : 9356064746

Email id : k.surlakar@lightdesignconsultants.com

GST No.: 30AABCL1109R1ZO

Subject : Work order for Architectural Lighting Design Consultancy for Five Star
Resort at Anjuna, Bardez Taluka, North Goa District, Goa – 403515.

Dear Sir,


This is with reference to your offer dated 19/07/2024; and subsequent discussion, we are pleased to award the work order for Architectural Lighting Design Consultancy for Five Star Resort at Anjuna, Bardez Taluka, North Goa District, Goa – 403515.

Further, scope of services & schedule of payment are attached herewith.

We wish you all the best and are looking forward to have a long lasting mutually benefitted professional tie up for future projects also.

Regards,
FOR **MYRAYASH HOTELS PVT. LTD.**


DIRECTOR

*Check
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Myrayash Hotels Pvt. Ltd.

Registered Address:
202, Building no. 12, Charvi Reemz Bardez, Anjuna Mapusa
North Goa GA 403509 IN
Tel 0832 2274201 info@myrayash.com
CIN: U74999GA2016PTCO13571



Corporate Address:
502, 5th Floor, Supreme Chambers, 17/18 Shah Industrial Estate,
Off Veera Desai Road, Andheri (W), Mumbai, Maharashtra 400053.
Tel +91 22 6190 0000 www.bharatrealty.in

TERMS AND CONDITIONS

1] SCOPE OF WORK :

Scope of Work includes the following:

Services to be rendered by your firm as Architectural Lighting Design Consultancy in connection with this project shall be as follow :

A] Exterior Lighting

A) Landscape Lighting Master plan for the entire site to include:

- 1] Hardscape and soft scape
- 2] Landscape features
- 3] Pathways, walkways and buggy tracks
- 4] Cliff Pool, Swimming pool, pool decks, Sun Decks
- 5] Building decks and Alfresco dining decks.
- 6] Banquet Lawns
- 7] Boundary wall lighting, Property entrance lighting
- 8] Parking zone

B) Façade Lighting of all buildings Exclusion:

Interior Lighting :

- 1] Drop Off
- 2] Arrival Lobby/ Lobby Lounge/ Pantry
- 3] The Hanger : Seating and Bar/Pantry
- 4] ADD : Indoor, Alfresco, Show kitchen
- 5] Ballroom to include:
 - a. Banquet Drop Off
 - B. Banquet Lobby
 - c. Pre-Function
 - d. Banquet Hall
- 6] Meeting Facilities
- 7] SPA and Fitness Facilities
- 8] Cliff Bar

Handwritten signatures and dates:
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- 9] Guest Toilets in all Public Areas
- 10] Changing Rooms
- 11] Kid's Club
- 12] Library and Boutique
- 13] Typical Standard Guest room
- a] Hill rooms : Small Block, Big Block, Suite
- b] Sea Rooms : Sea room, Suite
- c] Garden room
- d] Tent Unit
- e] Typical Guest Corridor
- 14] Owners Villa

Exclusion: BOH Areas.

DUTIES OF LIGHTING CONSULTANT :

A] Phase I: Research, Planning, and Concept

LIGHT@WORK Design Consultants Pvt. Ltd., (Henceforth referred to as the Lighting consultant) will take from the MYHPL, Architect, Interior designer, a full brief on all the areas in the scope of works. This brief is to include the required standards of the project, the design intent for each area, and any special criteria the MYHPL wishes to set for the project as a whole.

After the initial brief, the preliminary lighting design proposals will be prepared and this will be presented to the MYHPL in sketch layouts, general lighting locations, illumination levels and circuit loadings.

During the concept stage, preliminary discussions will take place with the Electrical consultant and Architect to establish dimmer rack and control positions.

Revisions to the concept may be necessary to fit in with changes in architecture or interior design. These could necessitate adjustments to the lighting concept, which would then be reviewed accordingly.

After signed approval of 'Concept design' the Lighting consultant will proceed to Phase II. Should the MYHPL request revisions to the concept these would be carried out prior to 'signing-off'.

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B] Phase II: Detail design, Specification, and Documentation

After approval of Phase I, the Lighting consultant will prepare the set of drawings required for the progress of the project. This will comprise lighting layouts on floor plans and reflected ceiling plans; circuit and control schedules, light fitting and dimming equipment specifications.

The lighting layout drawings will indicate locations of light fittings, the type of fitting and the relevant circuit. In the case of installation requiring builder's work, clear details will be provided for the Interior designer or Architect to prepare construction drawings.

The drawings will be circuited, with a circuit reference number relating to the circuit schedule information sheets. Each circuit is listed with the type and quantity of fittings, the load, the type of light source, and how it is to be controlled.

This is sufficient information for the control equipment manufacturers to do their detail design, apart from the phase allocation, which will be provided by the Electrical consultant.

The fitting schedules give all the necessary information on the lighting fittings that are being specified and enable the tenderers to offer alternative equivalents based on the type and the quality of the fittings specified. They provide a description of the fitting, the type of lamp to be used, the cut out and recess depth dimensions, the Manufacturers' reference, any special modifications required, the quantity and a prepared cut sheet on the fitting.

For quality control that is essential on all equipment, detailed specifications, both for the lighting fittings and the control equipment, are prepared and form an integral part of the documentation.

An accurate costing will be prepared at this stage based on the actual design, which will allow monitoring of the Tender figures.

If additional areas are included by the MYHPL during the design stage, an additional fee will be payable. Once the scope of additional areas is defined, an accurate costing would be given.

Should the MYHPL decide to radically change the use and /or concept of a specific area beyond the normal design amendments expected during a project, an additional fee would be negotiated based on a daily rate for design and drafting work, or as a lump sum.

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C] Phase III: Implementation and Site activity

Site coordination of installation works will generally be the responsibility of the Electrical consultant, but the Lighting consultant will be available to answer any problems, or make site adjustments, as necessary and as agreed with the fee schedule.

The Lighting consultant will not be expected to attend every site or coordination meeting but will attend when his presence is specifically requested by the Architect or MYHPL, and in accordance with the fee schedule.

The Lighting consultant will assist in site coordination with reference to reflected ceiling plans and the coordinated ceiling plans prepared by the Main contractors.

D] Phase IV: Final Inspection and Commissioning

Upon completion of the installation phase of the project, the Lighting consultant will supervise the fine-tuning and focusing of the lighting installation by the Contractors and will program all dimming and control equipment to ensure that all the lighting is correctly balanced, and that the effects in all areas are as originally intended in the concept.

II] CONSULTANCY CHARGES :

The agreed Contract Value for Architectural Lighting Design Consultancy shall be as follows:
Rs. 37,50,000/- + Rs. 6,75,000/- GST (18%) = Rs. 44,25,000 /- (Rupees Forty Four Lakh Twenty Five Thousand only).

Irrespective of area and space, there will be no change in contract fee in the event of change in areas and usage.

III] TAXES AND DUTIES :

- a) GST as applicable
- b) Income tax and any other statutory deductions shall be deducted from bill as per the rules in force.

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Signatures:
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IV] TERMS OF PAYMENT:

The following stages of payments shall be adhered to during the progress of work:

Description	Percentage
On appointment.	15%
Concept design	20%
Detailed design/Documentation	30%
Construction Mgmt. (Pro Rata)	25%
On Completion and final focusing	10%
Total	100%

V] SITE VISIT :

Site visits allocated for this project and all travel, accommodation, food and visa cost will be provided by MYHPL. All travels shall be in economy class and accommodation shall be in 3 / 4 star hotel.

VI] REIMBURSABLE :

All incidental expenses will be recharged to the MYHPL on a monthly basis. This includes expenses incurred on all trips related to the project, and airfares, hotel accommodation and living expenses are to be paid directly by the MYHPL.

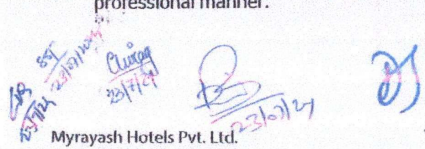
All invoices on reimbursable will be payable to the Lighting consultant upon presentation. Interest of 1.5% per month will be charged on overdue accounts.

Allowance has been made in the fee structure for the provision of 4 sets of paper prints with associated documentation to be supplied to the MYHPL and other Consultants. Additional sets of drawings and documentation will be recharged at cost price plus 10% handling charge.

Any material purchased by the Lighting consultant for relevant research is to be recharged at cost but must be approved by the MYHPL in advance.

VII] TERMS AND CONDITIONS :

1.0 The Lighting Consultant shall provide the services to the MYHPL in a competent and professional manner.



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2.0 During the term of this Agreement, the relationship between LIGHT@WORK Design Consultants Pvt. Ltd. and the MYHPL shall be that of an independent consultant and not that of employee.

3.0 The Lighting consultant shall in relation to the performance of this agreement observe and comply with any reasonable regulations and procedures initially laid down by the MYHPL and advised in writing to LIGHT@WORK Design Consultants Pvt. Ltd. prior to providing of the services.

4.0 LIGHT@WORK Design Consultants Pvt. Ltd. will provide only consultancy services, and all Contractors and Sub-contractors will be appointed directly by the MYHPL.

5.0 Should the MYHPL abandon the project, he shall notify the Lighting consultant 30 days in advance of his intentions to do so, and shall pay all fees for the work carried out by the Lighting consultant to the point of cessation of work on the Project, in accordance with the fee schedule, together with all expenses and reimbursable charges up to that point.

VIII] Escalation:

The Contract value shall be valid till completion of the work i.e 40 months. No claim towards escalation of contract value on any account shall be entertained during this entire period of project.

IX] Termination of Agreement:-

a. By the Employer

The Employer may terminate the agreement by notice to the consultant with a minimum notice period of 1 month. On receipt of the notice the consultants shall immediately make Arrangements to stop the services and minimize expenditure.

b. By the Consultant

If Circumstances arise for which the consultant is not responsible and which make it impossible for him to perform in whole or in part the services in accordance with the agreement he shall promptly dispatch a notice to the employer. In these circumstances if certain services have to be suspended, the time for their completion shall be extended until the circumstances no longer apply plus a reasonable period not exceeding 10 days for resumption of them. When the period of such suspension exceeds 3 month, the consultant can by notice of at least 15 days terminate the agreement.

X] ARBITRATION

Any difference and disputes arising between the MYHPL and MCPL on any matter connected with this Agreement or in regard to the interpretation of the content thereof shall be mutually settled within the provisions of the Council of Architects India (Mumbai) Failing which, the dispute shall be referred to Arbitration as per the Indian Arbitration Act, 1995.

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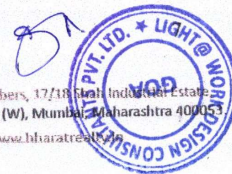
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Handwritten notes: 23/07/17, 27/07/17

You are requested to return copy of this letter of acceptance enclosed in duplicate, duly signed by you in token of your agreement to abide by the aforesaid terms and condition.

Thanking You,

Yours Faithfully,

For MYRAYASH HOTELS PVT. LTD.



DIRECTOR


ACKNOWLEDGEMENT

I/we hereby acknowledge the receipt of Work order dated _____ & have agreed to comply with all terms and conditions mentioned in this letter & execute the work in good practice & recognized principles.

Received & Accepted

For M/s. LIGHT@WORK Design Consultants Pvt. Ltd.




Authorized Signatory
DIRECTOR. 24/07/24.

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