

PROJECT EXECUTION NOTICE (PEN) / FIXED-RATE RFQ

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Project Platform: VendorMate (Product of Zugnoo Home Sync Solution LLP)

1. EXECUTIVE SUMMARY & PROJECT HIGHLIGHTS

Notice: Empanelled Finishing Contractors, Tiling/Marble Agencies, and Civil Subcontractors are invited for the turnkey **Tiling, Marble/Granite Laying, Gypsum Plaster & Waterproofing Works** for **Godrej Residential Projects (HSOB / Jardinila Clusters)** across Greater Noida & Noida.

Key Project Parameters

Parameter	Project Detail / Requirement
Project Title	Premium Tiles, Marble, Granite & Finishing Execution Contract
End Customer / Principal	M/s Godrej Properties Ltd. (Godrej)
Issuing Authority	L1 contractor/ ASP of main client
Project Location	Greater Noida / Noida Region (UP)
Minimum Allocation Value	₹50.0 Lakhs – ₹2.0+ Crore per Vendor (Long-term multi-tower scope)
Commercial Model	Fixed Item Rate Schedule (UOM Basis: Sft / Rft / Sqm)
Execution Horizon	Long-Term Project (Phased Tower Handover)

Target Vendor	Experienced Tiling, Stone & Interior Civil Finishing Agencies
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2. PROJECT MEDIA & QUICK RESOURCE LINKS

All participating contractors must review technical rate cards, layout drawings, and compliance agreements prior to capacity submission:

-  **2.1 Audio Briefing:** [NA](#)
-  **2.2 Site Field Snaps:** [NA](#)
-  **2.3 Master Architectural Drawings:** [NA](#)
-  **2.4 Draft Agreements:**
 - [Download Subcontractor Draft Work Order Agreement \(PDF\)](#)
 - [Download VendorMate MOU & MSA Agreement Draft \(PDF\)](#)
-  **2.5 Commercial Rate Schedule:** [Download Itemized Tiling & Stone Work Rate Card \(Excel\)](#)

3. TECHNICAL SCOPE OF WORK (SOW)

The contractor is responsible for skilled labor, tools, cutting machinery, and execution as per Godrej Finishing Standards:

None

[Surface Preparation] → [Waterproofing & Plaster] → [Tile & Stone Laying] → [Moulding & Polishing] → [Handover]

(Cleaning & Levelling) (Box Packing / Gypsum)
(Wall & Floor CM Matrix) (Groove & Edge Finish)
(Joint Sign-off)

Key Execution Highlights

1. **Wall & Floor Tiling:** Fixing wall tiles including rough plastering and floor tiles with cement mortar (CM) matrix.
2. **Waterproofing:** Execution in toilets and balconies including box packing with materials.
3. **Granite & Marble Works:** Erection, threshold fixing, dado moulding, groove cutting, and dual-side edge polishing.
4. **IPS & Kota Flooring:** IPS flooring in utility zones and Kota stone fixing in staircases/landings.

4. MASTER COMMERCIAL RATE CARD (ITEMIZED BOQ)

All rates are fixed execution rates based on image analysis of the approved rate list:

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Item No.	Description of Work / Line Item	Unit (UOM)	Approved Rate (₹) (excl. GST)
1	Gypsum Plaster Work	Sft	₹16.00
2	RMP Work (Readymix Plaster)	Sft	₹16.00
3	Waterproofing Work (incl. Box Packing with material for Toilets & Balconies)	Sqm	₹650.00
4	I.P.S Flooring	Sft	₹21.00
5	Tiles on Wall (including Rough Plaster)	Sft	₹42.00
6	Tiles in Floor (with Cement Mortar)	Sft	₹30.00
7	Marble Flooring (including Cutting & Laying as per Drawing)	Sft	₹70.00
8	Marble Skirting	Rft	₹40.00
9a	Granite Work (without Polish)	Sft	₹55.00
9b	Granite Work (with Polish)	Sft	₹100.00
10	Marble Flooring (including Polish)	Sft	₹110.00
11	Granite Steps and Riser	Rft / Step	₹55.00 / Rft or ₹900.00 / Step

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12	Granite in Landing	Sft	₹55.00
13	Granite in Dado (with Moulding & both sides Polish)	Sft	₹120.00
14	Granite in Threshold	Rft	₹60.00
15	Groove Cutting in Steps (Granite for 3 lines)	Rft	₹30.00
16	Kota Flooring / Steps	Rft / Sft	₹40.00
17	Groove Making in Kota Stone	Rft	₹10.00

5. BILLING TIMELINE & COMMERCIAL TERMS

- **Billing Cycle:** Fortnightly / Monthly joint measurement certification (JMC) with main contractor engineers.
- **Payment Credit:** Disbursed within **15 to 20 days** post invoice acceptance.
- **Material Scope:** Tiles, Marble, Granite, Cement, and Sand provided free-issue by the Main Contractor at site stores. Vendor brings cutting tools, disc cutters, spacers, and skilled labor.

6. VENDORMATE FEES & ROYALTY SCHEDULE

Fee Head / Term	Amount / Percentage	Execution Mode & Payment Timeline
Portal Processing Fee	₹20,000 + 18% GST	Upfront non-refundable fee for capacity registration on portal.
Total VendorMate Royalty	2.0% – 5.0% of Work Order Value	Split into two tranches (50% + 50%):

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— 1st Tranche (Upfront)	50% of Royalty	Payable upfront as Commitment Fee upon Work Order issuance.
— 2nd Tranche (Balance)	50% of Royalty	Secured via Post-Dated Cheques (PDC); cleared on progressive billing.

7. ELIGIBILITY, SAFETY & LEGAL DISCLAIMER

- **Vendor Eligibility:** Registered firm with valid GST, PAN, and proven experience in multi-story residential finishing, tiling, or stone masonry.
- **Safety & EHS:** Mandatory PPE (Helmets, Safety Shoes, Dust Masks, Goggles) required for all tile-cutting and polishing workers.
- **Anti-Bypass Policy:** Any direct communication loop or attempts to bypass VendorMate with Godrej Properties or the L1 Contractor will lead to immediate disqualification and **permanent portal blacklisting**.

Designed & Published by: VendorMate Enterprise Team

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