

PURCHASE DIVISION
Advice for approval for credit to supplier

(E)

Date: 27-01-23		Prepared by: Venkatesh		Serial no. 13775	
Supplier name: Schindler india prt.ltd.		HO inward no.			
Firm/Company: MRMLLP		Project: GMR		HO received date	
PO/WO date: 18-8-21		PO/WO No. 79790		Scan ID.	

Sl no.	Bill no.	Bill date	Bill amount	Original attached
1.	C13600058011	26-12-22	1,48,499/-	☐ Yes ☐ No
2.				☐ Yes ☐ No
3.				☐ Yes ☐ No
4.				☐ Yes ☐ No

Amount A – Bills total (Excluding Transport & Hamali Charges):			1,48,499/-
Proof of delivery by way of: ☐ DCs/bill ☐ Steel report ☐ RMC pour report ☐ Solid block report ☐ Installation report			
MRN nos.:	Commission Report	Proof of delivery matches MRN	☐ Yes ☐ No
Amount B – Other Credits : Transportation charges			—
Amount C – Other Debits :			—
Amount D (D=A+B-C) – Amount to be credited to the supplier:			1,48,499/-
Amount E – PO / WO value:			1,350,000/-
Amount F – Difference (A – E):			12,01,501/-
Quantity received as per PO / WO		☐ Yes ☐ Excess received ☐ Short received ☐ Part received	
Close PO / WO		☐ Yes ☐ No – wait for balance material ☐ Other	
Payment – due date		06-02-23	
Remarks: part bill			

Approved by	Purchase Officer	Purchase Manager	M D	Accountant	Accounts Manager
Name:		Veer			
Sign:					
Date					
Approval limit	Upto 20k	Above 20k	Above 100k	Upto 20k	Above 20k

Notes: 1. In case amount to be credited to supplier and the bills total does not match, accountants to prepare JV for debit or credit. 2. This set should only have 5 documents i.e., advice to credit to supplier, original bill, proof of delivery, original purchase order with barcode, original requisition. 3. Do not attach additional documents like weighment slips, RMC batch reports, duplicate documents, Eway bills, test reports, etc. 4. In Amount A, exclude transport, Hamali charges, etc., and instead include in Amount B. 5. This report must reach HO within one working day of approval by purchase officer/purchase manager.

Schindler India Pvt. Ltd.
S. R. Arcade, 3rd Floor
1-2-73/2, 1-2-63 & 64, Parklane
Secunderabad 500003
Tel: 040 3095 0100 Fax: 040 3095 0199

GSTIN: 36AAECS1548J1Z7



Schindler

Tax Invoice Original for Recipient

No: CI3600058011

Date: 26.12.2022

Invoice for: (Bill to)

Modi Reality Mallapur LLP
5-4-187/3&3, II nd floor, Soham Mansion, MG Road
Secunderabad 500003

Site address (Place of Delivery)

Modi's GMR Block
Sy no: 19, Mallapur
secunderabad 500003

Customer GSTIN: 36AAEFM1459R1ZP
Order Ref: 302410630
Customer No. 110897454
Customer PAN: AAEFM1459R

Customer GSTIN: 36AAEFM1459R1ZP
Bill to: Telangana 36
Place of Delivery: Telangana 36
SAC Code: 995466

O/Reference	Qty	Amount INR
Description / Site address / Add.Text		
COMPOSITE SUPPLY OF WORKS CONTRACT IN RELATION TO IMMOVABLE PROPERTY SUPPLY & INSTALLATION, REPAIR & MAINTENANCE OF ELEVATORS & ESCALATORS		
Order no: 11657986 / Handover to Customer	1	125,847.30
Schindler 3000 / 11657986		
Modi's GMR Block, Sy no: 19, Mallapur, secunderabad 500003		
Subtotal		125,847.30
CGST 9%		11,326.00
SGST 9%		11,326.00
Grand Total		148,499.30

Total Amount for this Milestone 148,499.30

RUPEES ONE LAKH FORTY EIGHT THOUSAND FOUR HUNDRED NINETY NINE AND THIRTY PAISE ONLY

Payment method: By Cheque, Demand Draft, Electronic Fund Transfer

Payment terms: Payable within 1 day

PAN: AAEC1548J

Reverse Charge Mechanism # No



Digitally signed by DS
SCHINDLER INDIA
PRIVATE LIMITED 1
Date: 2022.12.27 08:54:49
IST
Reason: Sandhya Sharma
Location: Hyderabad -1 BR



Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037

Page : 1/3

Release balance 10% payment fot Schindler Lifts - GMR F block.

From: Anwar Baig (anwar@modiproperties.com)

To: venkateshwarlu@modiproperties.com

Cc: procurement@modiproperties.in; mep@modiproperties.in; purchase@modiproperties.com; minish@modiproperties.com; ramprasad@modiproperties.com; gmr-const@modiproperties.in; anandmehta@modiproperties.com

Date: Tuesday, January 24, 2023 at 10:29 AM GMT +5:30

Dear Venkat sir,

Please make request for Balance payment '10%' i.e., Rs. 1,41,146. Lift work completed and Handed over - GMR F Block.

Urgent.

Regards,

Mohammed Anwar Baig
Sr. Engineer | +91 90001 72534 | anwar@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.



Yahoo Mail - RE_ [EXTERNAL] Re_ Lift shafts pending works.pdf
203.6kB



5162068900.pdf
220.2kB

Purchase Order

Page(s) 1 Of 1

16-09-2021 11:35:11



79790

12.08.21 2:08:31

From Company : **Modi Reality Mallapur LLP**
5-4-187/3&3, II nd floor, Soham Mansion, MG Road, Secunderabad.
G S T No. : 36AAEFM1459R1ZP

Supplier Details

Schindler India PVT LTD

3A, 3rd floor, Dwaraka Central, Plot no. 57, Jaihind Enclave, Hi-Tech City Road, Madhapur, Hyderabad, Telangana - 500 081

GSTIN 36AAECS1548J1Z7

7337399686

Doc No	79790	187170
Doc Date	16-09-2021	
Quote No	0302326158	
Quote Date	30-07-2021	
SupplyType	Supply And Installation	

Kind Attn : Mr. E. Raghu Rama Sastry

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST	Amount
1 5203 - Equipment - machinery - Simplex Operation System (Lift) - NA - Nos 13 Passenger Lift- 6 stop - Schindler 3000	1.00	1,144,068.	0.00	18.00	1,350,000.24
Total Order Value . . .					1,350,000.24

Rupees : Thirteen Lakh(s) Fifty Thousand and Paise Twenty Four Only.

Terms and Conditions :-

Specification / Brand As per your negotiated quote dtd.30/07/2021 for 13 passengers - 6 stops lift.

Payment Terms As per details given in the Letter of confirmation dt.

Tax All taxes included in above price.

Delivery Date Lifts shall be delivered by 15/12/2021

Delivery Location Gulmohar Residency
Survey No 19, Mallapur, Hyderabad. NExt to NFC Railway Over Bridge
Phone. Contact: Security _____, Admin 9502211011

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty Comprehensive warranty including labour and parts upto one year from the date of commissioning.

Advance Paid 15% as advance along with purchase order Rs. 2,02,500/- through Cheque vide. _____ (Part payment), dtd.

Other Terms AMC charges shall be @4% of the P.O. value(Excl. GST)+GST per lift. for 1 st year after warranty, there after 5% increase on AMC charges per lift 5yrs above order is for E block purpose.

Completion Date As per details given in the Letter of confirmation dt.

Measurment Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable rooms with keys shall be in your custody.

Remarks Nil

PART DELIVERY DETAILS

S.no.	Bill no.	Bill Dt.	Amount
1.	54658	1/09	210600.50
2.	58011	26/12/22	1,48,499
3.			
4.			
5.			

For **Modi Reality Mallapur LLP**

Authorised Signatory

Name : _____

Accepted the above Terms And Conditions

For **Schindler India PVT LTD**

Date : ____/____/____

154.

APPROVED BY
02 JUL 2021
SOMAM MODI
MANAGING DIRECTOR

31.07.21

APPROVED BY
31 JUL 2021
M. K. ...
PROJECT MANAGER

For MDs APPROVAL

- ☒ High Value/quantity beyond limits.
- ☐ Po/Req. processed-post approval.
- ☐ Approval for technical details/clarification.
- ☐ Replenishing SLLP stock
- ☐ Other

20/8/21

Name : _____

Date : / /

Estimate/Draft PO

Page(s) 1 Of 1

18-08-2021 17:29:21

Original / Office Copy / Purchase Div. Copy

From Company : **Modi Reality Mallapur LLP**
5-4-187/3&3; II nd floor, Soham Mansion, MG Road, Secunderabad.
G S T No. : 36AAEFM1459R1ZP

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Doc No	79790	187170
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Kind Attn : Mr. E. Raghu Rama Sastry

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Total Order Value . . .					1,350,000.24

Rupees : Thirteen Lakh(s) Fifty Thousand and Paise Twenty Four Only.

Terms and Conditions :-**Specification / Brand** As per your negotiated quote dtd.30/07/2021 for 13 passengers - 6 stops lift.**Payment Terms** As per details given in the Letter of confirmation dt.**Tax** All taxes included in above price.**Delivery Date** Lifts shall be delivered by 15/12/2021**Delivery Location** Gulmohar Residency
Survey No 19, Mallapur, Hyderabad. Next to NFC Railway Over Bridge
Phone. Contact: Security _____, Admin 9502211011**Penalty For Delay** Nil**Transportation Cost** Included in the above price.**Warranty** Comprehensive warranty including labour and parts upto one year from the date of commissioning.**Advance Paid** 10% as advance along with purchase order Rs. 1,35,000/- through Cheque vide. _____ (Part payment), dtd.**Other Terms** AMC charges shall be @4% of the P.O. value(Excl. GST)+GST per lift. for 1 st year after warranty, there after 5% increase on AMC charges per lift 5yrs above order is for F block purpose.**Completion Date** As per details given in the Letter of confirmation dt.**Measurment** Nil**Security** You shall be responsible for your material at our site against theft or damage. Lockable rooms with keys shall be in your custody.**Remarks** Nil**For MDs APPROVAL**

- ☒ High Value/quantity beyond limits.
- ☐ Po/Req. processed-post approval.
- ☐ Approval for technical details/clarification.
- ☐ Replenishing SLLP stock
- ☐ Other

For **Modi Reality Mallapur LLP**

Authorised Signatory

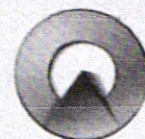
Name : _____

Accepted the above Terms And Conditions

For **Schindler India PVT LTD**

Name : _____

Date : ____/____/____



TERMS AND CONDITIONS

1. The Services:
- 1.01 Schindler will provide the following Services during normal working hours:-

Examining the Elevator Equipment regularly at periods in accordance with Government Regulations existing at the date of this Agreement and

Cleaning and adjusting the various component part of the Elevator Equipment within the limits of site adjustment and oiling and greasing those parts which require lubrication; and

Responding as soon as reasonably possible to the Customer's request to attend to any breakdown or faulty operation of the Elevator Equipment.

- 1.02 The "Customer" accepts that:

"Schindler" will deliver and replace or repair as per discretion of "Schindler", parts (excluding those parts specifically excluded as per terms of this Contract) which are discovered to be potentially detrimental to the safety of the user, or to the efficient and cost effective operation of the equipment, and which require, in discretion of "Schindler", immediate replacement / repair.

For the parts, which are excluded from the scope of this agreement, will be to the "Customer's" account. The "Customer" on submission of estimate by "Schindler" towards such costs shall give his consent through a written approval along with the advance payment.

In the case of emergencies, Schindler will respond as soon as is reasonably possible in all the circumstances and will take the necessary action to release passengers (where appropriate) and/or such other steps as Schindler considers necessary to render the Elevator Equipment safe. This service would be available round the clock on all working days as well as holidays for Elevators located in cities/towns having Schindler Service Centre.

2. Responsibility of Customer:

- 2.01 To ensure that the use of "The Equipment" will be restricted to the purpose for which it is intended, namely the convenience of passengers and/or goods, in a reasonable manner, taking due cognisance of the specified limits.
- 2.02 To immediately inform "Schindler" should "The Equipment" become inoperative.
- 2.03 To immediately inform "Schindler" should "The Equipment" become unsafe or malfunction, giving rise to risk of injury or damage to persons, property, or the equipment and shall supply to "Schindler" all available information concerning any incident.
- 2.04 To prevent during the currency of this agreement, any persons other than "Schindler" or its duly authorised employees or agents from carrying out any work whatsoever on "The Equipment", without the prior written consent of "Schindler". Non-compliance with this clause will relieve "Schindler" of any further obligation or liability in terms of this agreement.
- 2.05 To remain liable to "Schindler" for all payments due in terms of this agreement, even if Customer management premises in which "The Equipment" is installed changes unless:
- 2.06.1 The "Customer" obtains a written release from this obligation from "Schindler"
- 2.06.2 The "Customer" obtains a written agreement with the new Customer, user or management of the premises, in terms of which the new Customer, user or management assumes all the previous obligations of the "Customer" under this agreement, which assignment and terms shall be subject to the written approval of "Schindler".
- 2.06.3 To ensure that "Schindler's" workmen shall at all times have reasonable and undisturbed access to the installation.
- 2.08 To allow unrestricted access to Elevator machine for carrying out all necessary work. Will provide the machine room pit with adequate lighting, cooling, moisture control and ventilation as required to keep the equipment in optimum operating condition and cool enough to allow all personnel to work safely. The ambient temperature of Elevator machine room pit should be maintained below 45°C at all times for optimum and effective operation of the equipment.
- 2.09 Entry to machine room pit and equipment to be given only to personnel authorized by Schindler.
- 2.10 Not to use machine room pit as store room or as accommodation or for any other purpose other than Elevator equipment.
- 2.11 To keep and maintain the machine room in proper order and condition and to duly carry out the repairs that may be required to the machine room pit.

3. Contract validity

This contract is valid for the period mentioned in "Period of contract" on page one of this contract document. Upon expiry of this period, the contract shall have to be renewed for further period with the revised prices, terms and conditions etc.

4. SPECIFIC EXCLUSIONS FROM "SCHINDLER" UNDERTAKING

Unless otherwise agreed in writing between the parties the following items are specifically excluded from this agreement and the costs thereof will not be to the account of Schindler:

- 4.01 Costs of Call Backs and repairs necessitated by reason of negligence or misuse of the installation, or by reason of any cause except normal usage, shall be borne by the "Customer". All damages due to rain, water, fire or any other calamity, acts of nature and God, Vandalism, Acts of Government, Strikes, Theft, Blasts, Explosions, Floods, Riots, Civil commotion, War, Malicious mischief, etc.
- 4.02 Any work or replacement caused by interruption or variation of electrical current supply.
- 4.03 Any other cause beyond Schindler's control, except ordinary wear and tear.
- 4.04 The painting of landing doors, pit floors, motor room floors and ceiling.
- 4.05 All work to motor room light fittings, doors, batteries, windows and ventilation, etc., enclosures, hoist way enclosures, car and landing door panels, handrails, frames and sills, all finishes, landing doors, wall panels, suspended ceilings, lights, light diffusers, handrails, etc.
- 4.06 Work to glass door panels or floor covering, buried plungers and piping along outside the machine room and hoist way, telephone,

intercommunication systems, inter connecting cables for emergency closed circuit television systems, power generating displays and Elevator lighting.

Schindler

Should any of the excluded items above require attention in the form of labour and/or materials, and if the Customer requests "Schindler" to effect same, then "Customer" shall provide "Schindler" with a separate order, and the "Customer" shall bear the costs.

- 4.06 The installation of any additional equipment which is recommended or required by Government, Municipality, Insurance Company or any other authority. The costs of such additional work shall be borne by the "Customer" should "Schindler" undertake to do the work.
- 4.07 All other parts not manufactured or installed by Schindler. Schindler does not take responsibility for items of Elevator equipment not included in the contract.

- 4.08 The costs of any audits or inspections to the Elevators, performed by Government or any other independent organization upon the request of the customer.

5. Supply of Spare Parts (for Equipments older than 10 years): Schindler will supply such materials and component parts only so far as these are available and necessary for the performance of their obligations hereunder. Where materials, component parts or assemblies are no longer available due to obsolescence Schindler reserves the right, at the cost of the Customer, to obtain and use replacement materials, components parts or assemblies (as the case may be) where, in the opinion of Schindler such replacements improve the performance of the Elevator Equipment.

6. Limitation of Liability:

Schindler will not be liable to the Customer or any other person whomsoever:

In respect of any loss or damage to persons or property sustained by the Customer or any other person howsoever caused except as may arise from the negligence of Schindler its servants or agents.

In respect of any loss or damage or delay caused by strikes, fire, explosions, theft, flood, riots, civil commotion war or any other circumstances outside the control of Schindler.

It is further expressly agreed and acknowledged by the Customer that Schindler's liability under Condition 6 (i) above shall be limited to such loss or damage as may be the direct consequence of such negligence and such as might reasonably have been contemplated by the parties and shall in no circumstances extend to any direct or consequential damage (economic or physical) of any kind whatsoever.

7. "Intellectual Property Rights"

Schindler may install additional equipment and/or software to enhance the functionality of the control software installed in the Equipment ("Control Software") if appropriate to connect with Schindler service equipment, which additional equipment and/or software shall at all times belong to Schindler and which Schindler may remove on termination of this contract.

The Customer grants Schindler the right to connect electronically its service equipment to the equipment and also grants Schindler full access to read, use and update the data produced by the Control Software.

8. Termination:

- 8.01 Schindler may terminate this Agreement without notice to the Customer if:-

If case of any outstanding not paid within fourteen days of the agreed payment date; or

If the Customer is in breach of any of the provisions of this Agreement; or

If in its opinion, any of the safeties are bypassed or tampered by unauthorized personnel.

If the Customer shall become bankrupt or being a corporation, if the Customer shall go into liquidation or have a receiver appointed overall or part of its revenues or assets; or

If the Customer shall not agree to any repairs and/or spare part replacements deemed necessary by Schindler for the safe operation of the Elevator equipment.

If the legal and beneficial Customer ship of the building has changed. In the event of termination, Schindler will be under no further obligation to provide the Services and all monies owing by the Customer under this Agreement shall become immediately due and payable.

- 8.02 Notwithstanding the provisions of Condition 8.01 above, if the Maintenance Fee or any other amount owing by the Customer to Schindler (whether under this Agreement or otherwise) is not paid within fourteen days of the agreed date for payment Schindler may at its option suspend the provision of the Services until all such monies owing by the Customer (including the Maintenance Fee for the any such period of suspension) have been paid in full.

- 8.03 The customer shall be entitled to terminate this agreement forthwith by giving Schindler a notice of 90 days in writing.

9. Non-Assignment:

This Agreement shall not be assigned or transferred by the Customer without the prior written consent of Schindler.

10. Entire Agreement:

- 10.01 This Agreement sets out the entire agreement between Schindler and the Customer as to the maintenance and repair of the Elevator Equipment and supersedes and cancels any and all contracts, agreements, understandings and commitments made by Schindler and the Customer with respect to the same subject matter.

- 10.02 This Agreement cannot be changed, amended or modified without the express written consent of a director of Schindler.

11. Governing Law:

The contract shall deem to be governed by the law of India and only the courts in Mumbai/Delhi shall have jurisdiction in the event of any dispute whatsoever. This Agreement shall be governed by and construed in accordance with India.

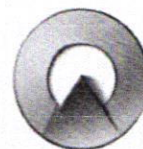
Regd. Office:
Schindler House, Main Street,
Hiranandani Business Park
Schindler India Pvt. Ltd. Mumbai 400076
Schindler House, Main Street,
Hiranandani Gardens, Powai
Mumbai - 400076

Tel: +91 22 67031000
Fax: +91 22 67031000
Email: schindlerindia@schindler.com
www.india.schindler.com
CIN : U29150MH1997PTC112690

Branch Office:

Tel:
Fax:

APPROVED BY
22 DEC 2022
M. RAM PRASAD. (G.M.R.)
Project Manager



Schindler

To, Mr. Ramprasad
Modi's GMR
Mallapur

From Renis
Telephone 7702203808
E-mail renis.em@schindler.com
Reference No. Sales Contract No- 11657982
Date 24/12/2022
Subject Handover of Lift and Contract for Free Maintenance Period at your Elevator Contract No. 11657982

Dear Sir,

We are delighted to hand over the Schindler Elevator installed at your subject site for your use. You will be entitled to free service maintenance for the unit for the period of 12 months from the date of handing over as per the enclosed contract terms relating to maintenance. The terms of service during free maintenance period are attached for your information and records as Annexure I with this letter.

1.1.1.1 Details of Equipment -

The Lift: 3000 Number of stops: 06 Number of pass: 13 Landing door Finish: - SS/MS ✓

Location: Mallapur

Free Maintenance Period :- Starts from: 24/12/22 and Ends on: 23/12/2023

In case of any assistance required from our side due to any technical snag or emergency you may contact our 24-hour Call Centre on 1800-209-5438 & 1800-22-5538.

The security person & maintenance person at your project have been trained for handling rescue operation in case of any emergency.

The following items have been handed over to you for use:

1. Landing door unlocking key - 1 no. ✓

2. Control Cabinet Key - 1 no.

We hope that you will find the above details in order and request you to sign the attached copy of this letter as confirmation of your acceptance.

Kindly Note

1. This elevator required stable, uninterrupted three phase power supply with proper earth & neutral. Request you to operate the lifts only after stable & permanent power supply. Damages, electronic components failure are not covered under free replacement.

2. Applicable for Mild Steel landing door painting only: - If agreed in the contract, painting of landing door should be completed within 4 month of final invoicing. After 4 months Schindler, will not be liable to carry out the same. S.S door plastic coating should be removed within 2 months. After that Schindler, will not be responsible for that.

3. All LOP / Fireman / Indicators / intercom fixing work should be completed within 3 month. After 3 month Schindler, will not be liable to carry out the same.

4. This Handover is subject to realisation of final payment cheque.

5. The customer is free to choose service provider, however warranty on the parts/equipment, as may be applicable, as per terms & conditions of the signed AMC Contract, will remain in force subject to three pre-conditions -

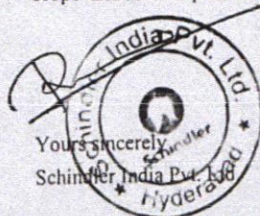
(a) Continuation of AMC contract with Schindler without interruption

(b) Payment of AMC charges on time as per contract.

(c) Repairs/servicing to be done through Schindler India. (original spares & workmanship)

6. Perform Regular cleaning of the equipment with clean & dry cloth, to achieve aesthetic appeal & maximum corrosion resistance for stainless steel.

7. With your knowledge and request, this lift is commissioned with temporary power supply, once you complete work in your scope and receive permanent power supply, kindly intimate us in writing, to clear it for regular usage."



Yours sincerely,

Schindler India Pvt. Ltd.



Regd. Office:
Schindler House, Main Street,
Hiranandani Business Park
Powai, Mumbai 400076
Schindler India Pvt. Ltd.
Schindler House, Main Street,
Hiranandani Gardens, Powai
Mumbai - 400076

Tel: +91 22 67031000
Fax: +91 22 67031000
Email: schindler@schindler.com
www.india.schindler.com
CIN : U29150MH1997PTC112690

Branch Office:

Tel:
Fax:

Lift - details of accounts - balance payable.														
Prepared by:			Md. Anwar											
Date:			20-01-2023											
Project			GMR											
Vendor			Schindler Lifts											
Payment terms														
Percentage payable														

Handwritten notes:
 1.02,331
 1,48,499
 8,398
 58,87,259
 2,58,341
 61,45,600
 58,87,259
 2,58,341

APPROVED BY
 21 JAN 2023
 SOHAM MODI
 MANAGING DIRECTOR