

Purchase Order

Page(s) 1 Of 1

03-12-2021 14:19:24



82674

12.11.21 5:07:44

From Company : **Mehta & Modi Realty Kowkur LLP**
5-4-187/3&4, II nd floor, MG Road, Soham Mansion, Secunderabad-500003
G S T No. : 36ABLFM7631F1Z3

Supplier Details

Johnson Lifts Private Limited
Plot No.B- 31,TIE, Balanager, Hyderabad - 500 037.

GSTIN 36AAACJ0838Q1Z7

23355894

23073881/82

9391010323/9391009191

Doc No	82674	140858
Doc Date	03-12-2021	
Quote No	01341/E/B01	
Quote Date	16-11-2021	
SupplyType	Supply And Installation	

Kind Attn : **Mr. R.V. Rajeshwar Rao/Mr. Alok Gupta**

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST	Amount
1 5204 - Equipment - machinery - Duplex Operation System (Lift) - NA - Nos Fire Lift - 8 Passenger Lift 9 stop, 9 openings - Mini Sukranti - Machine Roomless(MR)	2.00	978,813.5	0.00	18.00	2,310,000.00

Total Order Value . . . **2,310,000.00**

Rupees : Twenty Three Lakh(s) Ten Thousand Only.

Terms and Conditions :-

Job no. 22726 y 2927

Specification / Brand As per your negotiated quote dtd. 16/11/2021 for 8 passengers - 7 stops lift.

Payment Terms As per details given in the Letter of confirmation dt. 02-12-2021.

Tax All taxes included in above price.

Delivery Date Lifts shall be delivered by 25/01/2022.

Delivery Location Greenwood Heights

Sy no: 196, Kowkur.

Phone. 040-66335551

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. 3,46,500/- 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 for 5yrs above order is for flat nos. 110 to 113, 710 to 713 & Club House.

Completion Date As per details given in the Letter of confirmation dt. 02-12-2021.

Measurement 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.	✓102527	21/2/22	1,73,250-00
2.	✓102528	21/2/22	1,73,250-00
3.	✓102708	14/3/22	6,93,000-00
4.	✓200511	4/1/22	8,66,250-00
5.	✓200510	4/1/22	1,73,250-00

For **Mehta & Modi Realty Kowkur LLP**

Authorised Signatory

Name :

Accepted the above Terms And Conditions

For **Johnson Lifts Private Limited**

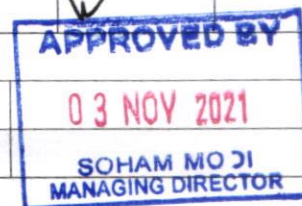
Name :

Requisition Form

1414

Company Name:		MMR Kowkur llp		Date:		02-11-2021	
Site & Phase :		GHT		Time:		13.00	
Supplier				Req. No.		140858	
Material required before date:		15-11-2021		ID No.		70847	
No	Description	Size	Quantity	Units	Inward No	Date	
1	Automatic Passengers Lift	8'.6'' x6'.0''	01/2	NO			
2							
3							
4							
5							
6							
7	Note : 9 Stops & 9 Openings With Machine Room Less.						
8	Painted interior & Doors						
9	(Lower basment + upperbasment+ 7 floors)						
10							
Remarks: - For A Block Purpose at GHT Site							
Prepared By		A Suresh		Approved by			
Sign. & Date		02-11-2021		Sign. & Date			

Note: On receipt of material at site write inward number and date in last 2 columns.



Estimate/Draft PO

Page(s) 1 Of 1

02-12-2021 12:09:50

Original / Office Copy / Purchase Div.Copy

From Company : **Mehta & Modi Realty Kowkur LLP**
5-4-187/3&4, II nd floor, MG Road, Soham Mansion, Secunderabad-500003
G S T No. : 36ABLFM7631F1Z3

Supplier Details

Johnson Lifts Private Limited
Plot No.B- 31,TIE, Balanager, Hyderabad - 500 037.

GSTIN 36AAACJ0838Q1Z7 23355894
23073881/82 9391010323/9391009191

Doc No	82674	140858
Doc Date	02-12-2021	
Quote No	01341/E/B01	
Quote Date	16-11-2021	
SupplyType	Supply And Installation	

Kind Attn : Mr. R.V. Rajeshwar Rao/Mr. Alok Gupta

Estimate/Draft PO for the Supply of following Items.

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Total Order Value . . .					2,310,000.00

Rupees : Twenty Three Lakh(s) Ten Thousand Only.

Terms and Conditions :-

Specification / Brand	As per your negotiated quote dtd. 16/11/2021 for 8 passengers - 7 stops lift.
Payment Terms	As per details given in the Letter of confirmation dt. 02-12-2021.
Tax	All taxes included in above price.
Delivery Date	Lifts shall be delivered by 25/01/2022.
Delivery Location	Greenwood Heights Sy no: 196, Kowkur. Phone. 040-66335551
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. 3,46,500/- 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 for 5yrs above order is for flat nos. 110 to 113, 710 to 713 & Club House.
Completion Date	As per details given in the Letter of confirmation dt. 02-12-2021.
Measurement	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 **Mehta & Modi Realty Kowkur LLP**
Authorised Signatory

Accepted the above Terms And Conditions
For **Johnson Lifts Private Limited**

Estimate/Draft PO

Page(s) 1 Of 1

16-11-2021 17:05:20

Original / Office Copy / Purchase Div. Copy

From Company : **Mehta & Modi Realty Kowkur LLP**
5-4-187/3&4, II nd floor, MG Road, Soham Mansion, Secunderabad-500003
G S T No. : 36ABLFM7631F1Z3

Supplier Details

Johnson Lifts Private Limited
Plot No.B- 31,TIE, Balanager, Hyderabad - 500 037.

GSTIN 36AAACJ0838Q1Z7
23073881/82

23355894
9391010323/9391009191

Doc No	82674	140858
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Total Order Value . . .					2,310,000.00
Rupees : Twenty Three Lakh(s) Ten Thousand Only.					

Terms and Conditions :-

Specification / Brand	As per your negotiated quote dtd. 16/11/2021 for 8 passengers - 7 stops lift.
Payment Terms	As per details given in the Letter of confirmation dt. 16-11-2021.
Tax	All taxes included in above price.
Delivery Date	B block lift shall be delivered by 25/01/2022.
Delivery Location	Greenwood Heights Sy no: 196, Kowkur. Phone. 040-66335551
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. 3,46,500/- 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 for 5yrs above order is for A & B block.
Completion Date	As per details given in the Letter of confirmation dt. 16-11-2021.
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 **Mehta & Modi Realty Kowkur LLP**
Authorised Signatory

Accepted the above Terms And Conditions
For **Johnson Lifts Private Limited**

TAX INVOICE

ORIGINAL FOR RECIPIENT

JOHNSON LIFTS PRIVATE LIMITED

PLOT NO. B-31 (PART),

TIE,

BALANAGAR,

HYDERABAD 500037

Phone : 040-23078881, 23078882, 23078883

State Code : 36 State : TELANGANA

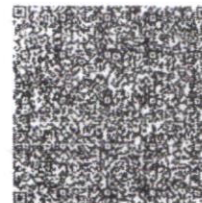
GSTIN NO : 36AAACI0838Q127

PAN : AAACI0838Q

E-Mail : info@johnsonlifts.com

Web : www.johnsonlifts.com

I.R.N: b6e9f01dbd012d7f4b4e3fdcc80b6696df41d10edb45f856a2a04f4770b697



Details Of Customer (Bill To)		Place of Supply / Delivery		Invoice Details	
MEHTA & MODI REALTY KOWKUR LLP		MEHTA & MODI REALTY KOWKUR LLP		GST Invoice No: TG01012102527	
0		MEHTA & MODI REALTY		Date : 21-FEB-2022	
2ND FLOOR		GREENWOOD HEIGHTS		Job No : L-Q2726	
5-4-187/3 & 4		SY NO. 196,		Branch Code : TGD1	
SOHAM MANSION		KOWKUR,		Cust. Code : C101093	
M G ROAD		MEDCHAL		Ref No : TG011NMAJ220202528	
SECUNDERABAD		RR DIST, HYDERABAD		Category : Works Contract Service	
PIN: 500003		PIN: 500003		Tax Payable under Reverse charge : NO	
GSTIN No. 36ABLFM7631F123		GSTIN No. 36ABLFM7631F123			
State Code : 36 State : TELANGANA		State Code : 36 State : TELANGANA			

S.No	Description	HSN/SAC	Qty	Basic value	SGST	CGST
1	Claim upto 15% against Supply and Erection of 1 No. JOHNSON 8 PASSENGER LIFT (544 Kgs) Electric MINI SUKRANTI - MR Lift for your Building	995466	-	146822.04	9%	13213.98
				146822.04	13213.98	13213.98

Amount in words: Indian Rupees ONE LAKH SEVENTY THREE THOUSAND TWO HUNDRED FIFTY ONLY

Total Invoice Value 173250.00

1. Interest @ 18% per annum will be charged on all invoices not paid within 30 days from the date of invoice.
 2. All Payments are to be made in favour of "JOHNSON LIFTS PRIVATE LIMITED" by Crossed Account Payee Cheque / Draft, Subject to Realization.
 3. Cash Payment Will Not be Accepted.
 4. This is a computer generated Invoice. No manual signature required.

For Johnson Lifts Private Limited
M PADMA NABAN
 Authorised Signatory

Address of Principal place of Business : Plot No.B-31 (Part), Tie Balanagar, Hyderabad 500037

Bank details : KOTAK MAHINDRA BANK LTD., ANNA NAGAR BRANCH IFSC : KKBK0008488 A/C NO : 425011008336

E.&O.E.

TAX INVOICE

ORIGINAL FOR RECIPIENT

JOHNSON LIFTS PRIVATE LIMITED

PLOT NO. B-31 (PART),

TIE,

BALANAGAR,

HYDERABAD 500037

Phone : 040-23078881, 23078882, 23078883

State Code : 36 State : TELANGANA

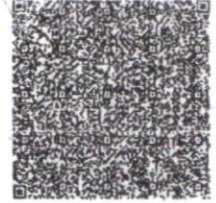
GSTIN NO : 36AAACJ0838Q127

PAN : AAACJ0838Q

E-Mail : info@johnsonlifts.com

Web : www.johnsonlifts.com

I.R.N: e18ab629f463461413251f430d969c660e204fc9bdf58b77b80f9a9e286b56aa



Details Of Customer (Bill To) MEHTA & MODI REALTY KOWKUR LLP 0 2ND FLOOR 5-4-187/3 & 4 SOHAM MANSION M G ROAD SECUNDERABAD PIN: 500003 GSTIN No. 36ABLFM7631F123 State Code : 36 State : TELANGANA		Place of Supply / Delivery MEHTA & MODI REALTY KOWKUR LLP MEHTA & MODI REALTY GREENWOOD HEIGHTS SY NO. 196, KOWKUR, MEDCHAL RR DIST, HYDERABAD PIN: 500003 GSTIN No. 36ABLFM7631F123 State Code : 36 State : TELANGANA		Invoice Details GST Invoice No : TG01012102703 Date : 14-MAR-2022 Job No : L-Q2726 Branch Code : TG01 Cust. Code : C101093 Ref No : TG01INMAJ220302699 Category : Works Contract Service Tax Payable under Reverse charge : NO	
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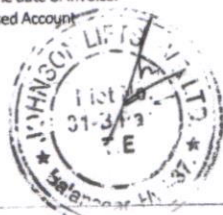
S.No	Description	HSN/SAC	Qty	Basic value	SGST	CGST
1	Claim upto 75% against Supply and Erection of 1 No. JOHNSON 8 PASSENGER LIFT (544 Kgs) Electric MINI SUKRANTI - MR Lift for your Building	995466	-	587288.14	9%	52855.93
						52855.93
				587288.14	52855.93	52855.93



Amount in words: Indian Rupees SIX LAKH NINETY THREE THOUSAND ONLY

Total Invoice Value 693000.00

- Interest @ 18% per annum will be charged on all invoices not paid within 30days from the date of invoice.
- All Payments are to be made in favour of "JOHNSON LIFTS PRIVATE LIMITED" by Crossed Account Payee Cheque / Draft, Subject to Realization.
- Cash Payment Will Not be Accepted.
- This is a computer generated Invoice. No manual signature required.



For Johnson Lifts Private Limited

M
PADMA
NABAN

Authorised Signatory

Address of Principal place of Business : Plot No.B-31 (Part), Tie Balanagar, Hyderabad 500037

Bank details: KOTAK MAHINDRA BANK LTD., ANNA NAGAR BRANCH IFSC: KKBK0008488 A/C NO: 425011008336

E.&O.E.

TAX INVOICE

ORIGINAL FOR RECIPIENT

JOHNSON LIFTS PRIVATE LIMITED

PLOT NO. B-31 (PART),

TIE,

BALANAGAR,

HYDERABAD 500037

Phone : 040-23078881, 23078882, 23078883

State Code : 36 State : TELANGANA

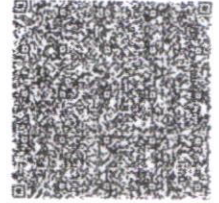
GSTIN NO : 36AAAC0838Q127

PAN : AAAC0838Q

E-Mail : info@johnsonlifts.com

Web : www.johnsonlifts.com

I.R.N: 0de33d7778c4da7eae63504ed6ad46887d0fc0fdb5a3e17e26ca22b2946e18



Details Of Customer (Bill To)

MEHTA & MODI REALTY KOWKUR LLP

0

2ND FLOOR

5-4-187/3 & 4

SOHAM MANSION

M G ROAD

SECUNDERABAD

PIN: 500003

GSTIN No. 36ABLFM7631F123

State Code : 36 State : TELANGANA

Place of Supply / Delivery

MEHTA & MODI REALTY KOWKUR LLP

MEHTA & MODI REALTY

GREENWOOD HEIGHTS

SY NO. 196,

KOWKUR,

MEDICAL

RR DIST, HYDERABAD

PIN: 500003

GSTIN No. 36ABLFM7631F123

State Code : 36 State : TELANGANA

Invoice Details

GST Invoice No : TG01012200510

Date : 04-JUN-2022

Job No : L-Q2726

Branch Code : TG01

Cust. Code : C101093

Ref No : TG01INMAJ220600513

Category : Works Contract Service

Tax Payable under Reverse charge : NO

S.No	Description	HSN/SAC	Qty	Basic value	SGST	CGST
1	Claim upto 90% against Supply and Erection of 1 No. JOHNSON 8 PASSENGER LIFT (544 Kgs) Electric MINI SUKRANTI - MR Lift for your Building	995466	-	146822.04	9%	13213.98



146822.04

13213.98

13213.98

Amount in words: Indian Rupees ONE LAKH SEVENTY THREE THOUSAND TWO HUNDRED FIFTY ONLY

Total Invoice Value

173250.00

- Interest @ 18% per annum will be charged on all invoices not paid within 30 days from the date of invoice.
- All Payments are to be made in favour of "JOHNSON LIFTS PRIVATE LIMITED" by Crossed Account Payee Cheque / Draft, Subject to Realization.
- Cash Payment Will Not be Accepted.
- This is a computer generated Invoice. No manual signature required.



For Johnson Lifts Private Limited

M
PADMA
NABAN

Authorised Signatory

Address of Principal place of Business : Plot No. B 31 (Part), Tie Balanagar, Hyderabad 500037

Bank details : KOTAK MAHINDRA BANK LTD., ANNA NAGAR BRANCH IFSC : KKBK0008488 A/C NO : JLIFTSTG01220497

E & O E

Lift - details of accounts - balance payable.														
Prepared by:			Md. Anwar											
Date:			26-06-2023											
Project			GHT											
Vendor			Johnson Lifts Pvt Ltd											
Payment terms														
Percentage payable			Advance15%On GA drawing approval60%On material delivery15%On commissioning10%											

Letter of confirmation

Date: 02-12-2021

To,
Mr. Rajeshwar Rao,
Johnson Lifts Private Limited,
Plot no. B-31(Part), TIE,
Balanagar,
Hyderabad.
GSTIN: 36AAACJ0838Q1Z7.

Subject: Terms and conditions for purchase of 3 lifts for the project known as Greenwood Heights situated at Sy. No. 196, Kowkur, Hyderabad.

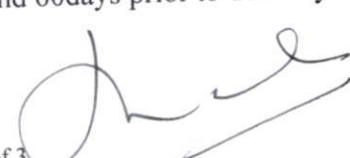
Reference:

1. Your quotation and offer letter bearing no. JL/59/TG01/01341/E/ A01B01, dated 16-11-2021.
2. Purchase order bearing no. 82673, dated 02-12-2021 for 01 no, Simplex Operation System - 7 stop 8 passenger lift for near 4 meter staircase area near 110 & 111.
3. Purchase order bearing no. 82674, dated 02-12-2021 for 02 no, Duplex Operation System - 9 stop 8 passenger lift for 110 to 113, 710 to 713 & Club House.

We have issued purchase order for 3 lifts as per the details given above. We have agreed to certain terms and conditions which are given under and shall be read along with the purchase order/work order.

1. Date of delivery:
 - a. 3 Lifts shall be delivered by 25-01-2022.
 - b. All material required for installation and commissioning must be delivered at one go.
2. Installation and commissioning of the lift:
 - a. 3 Lifts shall be commissioned by 10-03-2022.
 - b. Details of civil work, marking, scaffolding and electrical details must be provided atleast 2 weeks in advance to our engineers before start of installation. Our engineers will complete the works within 2 weeks of receiving details.
 - c. Installation must be completed in 8 weeks from start of work.
 - d. Out of which 2 weeks must be given to our engineer to complete the granite cladding on all floors.
3. Payment terms:
 - a. 15% advance along with purchase order.
 - b. 60% on approval of engineering drawings and 60days prior to delivery of materials.
 - c. 15% on delivery of all material at site.
 - d. 10% on commissioning.

4 ✓
03/12/2021



27/12/2021

4. Communication:
 - a. All communication shall be sent in writing by email to purchase@modiproperties.com and ght-const@modiproperties.com.
 - b. List of works to be completed by our engineers to be sent by email.
 - c. Any default or delay in works to be completed at site to be sent by email.
 - d. Any other issues to be communicated by email.
 - e. Oral instructions shall not be issued to our staff members or engineers.
 - f. Payment related issues to be communicated by email.
 - g. In case any issues not resolved with our team within 7 days, the matter to be escalated by email to sohammodi@modiproperties.com.
5. Lockable storeroom shall be provided to your company at site. It shall be your responsibility to secure your material. In case any material is stolen or missing, you shall replenish such material at your cost. In case of unauthorised opening or break-in of storeroom provided to you, the same must be communicated to us within 24 hours and a joint police complaint should be filed immediately.
6. Warranty and AMC:
 - a. You shall provide comprehensive warranty including labour and parts upto one year from the date of commissioning.
 - b. Thereafter, AMC charges shall be 4% of the purchase order value (excluding GST) + GST.
 - c. AMC charges shall be enhanced by 5% every year.
 - d. These rates shall hold good for 5 years after warranty period.
 - e. AMC shall be paid for all 3 lifts in 4 quarterly installments, payable in advance every quarter.
7. Choice of finishing material:
 - a. The lift doors shall be of Decorative laminated steel sheet(DLSS) - Grey.
 - b. The said(DLSS) finishes colour are subject to availability at the time of delivery of materials.
 - c. The model no. for 8 passenger lift is Mini Sukranti - MR-8p/1.25mps.
 - d. 20mm recess shall be provided in the lift floor for installation of tiles/granite.
8. Other terms:
 - a. Cost/price is valid upto one year from the date of receipt of order with advance.
 - b. If the lift shafts are bigger than our requirement or any variation in the lift shaft, the bracket, fixtures or separators in the lift shaft, if required as per the drawings, to be provided/alterd by us at our cost. 230mm brick wall or 150mm RCC wall for the lift shaft shall be provided by us.
 - c. About 80 to 90% GST invoice to be raised on delivery of material and the balance on commissioning. Final payment shall be made only on receipt of all invoices.


03/12/2021



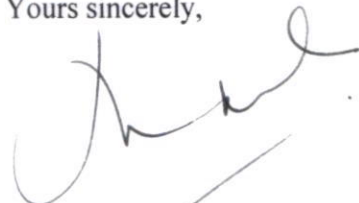

27/12/2021

- d. Intercom connection will be provided on the ground floor. Extension to security cabin at the main gate to be provided at your cost, however cable shall be provided for the same by us.
- e. 2 nos of 8 passenger lift shall be in micro processor based simplex/ duplex selective control system.
- f. 1 no of 8 passenger fire lift shall be in micro processor based simplex selective control system.

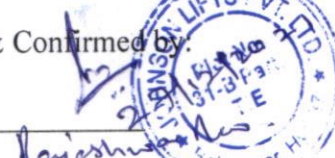
Please sign this letter as acceptance of above terms and conditions.

Thank You.

Yours sincerely,


Soham Modi.

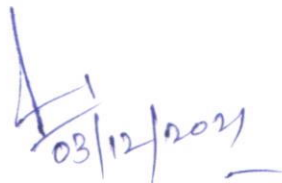
Accepted & Confirmed by:

Signature: 

Name:

Company name: Johnson Lifts Private Limited.,

Date: 27/12/2021.


03/12/2021

Letter of confirmation

Date: 02-12-2021

To,
Mr. Rajeshwar Rao,
Johnson Lifts Private Limited,
Plot no. B-31(Part), TIE,
Balanagar,
Hyderabad.
GSTIN: 36AAACJ0838Q1Z7.

For MDs APPROVAL

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

Subject: Terms and conditions for purchase of 3 lifts for the project known as Greenwood Heights situated at Sy. No. 196, Kowkur, Hyderabad.

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 - b. All material required for installation and commissioning must be delivered at one go.
2. Installation and commissioning of the lift:
 - a. 3 Lifts shall be commissioned by 10-03-2022.
 - b. Details of civil work, marking, scaffolding and electrical details must be provided atleast 2 weeks in advance to our engineers before start of installation. Our engineers will complete the works within 2 weeks of receiving details.
 - c. Installation must be completed in 8 weeks from start of work.
 - d. Out of which 2 weeks must be given to our engineer to complete the granite cladding on all floors.
3. Payment terms:
 - a. 15% advance along with purchase order.
 - b. 60% on approval of engineering drawings and 60days prior to delivery of materials.
 - c. 15% on delivery of all material at site.
 - d. 10% on commissioning.

4. Communication:
 - a. All communication shall be sent in writing by email to purchase@modiproperties.com and ght-const@modiproperties.com.
 - b. List of works to be completed by our engineers to be sent by email.
 - c. Any default or delay in works to be completed at site to be sent by email.
 - d. Any other issues to be communicated by email.
 - e. Oral instructions shall not be issued to our staff members or engineers.
 - f. Payment related issues to be communicated by email.
 - g. In case any issues not resolved with our team within 7 days, the matter to be escalated by email to sohammodi@modiproperties.com.
5. Lockable storeroom shall be provided to your company at site. It shall be your responsibility to secure your material. In case any material is stolen or missing, you shall replenish such material at your cost. In case of unauthorised opening or break-in of storeroom provided to you, the same must be communicated to us within 24 hours and a joint police complaint should be filed immediately.
6. Warranty and AMC:
 - a. You shall provide comprehensive warranty including labour and parts upto one year from the date of commissioning.
 - b. Thereafter, AMC charges shall be 4% of the purchase order value (excluding GST) + GST.
 - c. AMC charges shall be enhanced by 5% every year.
 - d. These rates shall hold good for 5 years after warranty period.
 - e. AMC shall be paid for all 3 lifts in 4 quarterly installments, payable in advance every quarter.
7. Choice of finishing material:
 - a. The lift doors shall be of Decorative laminated steel sheet(DLSS) - Grey.
 - b. The said(DLSS) finishes colour are subject to availability at the time of delivery of materials.
 - c. The model no. for 8 passenger lift is Mini Sukranti - MR-8p/1.25mps.
 - d. 20mm recess shall be provided in the lift floor for installation of tiles/granite.
8. Other terms:
 - a. Cost/price is valid upto one year from the date of receipt of order with advance.
 - b. If the lift shafts are bigger than our requirement or any variation in the lift shaft, the bracket, fixtures or separators in the lift shaft, if required as per the drawings, to be provided/altered by us at our cost. 230mm brick wall or 150mm RCC wall for the lift shaft shall be provided by us.
 - c. About 80 to 90% GST invoice to be raised on delivery of material and the balance on commissioning. Final payment shall be made only on receipt of all invoices.

Handwritten signature and date: 02/12/2022

- d. Intercom connection will be provided on the ground floor. Extension to security cabin at the main gate to be provided at your cost, however cable shall be provided for the same by us.
- e. 2 nos of 8 passenger lift shall be in micro processor based simplex/ duplex selective control system.
- f. 1 no of 8 passenger fire lift shall be in micro processor based simplex selective control system.

Please sign this letter as acceptance of above terms and conditions.

Thank You.

Yours sincerely,

Soham Modi.



Accepted & Confirmed by:

Signature: _____

Name:

Company name: Johnson Lifts Private Limited.,

Date:

41
02/12/2021

Dear Sir(s)/Madam,

We value and cherish the interest shown by your kind-self in knowing us and willing to be part of our extended family of customers. We welcome you with open arms.

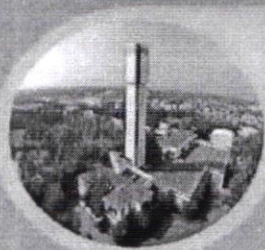
Johnson Lifts Pvt.Ltd. now in its 57th year of operations stands tall in the Elevator and Escalator Industry.

This enormous experience and exposure has made us a leader in the Indian sub-continent and the regions of South Asia and East Africa.



**One of the 4
Manufacturing
Facilities**

We are proud to be an Indian origin manufacturer and our leadership in the Industry is supported by 4 Global-Standard manufacturing facilities for Lifts and Escalators and 54 Branch offices Pan India/Overseas, 174 Service centers, a centralized Design and R & D team, a Corporate Training Academy, a State-of-the-Art National Service Store and a strong Sales and Service work-force spread across India.



Lift Testing Tower

Our sales volumes are the highest in the Industry for over 10 years now. This badge of honor is achieved after having successfully served the vertical transportation needs in a wide variety of projects by delivering Lifts and Escalators to Individual owners, private promoters of Apartments, Residential Homes and Villas, Malls, Commercial Buildings, Educational Institutes, Hotels, Hospitals, IT Parks and so on.

We became the earliest supporters of the 'Make in India' concept and were extremely vocal towards local 'manufacturing and delivery' to the vertical transportation needs of the Indian Government projects like Metro Rail, Airports, Railway Stations and other Smart City Projects.

Our product features, technology and aesthetics are continuously updated and designed to be highly efficient and relevant to the user.

We promise to impress you with our products and services thereby, making you 'Vocal for us to become Global.'

Attached is our techno-commercial offer for your kind consideration

**Thanking You,
Johnson Lifts Pvt.Ltd.**



Johnson Lifts Private Limited

PLOT NO.B-31 (PART), TIE, BALANAGAR, HYDERABAD GST No:36AAACJ0838Q1Z7

MKTG/07/QR/02

16-NOV-2021

Ref No. : JL/59/TG01/01341/E

MEHTA & MODI REALTY KOWKUR LLP

SY.NO.196

KOWKUR

BOLLARAM

SECUNDERABAD

PIN: 500076

Dear Sir(s)/Madam,

Sub : Quotation for Supply and Erection of TWO No(s) "JOHNSON" 8 persons (544 Kgs) PASSENGER lift for your Building/Project at SY.NO.196,KOWKUR,BOLLARAM,HYDERABAD,PIN: 500076

Ref : Enquiry received through RAJESHWAR RAO Mobile No : 9391010323

With reference to the above, we are pleased to furnish herewith our quotation for supply and Erection of TWO No(s). "JOHNSON" 8 Persons '(544 Kgs) PASSENGER lift for your Building/Project at SY.NO.196,KOWKUR,BOLLARAM,HYDERABAD,PIN: 500076

We trust our offer will receive your favourable consideration and acceptance. In this connection we wish to inform you that the lifts offered are indigenous and have been installed in numerous locations Pan India and are working satisfactorily

We also take this opportunity of drawing your kind attention to the fact that the lifts we have offered are being manufactured in our factories at Chennai and Nagpur and we also have a full fledged National Service Store in Chennai, where we maintain a large stock of spare parts which ensure least down time of our lifts. Our trained and experienced service personnel are based at all our branches for ensuring satisfactory after-sales-service.

On your acceptance of our offer, we request you to return two copies of this quotation duly signed in token of your acceptance of our offer together with advance payment. The second copy duly signed by our authorized official shall be returned to you from our head office for your records.

NOTE : AS PER IS 14665 STANDARD, BATTERY OPERATED AUTOMATIC RESCUE DEVICE (ARD) SHALL BE PROVIDED ON ALL LIFTS TO TAKE THE LIFTS TO THE NEAREST POSSIBLE LANDING IN CASE OF POWER FAILURE. IN CASE OF LIFTS EQUIPPED WITH BACKUP GENERATOR WITH AMF (AUTOMATIC MAINS FAILURE) PANEL, THE PROVISION OF ARD IS OPTIONAL.

We trust you will find our offer in order and if you require any further information, we shall be pleased to provide the same.

Assuring you of our best services,

Thanking You,

Yours faithfully,

for JOHNSON LIFTS PRIVATE LIMITED,

Authorised Signatory

Encl : Page 1 to 12

Johnson Lifts Private Limited

PLOT NO.B-31 (PART), TIE, BALANAGAR, HYDERABAD GST No:36AAACJ0838Q1Z7

MEHTA & MODI REALTY KOWKUR LLP
SY .NO.196
KOWKUR
BOLLARAM
SECUNDERABAD
PIN: 500076

2

JL/59/TG01/01341/E/B01

16-NOV-2021

SITE ID : B-BLOCK

LIFT SPECIFICATION

Number Of Lifts/Type Of Lift	: TWO / MINI SUKRANTI - MR - PASSENGER
Load / Speed	: 8 Persons (544Kgs.) / 1.25 Mtr. Per Second
Drive	: MICRO PROCESSOR BASED VVVF
Travel / PIT / HEADROOM	: 24.8 METER / PIT 1600mm / HEADROOM 4200 mm
Number Of Floors	: 9 (C2+C1+G+6)
Floor Display Char	: -2,-1,0,1,2,3,4,5,6
Number Of Landing Entrances	: 9 (C2+C1+G+6)
Number and Position of Car Entrances	: 1 (ONE), IN FRONT ONLY
Position Of Machinery	: MACHINE ROOMLESS - GEARLESS
Size of Lift Well	: 1800 X 1800 (MM Wide * MM Depth * MM Height * MM E-Value)
Lift Car Inside Size	: 1000 X 1400 X 2200 (MM Wide * MM Depth * MM Height * MM C-Value)
Clear opening of Gates / Doors / Lintel / Ec	: 800 X 2000 (MM Wide * MM Height) Lintel - 2200 mm .
Type or Design of Lift Car *	: DECORATIVE LAMINATED STEEL SHEET (DLSS) - BLUEJAY - BLUE & GREY -
Car Ceiling - Car Floor	: SLEEK SMALL CIRCULAR-JLFC 03 - BLUE & GREY -20 MM RECESS
Car Fittings	: LED LIGHTS & REGULAR (CIRCULAR) - FAN
Type Of Car Front Entrance Protection *	: POWER OPERATED CENTRE OPENING SLIDING DOOR - DECORATIVE LAMINATED STEEL SHEET (DLSS) - GREY
Land Entrance Protection (-2,-1,0,1,2,3,4,5,6) *	: CENTRE OPENING SLIDING DOOR - DECORATIVE LAMINATED STEEL SHEET (DLSS) - GREY
Landing Door Frame (-2,-1,0,1,2,3,4,5,6) *	: DECORATIVE LAMINATED STEEL SHEET (DLSS) - BLUE
Type Of Control System	: MICROPROCESSOR BASED DUPLEX SELECTIVE COLLECTIVE CONTROL WITH / WITHOUT ATTENDANT
Electric Supply	: AC 3 PHASE, 50 CYCLES, 415 VOLTS $\pm 10\%$
Delivery Period / Time Of Erection	: 4MONTHS / EX-WORKS / 8 WEEKS
Special Addition Spec	:
Car Operating Panel Model	: CAR OPERATING PANEL - JLCP01
Landing Operating Panel Model	: LANDING OPERATING PANEL - JLPL (JSM322) / JLLP05
Landing Operating Panel Mounting Type	: SURFACE/WALL MOUNTABLE
Special Inclusions:	: REFER ANNEXURE
Car Display	: ORANGE SQUARE DOT-MATRIX SCHROLLING DISPLAY-VERTICAL
Floor Display -2,6,5,4,3,2,1,0,-1	: ORANGE SQUARE DOT-MATRIX SCHROLLING DISPLAY-VERTICAL

NOTE : * FINISHES ARE SUBJECT TO AVAILABILITY

for JOHNSON LIFTS PRIVATE LIMITED,

Accepted By.....

(Signature with Seal and Date)

Authorised Signatory

Regd. Office : No.1 East Main Road, Annanagar Western Extn., Chennai 600 101. CIN : U27209TN1981PTC008718

Phone : 91 44 26152200(6 lines) Fax : 91 44 26151614 Email : info@johnsonliftsltd.com Website : www.johnsonliftsltd.com

TERMS AND CONDITIONS**DELIVERY:**

Johnson Lifts shall fabricate all the components required for the 2 nos. of MINI SUKRANTI - MR Lift in about 4 MONTHS on Ex-works and Supply basis upon the Customer:

- a) approves the General Arrangement Drawing submitted by Johnson Lifts.
- b) completes the Plastering of lift shaft walls (if enclosure walls are in brick).
- c) makes available the prescribed documents for submission of Form "A" to the Government Inspection Authorities wherever applicable for obtaining License for working.
- d) fulfils the Payment terms as mentioned in this contract for ordering of materials.

In the event of the Customer not meeting with the above conditions (a) to (d) and site not being made ready as per the above requirement, Johnson Lifts reserves the right to defer the date of dispatch of materials and subsequent activities .

ERECTION:

Johnson Lifts shall commence the erection, wiring and testing of the lift upon handing over of the Lift Well by the Customer after completion of all civil portion of the work and upon compliance of the conditions mentioned in clause (b) above. The erection period shall be reckoned from the date on which the lift well is handed over to us. The time required for completion of the erection work is (8) (EIGHT WEEKS).

If the handing over of the site as specified in clause (b) above is delayed by the Customer, then the supply and installation will also be deferred and thus in eventuality, the site completion will also be delayed. In view of this, the Customer shall grant Johnson Lifts the necessary extension in the completion period in writing without imposition of any further conditions.

Johnson Lifts shall not be responsible for delayed delivery or handing over of the lift, if:

- The Customer did not observe the terms of payment in time as mentioned in this contract
- The Customer fails to fulfil the obligations as specified under the above mentioned preparatory work are not fulfilled in time
- The formalities such as statutory approvals are delayed due to non-payment of fees by the Customer.
- The Customer fails to provide necessary technical details or the approved layout drawings, etc. to Johnson Lifts in time.

The above delivery and erection periods are given in good faith based on present day working conditions and are subject to extension to cover delays due to Force Majeure conditions. The Customer shall not be entitled to claim damages for any loss directly or indirectly due to delay in delivery.

In the event of the Customer not accepting delivery of material at site when Johnson Lifts is ready to make such delivery, the Customer shall make the payment payable at the stage of material delivery as per the payment schedule. In case, the Customer is not in a position to accept the delivery at site, the Customer will designate an alternate location where the Customer will accept delivery. If, the Customer fails to designate an alternate location, Johnson Lifts is authorized to store the material in a place as per its own discretion at the Customer's risk and expenses and the Customer shall be responsible for any increase in any and all costs and expenses incurred by Johnson Lifts due to such exceptional handling, including but not limited to costs to re-direct materials, additional labor costs for loading and unloading the materials, costs for additional transportation, freight, insurance, and the reasonable costs for storage in a third party location. The Customer will also be responsible for any theft or damage, including but not limited to damage to the said material caused by weather and vandalism.

For M/s. Johnson Lifts Pvt. Ltd.

Customer

Authorized Signatory

RECONDITIONING / REPLACEMENT OF MATERIALS :

The Customer shall bear the expenses on demand in the event of reconditioning and/or replacement of materials / components supplied by Johnson Lifts whether installed or not is required due to:

- a. Non-availability of power supply or other incomplete work by the Customer
- b. Damage to materials / components on account of improper storage space provided by the Purchaser
- c. Force majeure conditions.
- d. Theft or pilferage from the work site.

HANDING OVER :

In order to minimize inconvenience to both the parties, the Purchaser shall provisionally take over the symbolic possession of the lift as soon as the erection is completed after testing by our erection crew and adjustment of the lift and Johnson Lifts shall give you a notice one week prior to the official taking over of the lift. The Purchaser shall not use the lift until such time the Lift is officially handed over by Johnson Lifts to the Purchaser.

Any use or attempt to use the LIFT by the Customer or with the help of any third party between the period of provisional handover and official handover is strictly prohibited and Johnson Lifts shall not be held responsible in case of any injury to person or damage to lift or its components.

PAYMENT TERMS

The payment of the contract value towards installation of the lift shall be done by the Customer to Johnson Lifts in the following manner :

- 30% of the contract value shall be paid with applicable taxes along with the order upon confirmation of the offer
- 60% of the contract value shall be paid with applicable taxes on receipt of advice from Johnson Lifts for taking up production
- 5% of the contract value shall be paid with applicable taxes immediately on receipt of materials
- 5% of the contract value shall be paid with applicable taxes immediately on completion of Erection

When Partial Supplies are made, the Payment shall be done on pro-rata basis as above.

For the purpose of payment, installation of each lift shall be deemed to be covered under separate contract.

Johnson Lifts reserves the right to discontinue the work at any time and without notice until payments are made by the Customer as agreed and it has the satisfactory assurance that the subsequent payments will be made by the Customer without any default as they fall due.

INVOICING

Invoices will be raised by Johnson Lifts against the Customer from the State or Union Territory where the location of the installation site is situated.

Invoices will be raised upon receipt of the respective payments in full against each milestone as per the payment terms of this contract.

Interest at the rate of 18% per annum will be charged on any payment made beyond 30 days from the date of Invoice.

CANCELLATION OF CONTRACT :

In the event of cancellation of Order / Contract by the Customer, Johnson Lifts shall charge penalty as follows:

- a) 10% of the contract value plus GST extra as applicable, if the order is cancelled before the general arrangement drawing is prepared.
- b) 25% of the contract value plus GST extra as applicable, if the order is cancelled within 4 months from the date of preparation of the general arrangement drawing.
- c) 40% of the contract value plus GST extra as applicable, if the order is cancelled after 4 months from the date of preparation of the general arrangement drawing.
- d) 90% of the contract value plus GST extra as applicable, if the order is cancelled after the materials have been delivered at the site.

For M/s. Johnson Lifts Pvt. Ltd.

Customer

Authorized Signatory

TERMINATION:

a) In the event of the supply of lift materials is delayed beyond one year from the date of conclusion of the contract due to default or delay in compliance of any terms of the contract by the Customer, Johnson Lifts shall be at liberty any time thereafter to offer a revised time schedule for execution of the contract against revised price with a minimum hike of 1% for each month for such delayed period and revised payment terms.

b) In case, the Customer does not accept the revised offer made in accordance with clause (a) above within 4 weeks of such revised offer, Johnson Lifts shall be at liberty to treat the contract as cancelled by Customer and proceed in accordance with the cancellation of contract as mentioned in the above clause(a).

TITLE TO PROPERTY:

Any material supplied by Johnson Lifts shall remain our property until payment is received in full and the lift is handed over to the Customer. Johnson Lifts reserves the right to remove any equipment supplied by us at the Customer's expenses in case of default of any payment by you, irrespective of the subsequent sale, mortgage or lease of the premises.

In case of sale or any other alienation of premises during the pendency of installation work, all liabilities including the payment liability of Customer shall pass on to such transferee. In such an event of transfer of premises, the Customer shall settle the full payment to Johnson Lifts irrespective of the stage of installation or shall sign and execute necessary documents to transfer the payment liability to the transferee with an undertaking to clear the payments in case of any default in payment by such transferee.

NON-DISCLOSURE OF INFORMATION OF DESIGNS, DATA AND INTELLECTUAL PROPERTY

The Customer shall keep confidential the features, any equipment, pattern, designs, drawings, processes, engineering and business data and other technical and proprietary rights and information (without limitation) furnished by us during the existence of this Offer / Contract and forever.

VALIDITY :

Unless otherwise specified, our quotation is effective for (30) days from the date of offer which shall be firm and valid. Thereafter it is subject to change or withdrawal without notice at our sole discretion.

However, upon signing by the Customer in acceptance of the terms and conditions there in, this offer shall be deemed to be a valid Contract and shall operate as a legally binding agreement between the parties. On expiry of the thirty days period as mentioned above, the price is negotiable with a minimum hike of 1% every month of such delay beyond the said date

PRICE ADJUSTMENT:

The price quoted by us will be kept valid for acceptance for 30 days from the date of this Quotation / Offer. The agreed contract price which is subject to adjustment as per IEEMA Price. Adjustment Provision included in the contract shall be valid for the original contract period of completion or period of 12 months whichever is later.

In the event of extension of the said period beyond the above stipulated time due to:

- Failure on Customer's part to effect all advance payment as per agreed payment schedule
- Failure on your part to provide or approve drawings required for the manufacture of the contract;
- Delay in completion of hoistway and machine room
- Delay in completion of hoistway and machine room
- Force majeure conditions,

Johnson Lifts will submit for your acceptance, the current price prevailing at the time of requirement of materials by the Customer, and on acceptance by the Customer, Johnson Lifts will programme the supply and installation of the equipment. In the absence of the Customer's acceptance of the revised price and payment of additional advance that may become due, Johnson Lifts may at its discretion, cancel the order with a cancellation charge as per clause in cancellation of contract.

For M/s. Johnson Lifts Pvt. Ltd.

Customer

Authorized Signatory

RE-DEPLOYMENT :

In the event of our workmen are forced to be removed from the Customer's site for any reasons not attributable to Johnson Lifts Pvt Ltd., the Customer will have to pay the additional cost involved in re-deployment of the workforce as and when demanded by Johnson Lifts.

TAXES & DUTIES :

All taxes and duties applicable at the time of supply will be leviable and payable on demand.

Johnson Lifts shall, upon request, issue proforma invoice on milestone payments which is to be paid as advance and unless otherwise required under any law, computation of taxes shall be on the basis of taxes applicable during the time of each invoice.

Any deductions made by the Customer from the payment on account of tax deduction at source should be intimated in writing at the time of payment. Johnson Lifts will not be obliged to accept the tax deduction certificate once the prescribed time limit has elapsed.

The Customer shall provide the correct GST Registration no. To Johnson Lifts and Johnson Lifts will not be responsible for any loss of credit of tax towards the Customer's name.

WARRANTY TERMS

The equipment offered is covered by Johnson Lifts's usual warranty for one year from the date of handing over the lift in good working condition or eighteen (18) months from the date of supply of material at site whichever is earlier. However, the warranty period will commence accordingly even though the lift is not used by the Customer due to delay in Completion of civil work, pending payments or any other reasons.

Johnson Lifts's liability under this warranty includes factored items repair or replacement of all defective parts if any, which may prove faulty during this period including such parts as may be rendered inoperative by wear- and-tear but excludes Consumables such as Lights, Fans, Batteries etc. And such parts as may be rendered inoperative by vandalism, water seepage and leakage.

The Warranty does not intend to cover any damage caused by vandalism, riots, any force majeure event or nature's act, absence of stable and permanent power supply and improper use..

The Warranty shall be void in case of tampering and if maintained and serviced by a technician not authorized by Johnson Lifts.

FREE SERVICE:

Periodical Service for the first 12 months will be carried out by Johnson Lifts after the Lift has been handed over or offered for inspection. The date of commencement of free service will remain unchanged irrespective of any delay in building completion, availability of permanent power supply, inspection, taking over or commencing the use of the Lift.

TESTS:

The components of Johnson Lifts will be tested by Johnson Lifts at their manufacturing site and at supplier's site. At site, tests in accordance with BIS 14665 -2000 will be carried out at the time of handing over the Lift. Apart from the components generally purchased by Johnson Lifts, which are referred to as bought-out components, Johnson Lifts reserves the right to use any of the proprietary component, assemble or sub-assemble for the Lifts tendered while Johnson Lifts undertakes full responsibility for the proper performance of these items. These proprietary components will be manufactured strictly in accordance with our drawings, design or requirements and will undergo the same rigid inspection as and when manufactured by us.

For M/s. Johnson Lifts Pvt. Ltd.

Customer

Authorized Signatory

JOHNSON LIFTS OBLIGATIONS:

In addition to the supply of all the Lift Materials as per specifications, we agree to perform the following when applicable.

TECHNICAL ASSISTANCE :

Johnson Lifts agrees to provide technical assistance for getting approval with Electrical Inspector or Lift Inspector wherever applicable. This includes all electrical lay-out drawings concerned with the Lifts and also General Arrangement Drawings. However, the application and fees for inspection or approval will have to be submitted and borne by the Customer. Suitable guidance will be provided by Johnson Lifts. The Customer further agrees not to use the product(s) until the clearance / license is obtained.

Any liability arising out of using the Elevator / Escalator without Proper clearance / license shall be that of the customer.

Johnson Lifts shall not have any control over specific noise ratings, due to the different building characteristics and ambient noise levels.

GENERAL ARRANGEMENT DRAWINGS:

The General Arrangement Drawing will be sent to the Customer in triplicate in approximately 5 weeks from the date of receipt of complete site details along with order. The purpose of this drawing is to clearly indicate the pertinent dimensional details of the Lift Shaft, pit, machine room, car and landing openings etc. to the Customer.

In case any modification in our General Arrangement Drawing is required by the Customer, it is advisable to suspend the construction activities till the revised General Arrangement Drawing is resubmitted by us and approved by the Customer. Please note that the above set of drawings will give complete information for the civil constructions by the Customer.

In addition to the above, Johnson Lifts shall provide the following:

- Necessary drawings for steel work
- Necessary drawing tool for door frames
- Necessary help while casting the machine room floor slab..
- Necessary labour for erection and commissioning of the Lift..

For M/s. Johnson Lifts Pvt. Ltd.

Customer

Authorized Signatory

THE CUSTOMERS OBLIGATIONS

The Offer excludes the following items and the Customer shall be responsible to provide the below mentioned requirements.

- * Builders work such as forming Lift Well, Pit and Machine Room which shall be dry and free from dust with necessary access according to local regulations and all minor builders work such as cutting away making good etc., and also Lift Shaft painting / white washing with 2 coats.
- * Construction of lift shaft and machine room as per General Arrangement drawing.
- * Use of Tower Cranes to be provided for lifting machine room equipment.
- * Landing door frames for the landing gate.
- * Dividing beams for multiple wells and inter_well pit screens. Pit should be waterproof.
- * Guarding of Openings
- * Scaffolding, Planks and ladders to our requirements.
- * Storage of materials, tools and clothing in a suitably locked (space at ground floor), dry, ventilated and illuminated storage space protected from theft and damage.
- * Working lights and temporary and permanent electricity suppliers. Cost of electricity and water to be provided by the client to carry out the erection and testing work.
- * Cleaning down, renewal or replacement of lift equipment damaged by dust to dry grinding of mosaic or other builders work.
- * Fees for inspection of the Lift by the Lift Inspector or Electrical Inspector or any other fees charges by the surveyor or Corporation or Municipality or other Government agencies.
- * Wiring of main and earth wires from the source of supply to the machine room terminating in a TPIC switch fuse.
- * Provide power supply in the lift machine rooms during the installation and for permanent operation of elevators; electric power of 415V 50Hz 3 Phase and 240V 50Hz 1 Phase terminating in suitable main switches for power and lighting circuits with necessary breakers accessories like MCB's (rating as mentioned in our General arrangement drawing), suitable earthing leads and other protective devices necessary to meet legal code requirements.
- * To supply & install suitable rated voltage stabilizer in the lift machine room for each elevator, to accommodate voltage fluctuation beyond +7 % or -7% of the equipment rated voltage.
- * Suitable lighting of the shaft way and machine room, exhaust fan, rubber mat, fire extinguisher and First Aid box to be provided.
- * RSJ for supporting the winding machine
- * Architraves to the landing entrance,
- * Metal door to be fixed in the machine room.
- * If specifications like telephone, piped music, BMS Contacts, is being supplied in the elevators, then we will terminate the wirings for the same in the respective lift machine rooms, all subsequent works / wiring and including supply and installation of telephones, speakers etc., will have to be carried out by other contractors.
- * The lift power wiring (Armoured cable) should be taken out side lift shaft. The single phase wiring for lift and bulk head fitting also to be taken from ground floor to lift machine room separately for each lift.
- * Flooring of Machine Room including any reinforcement necessary for load bearing
- * Suitable living accommodation for the erection crew (complete with light, running water and sanitary facilities) at or near the site.
- * Unloading and storing of material at site.

For M/s. Johnson Lifts Pvt. Ltd.

Customer

Authorized Signatory

16-NOV-2021

ARBITRATION:

If any dispute, controversy or claim between the parties arises out of or in connection with this contract, including its existence, breach, termination or validity thereof, the parties shall use all reasonable endeavours to negotiate with a view to resolve the dispute amicably. If the dispute has not been settled pursuant to the said negotiations and the parties are unable to resolve the dispute amicably, then the dispute shall be finally resolved by Arbitration as per the provisions of Arbitration and Conciliation, 1996 and the Rules framed therewith by a Sole Arbitrator appointed by Johnson Lifts from the panel of Arbitrators maintained by Johnson Lifts. Any such Arbitration award passed by the said Arbitrator shall be final and binding on both parties. The seat of the arbitration shall be at Chennai and the language of the Arbitration proceedings shall be English.

MISCELLANEOUS PROVISIONS:

This contract shall be governed by and construed in accordance with the laws of India without reference to any other laws.

Execution of this contract shall imply that both parties have the capacity and authority to enter into this contract.

The terms and conditions of this contract shall have overriding effect and shall have precedence over any other discussions, correspondences, documents, purchase orders or terms unless agreed by Johnson Lifts in writing about its overriding effect.

This contract has been signed in two copies, each of which shall be deemed to be an original to be kept by each party.

Johnson Lifts shall not be liable for failure, non performance or delays in supply of services resulting directly or indirectly from causes beyond its reasonable control such as Acts of Nature, riots, strike, war, political unrest, raw material and labour shortage or any other legitimate cause beyond the control of Johnson Lifts. The Customer hereby agrees that the aggregate liability of Johnson Lifts, whether under law or contract which is inclusive of third party claims shall be limited to 25% of the contract value.

Customer

For M/s. Johnson Lifts Pvt. Ltd.

Authorized Signatory

Customer Details

JL/59/TG01/01341/E/B01

16-NOV-2021

POSTAL ADDRESS

Contact Person :	Phone :
Designation :	
Nature of Entity :	Individual ☐ Sole Proprietorship ☐ LLP ☐ Company ☐ Partnership Firm ☐ Society / Trust ☐
Building Name :	
Door No :	
Street Name :	
Area :	
City :	Email ID :
State :	Pincode :

SITE / INSTALLATION ADDRESS

Contact Person :	
Building Name :	
Door No :	
Street Name :	
Area :	
City :	
State :	Pincode :
Phone :	Email ID :

BILLING ADDRESS

Contact Person :	
Building Name :	
Door No :	
Street Name :	
Area :	
City :	
State :	Pincode :
Phone :	Email ID :

Accepted by : _____
(Customer Signature with seal and date)

For M/s. Johnson Lifts Pvt. Ltd.

Authorized Signatory

Johnson Lifts Private Limited

PLOT NO.B-31 (PART), TIE, BALANAGAR, HYDERABAD GST No:36AAACJ0838Q1Z7

JL/59/TG01/01341/E/B01

16-NOV-2021

10

MEHTA & MODI REALTY KOWKUR LLP
SY .NO.196
KOWKUR
BOLLARAM
SECUNDERABAD
PIN: 500076

PRICE SCHEDULE

Dear Sir,

We are prepared to supply, erect and commission at site TWO No/s. "JOHNSON" 8 persons (544 Kgs) PASSENGER lift for your Building/Project at SY .NO.196,KOWKUR,BOLLARAM,HYDERABAD,PIN: 500076 in accordance with the terms and conditions and lift specification as per our offer No. JL/59/TG01/01341/E/B01

All Cheques/Drafts must be drawn in favour of " Johnson Lifts Private Limited"

Your acceptance of this offer containing pages 1 to 12. is absolute and unqualified and thus, shall constitute the contract between us making this offer a valid contract and legally binding on both parties.

Under GST Act, 2017, the supply and Installation of Lifts (Elevators) is Works Contract Services and the Tariff Head is 995466 for which the proposed current rate of GST is 18% and included in the offer as below.

Spec No	Description	Unit Rate Per Lift	CGST 9 %	SGST 9 %	Total Amount Per Lift Inclusive Of GST 18 %
B01	MINI SUKRANTI - MR/ 8 PASSENGER LIFT/ 544 Kgs / 9 Floors / 9 Stops / DECORATIVE LAMINATED STEEL SHEET (DLSS) Car Cabin	1118644.06	100677.97	100677.97	1320000.00
Customer's GST Regn.No.(to be filled in by customer).		Total Amount in words : RUPEES THIRTEEN LAKH TWENTY THOUSAND ONLY			

You are required provide a photocopy of the GST Registration Certificate for our reference and records.

OTHER LEVIES:

In addition to the above, any taxes, duties, octroi, surcharge, cess etc. and any changes like introduction of any new Act by any Government Authorities like Central and State Governments, Government of Union Territories, Municipal, Local Body Authorities, etc. and charges levied in consequent to that shall be billed. Any variation in the above tax structure shall be collected on actual basis at the time of billing.

CONCLUSION OF CONTRACT:

This draft contract or offer is valid up to 30 days from the date of offer for acceptance by customer. The Contract, however,shall be deemed concluded and to have come into force only on confirmation by the authorised signatory of company at its Regional/Branch/Other offices after assignment of lift work order numbers from our Head Office, Chennai.

Accepted By _____

Customer's Signature & Seal

Name of the person signed

Regd. Office : No.1 East Main Road, Annanagar Western Extn., Chennai 600 101. CIN : U27209TN1981PTC008718

Phone : 91 44 26152200(6 lines) Fax : 91 44 26151614 Email : info@johnsonlifts ltd.com Website : www.johnsonlifts ltd.com

For JOHNSON LIFTS PRIVATE LIMITED

Offer made

Contract Confirmed

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

16-NOV-2021

***IEEMA PRICE VARIATION CLAUSE FOR LIFT WORKS CONTRACT**

The Price quoted or confirmed is based on the cost of raw materials, components and labour as on the date of quotation and the same is deemed to be related to wholesale price index for material and All India Average Consumer Price Index Number for Industrial Workers as specified below. In case of any variation in these index numbers, the Price shall be subject to adjustment up or down in accordance with the following formula:

$$P = \frac{Po}{100} \left[15+55 \frac{MP}{MPo} + 15 \frac{WO(D)}{Wo} + 15 \frac{WO(I)}{WO} \right]$$

P = Price payable as adjusted in accordance with the above price variation formula.

Po = Price quoted Confirmed.

MPo = Wholesale Price Index Number for Material Products as published by the Office of the Economic Adviser, Minister of Industry, Government of India, in their weekly bulletin Revised Index Number of 'Wholesale Prices' (base 1981-82 = 100), for the week ending 1st Saturday of relevant calendar month.

Wo = All India Average Consumer Price Index Number for Industrial Workers (base = 1982 = 100) as published by Labour Bureau, Ministry of Labour, Government of India.

The above index numbers i.e MPo and Wo are those published by IEEMA as prevailing on the first working day of the calendar month prior to date of quotation e.g. when offer is submitted in June 1988, and Wo = All India Average Consumer Price Index Number would be that for the month of Feb. 1988.

MP = Wholesale Price Index Number of material products as published by the officer Economic Adviser, Ministry of Industry, Government of India, in their Weekly Bulletin Revised index number Wholesale Price (base 1981-82 = 100)

The application wholesale Price Index Number for metal products would be that prevailing on the 1st Saturday on the month covering the date four months prior to date of delivery.

Wo(D) = All India Consumer Price Index Number for Industrial Workers (base 1982 = 100) as published by Labour Ministry of Labour, Government of India.

The Applicable All India Average Consumer Price Index Number for Industrial workers as published by Labour Bureau, Ministry of Labour Bureau, Ministry of Labour, Government of India, would be for the month four months prior to the date of delivery manufactured material.

Wo(I) = All India Consumer Price Index Number of Industrial Workers (base 1982 = 100) as Published by Labour Bureau, Ministry of Labour, Government of India, would be for the month four months prior to the date of completion of Installation.

e.g. If the date of delivery in terms clause given below falls December 1988, the applicable Index 'MP' would be as prevailing on the week ending 1st August 1988, and 'Wo(D)' will be for the month of August 1988. If the date of Completion of each installation is June 1989 the applicable 'Wo(I)' will be for the Month of Feb 1989.

The date of delivery shall be the date on which the manufactured material is notified as being ready for inspection / despatch (in the absence of such notification, the date of manufacturer's despatch note shall be considered as the date of delivery.)

The date of completion of each installation shall be the date on which the work is notified as being completed and is available for inspection (in the absence of such notification, the date of manufacturer's not intimating such completion shall be considered as the crucial date) or the contracted completion date for such installation or part of installation (including any agreed extension thereto), whichever shall be earlier.

The Index number for metal products is published weekly, but if there are any changes the same are incorporated in the issue appearing in the following week. For the purpose of this Price Variation Clause the index figures shall apply.

- Note :**
- 1 The sole purpose of the stipulation is to arrive at the amount of the entire contract under this various situations. The above stipulations do not indicate any Intensions to sell materials under this contract as movables.
 - 2 The claim on this will be made at two -stages-one at the despatch of materials and the other at the time of completion of erection
 - 3 All the above Index Numbers are declared by RBI and published by IEEMA every month and such publications shall be the only document in support of our claim.

* Indian Electrical & Electronics Manufacturer's Association

For M/s. Johnson Lifts Pvt. Ltd.

Customer

Authorized Signatory

MEHTA & MODI REALTY KOWKUR LLP

SY .NO.196

KOWKUR

BOLLARAM

SECUNDERABAD

PIN: 500076

LIFT SPECIFICATION (ANNEXURE)

SPECIAL INCLUSIONS :

- 1 Battery Operated Emergency Light And Alarm Bell
- 2 Call Register Signal And Vf Door Operator
- 3 Auto Light & Fan Switch Off (Pod)
- 4 Automatic Rescue Device
- 5 Orange Colour Square Dot Matrix Indicator
- 6 Firemans Switch
- 7 False Ceiling In Car
- 8 Infra Red Door Screen
- 9 Overload Warning Indicator
- 10 Two Way Intercom With Press & Speak In Cop
- 11 Free Service For One Year
- 12 Pit Ladder
- 13 Ss Handrail On Rear Side
- 14 Stainless Steel Braille Button With S.S. Cover

for JOHNSON LIFTS PRIVATE LIMITED,

Accepted by : _____

(Signature with seal and date)

Name of the Person Signed

Designation of the person signed

if signed for Company / Corporate Body

AUTHORISED SIGNATORY.

[illegible]

5 - 6	3200
4 - 5	3700
3 - 4	3200
2 - 3	3200
1 - 2	3200
G - 1	4200
C1 - G	4200
C2 - C1	4100
TOTAL PAVEL	28500

VERTICALITY TOLERANCE	PER SIDE
AS PER NATIONAL BUILDING CODE	
TRAVEL	
UP/DN 30m	- Down / + 25mm
UP/DN 60m	- Down / + 30mm

DATE _____

GENERAL ARRANGEMENT OF 8 PASSENGER LIFT FOR
MENTA & MODI REALTY KOWKUR LLP.
MENTA & MODI REALTY GREENWOOD HEIGHTS
SY NO. 196, KOWKUR,
MEDICAL
NO. 196, KOWKUR

WILLIAM H. BROWN

NOTE:
F F L: FLOOR FINISHED LEVEL
UNLESS OTHERWISE SPECIFIED

Guide Roll Size	Between Cleats
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(C2) 200x 460 Column

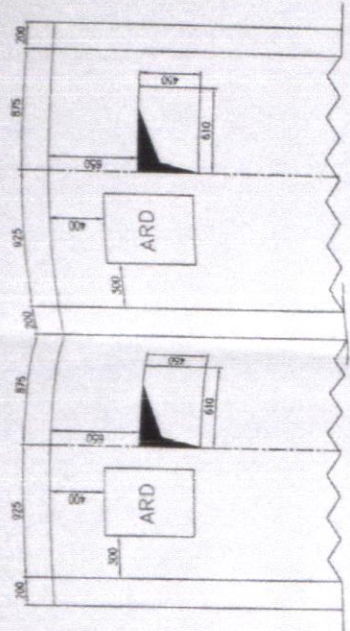
Passenger LIFT	
Loading Condition	Running Condition
R1 58 kgs	R1 58 kgs
R2 37 kgs	R2 37 kgs
Safety Application(Each Pair)	
F	1539 kgs
	51 kgs

Passenger LIFT	
Loading Condition	Running Condition
R1 45 kgs	R1 46 kgs
R2 45 kgs	R2 46 kgs
R3 45 kgs	R3 46 kgs
R4 45 kgs	R4 46 kgs
R5 45 kgs	R5 46 kgs
R6 45 kgs	R6 46 kgs
R7 45 kgs	R7 46 kgs
R8 45 kgs	R8 46 kgs
R9 45 kgs	R9 46 kgs
R10 45 kgs	R10 46 kgs
R11 45 kgs	R11 46 kgs
R12 45 kgs	R12 46 kgs
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R98 45 kgs	R98 46 kgs
R99 45 kgs	R99 46 kgs
R100 45 kgs	R100 46 kgs

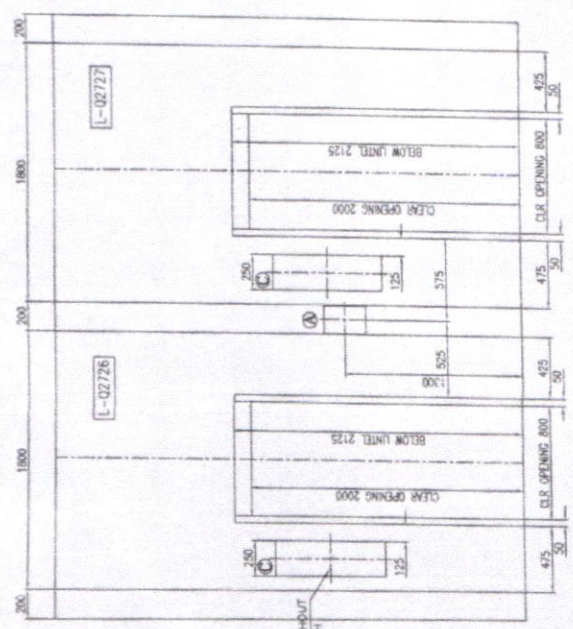
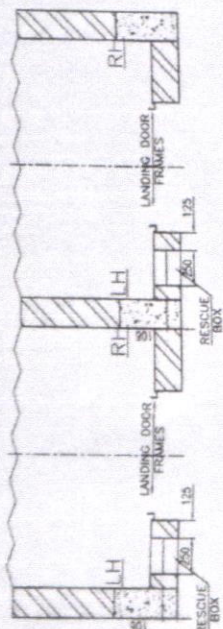
Passenger LIFT	
CAR BUFFER (P)	CWT BUFFER (Q)
SR70 kvs Y	4564 kvs Y

C6	200x 460 Column
C5	200x 460 Column
C4	200x 460 Column
C3	200x 460 Column
C2	200x 460 Column

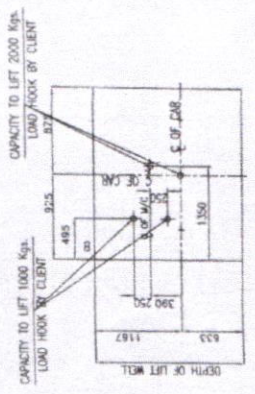
SECTION IN THIS DRAWING, IF ANYBODY ASK THE DRAWING IS THE PROPERTY OF THE PROJECT. WITHIN THE LIMITS OF THE PROJECT, THIS WORK IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT PERMISSION IN WRITING FROM THE PROJECT, NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



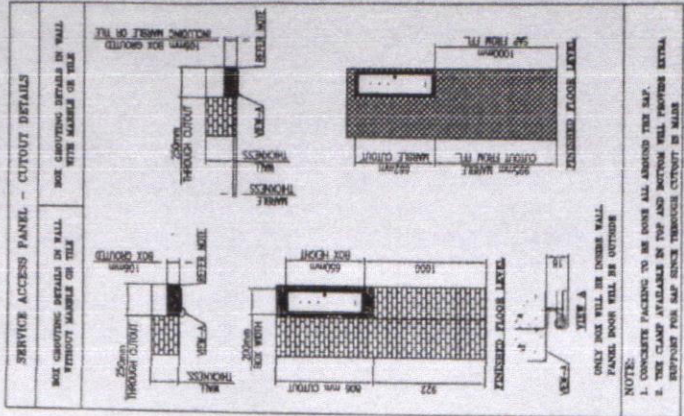
EMERGENCY WINDOW CUTOUT DETAIL
[FRONT SIDE WALL]



VIEW FROM LANDING SIDE
[TOP TERMINAL LANDING]



LOAD HOOK DETAIL
L-02726&27



SERVICE ACCESS PANEL - CUTOUT DETAILS

NOTE:
1. CONCRETE FACING TO BE DONE ALL AROUND THE MAP.
2. THE CLAMP AVAILABLE IN TOP AND BOTTOM WILL PROVIDE EXTRA
SUPPORT FOR MAP SINCE THROUGH CUTOUT IS MADE.

- Ø 150 x 310 x 80 DEEP CUTOUT, FOR LANDING PUSH BOX CUM D & P MONITOR.
- Ø 90 x 150 x 75 DEEP CUTOUT, FOR (BELLMAN SWITCH (GROUND FLOOR ONLY)
- Ø SERVICE ACCESS PANEL (REFER CUTOUT DETAIL)

Johnson
CLERKS SON WITH SEN & SONS

GENERAL ARRANGEMENT OF 8 PASSENGER LIFT FOR
MEHTA & MODI REALTY KOWLIER LLP.
MEHTA & MODI REALTY GREENWOOD HEIGHTS
PROJECT, KOWLIER, HYDERABAD

NO.	DATE	BY	CHKD	APPD	SCALE	DRWG NO	SHEET NO	TOTAL
1	20/08/2024	SA			1:1	L-02726&27	1	1

NOTE TO FACTORY:

FOR CWT GUIDE - 33190 mm

U-92725A27

L-22725A27

L-02727

[-027728]

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE NOT TO BE SCALE
ALL DIMENSIONS MUST BE GIVEN WITH ONE "0" OR "00"

SPECIAL INCLUSIONS

BUILDERS NOTE

SPECIFICATION

MINI SUKRANTI - MIR

- 1. BATTERY OPERATED EMERGENCY LIGHT AND ALARM BELL
 - 2. CALL REGISTER SIGNAL AND IN OPERATOR
 - 3. AUTO LIGHT & FAN SWITCH OFF (P.O.)
 - 4. AUTOMATIC RESCUE DEVICE
 - 5. ORANGE COLOUR SQUARE DOT MATRIX INDICATOR
 - 6. FIREMAN'S SWITCH
 - 7. FALSE CEILING IN CAR SLEEK SMALL CIRCULAR-JLFC 03 BLUE & GREY
 - 8. INFRA RED DOOR SCREEN
 - 9. OVERLOAD WARNING INDICATOR AND DEVICE
 - 10. TWO WAY INTERCOM WITH PRESS & SPEAK IN COP
 - 11. FREE SERVICE FOR ONE YEAR
 - 12. PIT LADDER
 - 13. SS HANDRAIL ON REAR SIDE
 - 14. STAINLESS STEEL BRAILLE BUTTON WITH S.S. COVER
 - 15. REFER FIELD & FACTORY INSTRUCTION
 - 16. CAR CLEAR HEIGHT 2200mm
- : MIR MINI - SUKRANTI WITH GEARLESS MACHINE-MACHINE ROOM LESS -PASSENGER
 - : 8 PERSONS (544 Kgs.)
 - : 1.25 MTR./SEC - VWF
 - : AC 3 PHASE, 50 CYCLES, 415 VOLTS ±10%
 - : PMSM - GEARLESS
 - : -
 - : 330 DIA (4 x DB)
 - : MICROPROCESSOR BASED DUPLEX SELECTIVE COLLECTIVE CONTROL WITH / WITHOUT ATTENDANT
 - : -2 -1, 0, 1, 2, 3, 4, 5, 6
 - : 9 C2+C1+G+6
 - : 1 (ONE), IN FRONT ONLY
 - : 9 C2+C1+G+6
 - : POWER OPERATED CENTRE OPENING SLIDING DOOR
 - : DECORATIVE LAMINATED STEEL SHEET (DLSS)
 - : GREY
 - : CENTRE OPENING SLIDING DOOR
 - : DECORATIVE LAMINATED STEEL SHEET (DLSS)
 - : GREY
 - : DECORATIVE LAMINATED STEEL SHEET (DLSS)
 - : BLUEJAY - BLUE & GREY
 - : 20 MM RECESS
 - : DECORATIVE LAMINATED STEEL SHEET (DLSS)
 - : BLUE
 - : LED LIGHTS
 - : REGULAR (CIRCULAR) - FAN
 - : 75x62x10 - Mochined Tee
 - : 78x60x16.4 - Formed Tee
 - : P (2750 Kgs)
 - : NOT APPLICABLE
 - : NOT APPLICABLE
 - : NOT APPLICABLE
 - : SLEEK SMALL CIRCULAR-JLFC 03
 - : BLUE & GREY
 - : -2(F), -1(F), 0(F), 1(F), 2(F), 3(F), 4(F), 5(F), 6(F)

- 1. PROVIDE PERMANENT LIGHTING ARRANGEMENT AT LIFT WELL FROM 600MM BELOW THE PIT LEVEL AT EVERY FLOOR LEVEL AND HEAD ROOM ABOVE 600MM FROM THE LINTEL LEVEL
- 2. THE LIFT POWER WIRING MAY BE TAKEN OUT SIDE LIFT SHAFT THE SINGLE PHASE WIRING FOR LIFT BULK HEAD FITTINGS ALSO MAY BE TAKEN FROM GROUND FLOOR TO HEAD ROOM SEPARATELY AS PER THE CEIG REGULATION
- 3. SUPPLY AND FIX 1 NO. PER LIFT 3 POLE, 16 AMPS WITH NEUTRAL MCB MOUNTED ON A SUITABLE BOX FIXED ON METAL FRAME ONLY (AS PER CEIG REGULATIONS)
- 4. SUPPLY AND FIX 1 NO. PER LIFT 2 POLE, 6 A MCB WITH SUITABLE BOX FIXED ON METAL FRAME (AS PER CEIG REGULATIONS) FOR CAR LIGHT AND FAN WITH SUITABLE EARTH
- 5. PROVIDE TWO INDEPENDENT EARTH TERMINALS IN THE HEAD ROOM AS PER THE REQUEST OF OUR JLPL ERECTORS (NO. 8 COPPER / G.I.), EARTHING TO BE TAKEN FROM INDEPENDENT EARTH PIT.

- 1. ENTRANCES WALL AT ALL LANDINGS TO BE CONSTRUCTED EXCEPT GROUND AND TOP FLOORS AS PER LAYOUT DRAWING
- 2. LIFT SHAFT WALL TO BE EXACTLY IN PLUMB
- 3. VENTILATION TO ENSURE THE TEMPERATURE IS WITH IN 5°C-10°C HUMIDITY IS 30% IN LIFT WELL OR MACHINE ROOM
- 4. LIFT PIT SHOULD BE WATER PROOF AND SUITABLY CONSTRUCTED WITH RCC PLUMBING FOR MOUNTING SPRING BUFFERS
- 5. FIRE FIGHTERS / FIRE EXTINGUISHERS TO BE PROVIDED IN TOP TERMINAL LANDING HIGH ROSE BUILDING (CONSIDERED 15M AND ABOVE) - OPTIONAL
- 6. ZEBRA PAINTING SHOULD BE DONE AT ALL THE 3 SIDE OF HEAD ROOM INNER WALL
- 7. PROVIDE SCAFFOLDING TO SUIT ERECTION AS PER OUR ERECTORS INSTRUCTIONS
- 8. IN CASE OF COMMON LIFT WELL FOR MULTIPLE LIFTS, THE PARTITION WALLS OF THE COMMON LIFT WELL SEPARATING INDIVIDUAL LIFTS SHALL BE EITHER RCC OR BRICK OR GLASS OR SUITABLE WIRE GRILL/EXPANDED METAL OF FOLLOWING SPECIFICATIONS:
- A) IT SHALL BE MADE OF AT LEAST 2.2 MM THICK STEEL WIRE OR EXPANDED METAL
- B) IT SHALL REJECT A BALL OF 25 MM DIAMETER, AND
- C) IT SHALL BE SO FIXED AS NOT TO DEFLECT MORE THAN 15 MM WHEN SUBJECTED TO A FORCE OF 450 N APPLIED HORIZONTALLY AT ANY POINT.

ELECTRICAL

- 1. PROVIDE PERMANENT LIGHTING ARRANGEMENT AT LIFT WELL FROM 600MM BELOW THE PIT LEVEL AT EVERY FLOOR LEVEL AND HEAD ROOM ABOVE 600MM FROM THE LINTEL LEVEL
- 2. THE LIFT POWER WIRING MAY BE TAKEN OUT SIDE LIFT SHAFT THE SINGLE PHASE WIRING FOR LIFT BULK HEAD FITTINGS ALSO MAY BE TAKEN FROM GROUND FLOOR TO HEAD ROOM SEPARATELY AS PER THE CEIG REGULATION
- 3. SUPPLY AND FIX 1 NO. PER LIFT 3 POLE, 16 AMPS WITH NEUTRAL MCB MOUNTED ON A SUITABLE BOX FIXED ON METAL FRAME ONLY (AS PER CEIG REGULATIONS)
- 4. SUPPLY AND FIX 1 NO. PER LIFT 2 POLE, 6 A MCB WITH SUITABLE BOX FIXED ON METAL FRAME (AS PER CEIG REGULATIONS) FOR CAR LIGHT AND FAN WITH SUITABLE EARTH
- 5. PROVIDE TWO INDEPENDENT EARTH TERMINALS IN THE HEAD ROOM AS PER THE REQUEST OF OUR JLPL ERECTORS (NO. 8 COPPER / G.I.), EARTHING TO BE TAKEN FROM INDEPENDENT EARTH PIT.

APPROVED _____

NOTE: -
PLEASE CHECK THE SPECIFICATIONS & ONE DIMENSIONS WHILE APPROVING THE DRAWING. APPROVAL WILL BE MUTUALLY BINDING. CHANGES WILL NOT BE ENTERAINED AFTER APPROVAL.

CLIENTS SIGN WITH SEAL & DATE _____

Johnson

GENERAL ARRANGEMENT OF 8 PASSENGER LIFT FOR MINOR & MOD. REALTY GREENWOOD HEIGHTS, SY. NO. 196, KOWKUR, MEDICAL RR DIST. HYDERABAD

NO.	DATE
DRAWN	14/04/2020
CHECKED	14/04/2020
APPROVED	14/04/2020
SCALE	N.T.S.
SHEET NO.	1-02726&27
SHEET	1 of 4

INSTALLATION REPORT

Company/ firm:	MMRK-LLP	Requisition nos.:	140858
Project:	GHT	PO no.:	82674
Supplier:	Johnson Lifts Pvt. Ltd.	Material type:	duplex Lift.

Details of installation:

Sl. No.	Date of installation	Unit no.	Material details	Size	Qty
1.	16/11/22	01	Duplex Operation System Lift		01
2.			09. Stops &		
3.			09 openings.		
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
Total:					01

Remarks:	Work Completed and Hand over the Lift.
----------	---

Approved by	Project manager	Security	Admin (Audit)
-------------	-----------------	----------	---------------

Note: 1. Report to be sent on completion of work. 2. For partial completion report must be sent once a month. 3. This report is required for installation of windows, french windows, balcony/ staircase railing, fire doors and such materials where PO for material + labour is issued. Exclude false ceiling, painting, water proofing where 'Advice for giving credit to contractor/supplier form' is being set to E&D. 4. One or more reports can be made per PO. Avoid multiple Pos in one report. 5. Provide report on defaults, poor quality, missing items, etc. 6. Reports to be provided regularly. However, must be provided within one working day of request from purchase.

16 NOV 2022
A. SURESH
PROJECT MANAGER

Head Office & Regd. Office 1, East Main Road, Anna Nagar Western Extension, Chennai 600101
Phone 044 26152200 Email info@johnsonliftsltd.com Website www.johnsonliftsltd.com
CIN No.: U27209TN1981PTC008718



LIFT No. L-Q2726
MEHTA & MODI REALTY KOWKUR LLP
0
2ND FLOOR
5-4-187/3 & 4
SOHAM MANSION, M G ROAD, SECUNDERABAD, 500003

T&C/08/QR/03

Our Quotation Ref No. JL/59/TG01/01341/E/B02

Dear Sir/Madam,

Sub : Supply, Erection, Testing and Commissioning of above mentioned Johnson Lifts

Installed at :

MEHTA & MODI REALTY
GREENWOOD HEIGHTS
SY NO. 196,
KOWKUR,
MEDCHAL
RR DIST, HYDERABAD
500003

HANDING OVER CERTIFICATE

This day (16 / 11 / 2022) we have handed over to you in good working condition the Johnson Electrical Lift installed at the above premises after carrying out and completing all works enumerated in our quotation.

We have also handed over to you the Emergency Door Open Key and the Controller Key for the above Lift. Please sign and return to us the duplicate copy of this handing over letter at the earliest duly signed in token of having taken over the installation.

Also please be informed damages caused to the lift due to misuse/ water entry / leakage / seepage is not covered under the warranty.

Kindly note the warranty period for the above lift will be effective from

30/11/2022 to 29/11/2023

Lift taken over by :

Signature with Seal.

Handed Over By:

Johnson Lifts Private Limited

(Operation Head)

For Service, Maintenance and breakdowns please contact : 040-23078881, 23078882, 23078883

ONLY FOR OFFICE USE

Original HOC Received by Name: Sign: Date:

BRANCH OFFICE

ROUTE CODE : _____ FSM ENTERED ON : _____
SM NO : _____ FSM ENTERED BY : _____
SIGN BY S&M DEPT: _____ CHECKED BY : _____

HEAD OFFICE

RECEIVED ON : _____
VERIFIED BY : _____
VERIFIED ON : _____

Johnson Lifts Pvt Ltd

Hyderabad Office Plot No. B - 31, TIE Balanagar, Balanagar, Hyderabad - 500037
Phone 23073881 / 82 / 83 Email hyderabad@johnsonliftsltd.com

CUSTOMER INFORMATION LETTER

TO,
FOR JOB -L-Q2726
MEHTA & MODI REALTY KOWKUR LLP
MEHTA & MODI REALTY
GREENWOOD HEIGHTS SY NO. 196, KOWKUR,
MEDCHAL RR DIST, HYDERABAD
500003

Dear Sir,

We would like to inform you that we have completed installation/ testing & commissioning work for your elevator having inspection including safety and quality is completed for contracts with temporary power 3 phase supply.

1. 3 PHASE PERMANENT POWER SUPPLY TO BE PROVIDED.

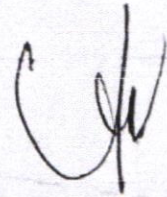
In case of any damage of the materials and lift equipments due to the above said reasons, the same will be replaced on chargeable basis only .

Thanking you & assuring you of our best service at all times.

yours faithfully

For Johnson Lifts Private Limited
Authorized Signatory

Customer Signature :



Customer Name :

Customer Phone No : 16 NOV 2022

Received Date

ASHOK KUMAR
PROJECT MANAGER

CUSTOMER GENERAL INFORMATION LETTER

TO,
FOR JOB -L-Q2726
MEHTA & MODI REALTY KOWKUR LLP
MEHTA & MODI REALTY
GREENWOOD HEIGHTS SY NO. 196, KOWKUR,
MEDCHAL RR DIST, HYDERABAD
500003

SUB: Safety/Operational Instructions of Johnson Elevator for Job no: L-Q2726 installed at your premises.

Dear Sir,

We would like to inform you that we have completed the installation, testing & Commissioning work of the lift at your premises MEHTA & MODI REALTY KOWKUR LLP, and we advise you to kindly take care on the below listed points for safe and trouble free usage of lift.

1. In case the lift is used for building material shifting and labor is using the lift for transport,

- Lift cabins to be properly protected to avoid scratches and damages of the lift cabin & doors
- Proper security/lift operator to be assigned during usage of lift(s)

Any material damage is found due to misuse of labor and material shifting, will be replaced on chargeable basis only. JLPL will not be responsible for any scratches in the lift panels which may occur in future, even if the lift was kept ideal without usage.

2. Landing sills, car sills and all lift entrances need to be cleaned periodically to avoid accumulation of dust and other materials which may lead to malfunctioning of lift doors and other lift equipments.

3. Power supply

- 3 phase supply to be maintained between 380 volts to 415 volts and the power supply to be permanent
- Earth to neutral voltage should be less than 4 volts and greater than zero voltage at the time of lift running and ideal conditions.

Above said Improper earthing and power supply may lead to equipment failure and the same will not be covered under warranty

4. Should not use any acidic cleaning agents to clean the panels. Usage of improper agents may lead to corrosion of the lift panels and will mark a permanent stain in the lift panels. Please contact our service team to take up with cleaning processes.

5. The panel protective wrappers to be removed at the time of handing over and cleaned for gums. The gums may cause stain in the panels and may lead to rusting of panels irrespective of panel make - SS or painted. JLPL will not be responsible for any gum cleaning and rust in panels in future due to not removal of wrappers as per your request. JLPL will be cleaning the panels only on cost basis if both rust and stain happens because of not removing the wrappers at the time of handing over of the lifts.

Thanking you,
Yours faithfully,
For Johnson Lifts Private Limited,

Authorized Signatory

Customer Signature:
Customer Name:
Received Date:
Customer Phone No.:

ARD Maintenance and General instructions

TO,
FOR JOB -L-Q2726
MEHTA & MODI REALTY KOWKUR LLP
MEHTA & MODI REALTY
GREENWOOD HEIGHTS SY NO. 196, KOWKUR,
MEDCHAL RR DIST, HYDERABAD
500003

Subject : ARD Maintenance and General instructions.

Dear sir,

We would like to inform you that the above lift is installed with ARD (Automatic Rescue Device) unit. If the 3 Phase power supply goes OFF, this ARD unit will operate the lift to nearest floor with the help of battery incorporated in the system. In this regard we have to maintain these Batteries fully charged condition.

Here we advice/suggestion to keep lift main power supply always ON condition. Please don't switch OFF the lifts main supply which is the direct source for battery charging. If the main is switched OFF, the batteries charging voltage will be discharged and will lead to failure of Batteries. If the batteries fail ARD will not operate. The defected batteries should be replaced on chargeable basis.

This is for your kind information and Keep the lift Power supply always in ON condition to avoid battery discharge.

Thank & Regards.

Customer signature

Date 16 NOV 2022

A SURESH
PROJECT MANAGER

Panel Protective wrappers – general instruction letter

TO,
FOR JOB -L-Q2726
MEHTA & MODI REALTY KOWKUR LLP
MEHTA & MODI REALTY
GREENWOOD HEIGHTS SY NO. 196, KOWKUR,
MEDCHAL RR DIST, HYDERABAD
500003

Sub: Removal of panel protective wrappers. (job no L-Q2726)

Dear sir,

We have fixed the car body, landing doors, car doors & frames for the above lift at your site and safety sticker are intact. In this regards we are in need to remove panel protective wrappers before handing over.

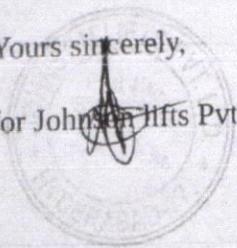
If the panel protective wrappers are not removed immediately then the quality of panels & the final finish will not be up to the mark. Wrappers gum in the protective wrappers may leave stain marks in the panel if we try to remove the same in latter stage.

Also the wrappers will get addhered to the pannels due to heat in the environment and it will become impossible to remove the wrappers. In this case for removing the addhered wrappers additional process is involved to remove the wrappers which can be done on chergeable basis.

In addition, After handing over of the lift for your usage, JLPL will not be responceble for any scratches or dents in any of the lift panels.

Thanking you & assuring you of our best services at all times.

Yours sincerely,
for Johnson Lifts Pvt., Ltd



Accepted by.....
NOV 2022
Sign & Seal
Authorized signatory

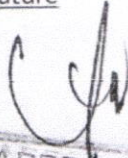
LOAD TEST & RESCUE PROCEDURE

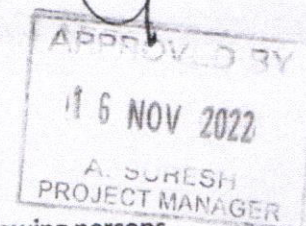
TO,
FOR JOB -L-Q2726
MEHTA & MODI REALTY KOWKUR LLP
MEHTA & MODI REALTY
GREENWOOD HEIGHTS SY NO. 196, KOWKUR,
MEDCHAL RR DIST, HYDERABAD
500003

Dear sir,

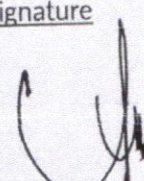
We have completed testing work and we have explained the emergency operation to
the following persons at your site.

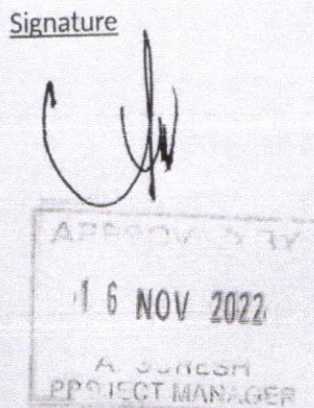
Emergency Operation explained to,

- | <u>Name</u> | <u>Signature</u> |
|---------------------|---|
| 1. MR. Suresh Kumar |  |
| 2. | |
| 3. | |



Load test checked along with the following persons,

- | <u>Name</u> | <u>Signature</u> |
|----------------------|---|
| 1. MR. Suresh Kumar, |  |
| 2. | |
| 3. | |



Thanking you

For JOHNSON LIFTS PVT.LTD.



Johnson Lifts Private Limited

Pot No B-31 part, TIE Balanagar, Hyderabad 500 037

Phone 23023881/23/2/8 235655

S&M 2378881/27

E-mail hyderabad@johnsonliftsld.com

website www.johnsonliftsld.com

JLPL/HYD/HOP/004

CUSTOMER FEED BACK OF LIFT

TO,
FOR JOB -L-Q2726
MEHTA & MODI REALTY KOWKUR LLP
MEHTA & MODI REALTY
GREENWOOD HEIGHTS
SY NO. 196,KOWKUR,
MEDCHAL RR DIST, HYDERABAD
500003

Dear valuable customer,

With reference to the above, we have supplied & installed the lift at your premises & we need the feed back of the lift & lift performance from you. Please give your valuable feedback regarding the lifts whose details are given below.

SL.NO	CUSTOMER CHECK LIST	OK	NOT OK	IF NOT OK,REMARKS
1	CLEANING OF LIFT & MACHINE ROOM			
2	LIFT COMFORT RIDE			
3	FUNCTION OF NON-STOP			
4	SUFFICIENT CAR LIGHTING			
5	CAR FIXTURE ARE FIXED PROPERLY			
6	WORKING OF EMERGENCY LIGHT & ALARM			
7	WORKING OF FLOOR ANNOUNCIATOR			
8	WORKING OF SCREEN SENSOR			
9	DOOR OPERATION			
10	FLOOR BUTTON OPERATION IN CAR & ALL FLOORS			
11	FLOOR POSITION INDICATION IN CAR & ALL FLOORS			
12	WORKING OF PRESS & SPEAK			
13	DOES OVER LOAD DEVICE WORKS			
14	DOES THE LIFT TAKES FULL LOAD			
15	OVER ALL PAINTING WORKS / SS STICKERS			
16	FMS OPERATION			
17	WORKING OF AUTOMATIC RESCUE DEVICE			

REMARKS IF ANY

YOUR SUGGESTION

CUSTOMER
SIGNATURE

MECHANIC
SIGNATURE

SUPERVISOR
SIGNATURE

HOD/BM
SIGNATURE

PROJECT MANAGER
H.O : Plot No. 1, East Main Road ,anna Nagar Western Extn, Chennai-600 101
Phone 26152200, 26152201, 26152202, 26152203 Fax26151614

JLPL service center Information letter

TO,
FOR JOB -L-Q2726
MEHTA & MODI REALTY KOWKUR LLP
MEHTA & MODI REALTY
GREENWOOD HEIGHTS SY NO. 196, KOWKUR,
MEDCHAL RR DIST, HYDERABAD
500003

Subject : JLPL service center informations

Dear sir,

We have handed over the lift JOB NO. L-Q2726 in a good working condition on...16/11/2022

Please note our service center numbers below

Phone number

- 040 23078881
- 040 20378882
- 040 23078883
- 9600069695
- 9600068592

Customer calls will be attended by our service center from 9AM to 9PM on all days including sundays and national holidays.

Please inform the below details to our service center at the time of your call for effective and quick services.

- | | |
|---------------------------------|-----------------------------|
| • Lift Number | : L-Q2726 |
| • Name and location of building | : mehta modi realty, Kowkur |
| • Contact person name | : Mr. Suresh Kumar |
| • Contact person mobile number | : 95022 32100 |

Thanking you and assuring you our best services.

Regards



Johnson Lifts Private Limited

Head Office : No. 1, East Main Road, Anna Nagar Western Extension, Chennai - 600 101.

Phone : 26152200 (6 Lines)
Grams : "LIFTS"
Fax : 91-44-26151614
E-mail : info@johnsonliftsltd.com
Website : www.johnsonliftsltd.com

You are now the owner of _____ "JOHNSON" Lift/s. We are listing below some of the "Do"s and DON'Ts for using the Lift efficiently and to avoid frequent breakdowns and consequent inconveniences. Before informing us about the break-down, please check the following.

- a) Check for Power Supply -
If not power supply, please call Electricity Board.
- b) Check if all three phase Power Supply are available :
If not, Please call Electricity Board.
- c) Check the incoming main fuses -
If they are blown out, Please rewire it or call Electricity Board.
- d) Check whether all the landing gates and lift gates are closed properly
If not, close it.
- e) Please check whether all the three phases are in sequence
If not, call Electricity Board.
- f) Please check whether the MPCB is in "ON" Position -
If not, switch it on.
- g) Please check if any phase linking is there
If so, call Electricity Board.
- h) If your Lift is not running even after all the above check Ups, Please get in touch with our service Department on Phone No. 26152003, 26152004, 26152005, 26152006.

DO's and DON'Ts

- 1. Please keep your Machine Room under lock and key.
- 2. Please identify "JOHNSON LIFTS" Service Personnel before allowing them to attend to your lift.
- 3. Please do not allow unidentified persons to attend or check your lift.
- 4. Please put the lift lights "ON" Permanently.
- 5. Do not load the Lift beyond the rated load.
- 6. Do not put your hands through the gates when the Lift is on the landing or away from it.
- 7. Do not put your hands through the gates when the Lift is on the landing or away from it.
- 8. Do not allow water to enter into the lift well and to the machine room.
- 9. Do not touch the Lift parts without switching off the Power Supply.
- 10. Do not tamper with any of the Controller Circuits.

GENERAL INFORMATION REGARDING TESTING COMPLETED SITE STATUS

JOB NO.: LG 2726

DATE: 16/11/2022

NAME OF THE SITE: mehta modi Realty

SL.NO.	DESCRIPTION	YES	NO
1.	LIFT MACHINE ROOM WITH LOCKABLE ARRANGEMENT	NO	
2.	LIFT MACHINE ROOM LIGHTING ARRANGEMENT Head Room	✓	
3.	LIFT SHAFT LIGHTING / MAIN ARRANGEMENT	✓	
4.	IF THERE IS ANY POSSIBILITY OF WATER ENTRY INTO THE LIFT MACHINE ROOM / PIT		✓
5.	IF THERE IS ANY POSSIBILITY OF WATER ENTRY INTO THE LIFT SHAFT THROUGH THE LANDING FLOORS		✓
6.	LIFT ENTRANCE FLOORING COMPLETION	✓	
7.	LIFT ENTRANCE WALL TILES FIXING COMPLETION	✓	
8.	LIFT MACHINE ROOM STEPS OR LADDER PROVISION		✓
9.	LIFT MACHINE ROOM VENTILATOR ARRANGEMENTS	✓	
10.	SEPARATE SINGLE PHASE MAIN FOR CAR LIGHTING.	✓	
11.	CORRECT RATING OF SINGLE PHASE MAIN SWITCH	✓	
12.	SEPARATE 3 PHASE MAIN FOR LIFT CONTROLLER	✓	
13.	CORRECT RATING OF 3 PHASE MAIN SWITCH	✓	
14.	8 SWG COPPER EARTHING - 2 NOS.	✓	
15.	MACHINE ROOM WHITE WASH Head Room	✓	
16.	TRAP DOOR ARRANGEMENTS		✓

SIGNATURE OF
TECHNICIANSIGNATURE OF
SITE AUTHORITY

TESTING ENGINEER