

10/11/2023
Ref.No.REPL/Q/83R2

To,
M/S. MODI PROPERTIES,
#METHODIST COMPLEX,
ABIDS, HYDERABAD.

ROSH ELEVATORS PVT LTD: Was established in 2004 by a group of ambitious and innovative minds with years of technical expertise and passion to contribute towards vertical transportation industry. The company's main focus is on providing highly comfortable and safe lifts and it has stayed on its focus by bringing in experience and technology together and that earned us huge acceptance by the various sectors like Automobile, Pharma, independent Villas, Hospitals, Hotels, Constructions and so on. As we continue to strive promoting world class elevators, incorporating latest technology in tune with world class manufactures in the vertical transportation industry aiming to make every lift a pleasant surprise.



Sub: Supply, Installation, Testing, commissioning and Maintenance of 2 No Rosh Comfort Model, Lift.

We have great pleasure in submitting our best offer for Supply, Installation, Testing, Commissioning and maintenance of 2 units of Rosh Elevator **C+G+4, 6 passenger's lift**. For your Building in **Abids, Hyderabad**. The enclosed offer will give you all the details regarding the elevator specification, price and payment schedule for the order.

We will be pleased to meet you for any further clarifications or discussions, at your convenience.

Assuring you of our best services and prompt attention at all times.
We look forward for your valuable order.

Thanking you

Yours faithfully,
For Rosh Elevators Pvt Ltd,

Hussain Ali Khan
GM -Sales
9052001242

Customer Signature

SCOPE OF SUPPLY

1	No of elevator	2 Unit (Comfort Model)
2	Type and capacity	Geared, with Machine Room 408 kgs, 6 passengers lift.
3	Speed	.70 Meter/Second
4	Controller (Technology)	Duplex Down collective integrated open Loop System, Monarch/Arcube Make.
5	Type of drive	Variable voltage variable frequency integrated drive.
6	Motor Unit	3 Phase Single wrap traction with brake Geared Motor (Montanari / Heena make).
7	Power Supply	415V 3 Phase 50 cycle Ac, 230V Single Phase 50 cycle Ac
8	Location of Motor	Directly above hoist way
9	Travel	18 Mtrs .approx
10	Serving	C+G+4, 6 floors, 6 openings
11	Car enclosure	Stainless steel hairline design finished cabin, 304 grade with design false ceiling.
12	Available shaft size	1900mm W x 1900 mm D
13	Car size (clear inside)	1300 mm W x 1300mm D (Subject to final GAD)
14	Cabin light and Fan	LED Light, Blower /Fan
15	Flooring	PVC Mat.
16	Car entrance	M.S Collapsible Door (Subject to final GAD)
17	Landing entrance	M.S Collapsible Doors (Subject to final GAD)
18	Special features	Emergency light, Emergency Alarm, Digital seven segment indicator with up and down arrows in all landing, car, voice annunciator, Auto Rescue Device (A.R.D) etc,
19	Main rope & O.G Rope	Usha Martin Ltd 8x19x13mm (3 no's), 8x19x8mm(1no)
20	Pit & Over Head	1500 mm& 1200mm
21	Car & Counter Rails	10 mm & 6 mm (Marazzi/Lenzi /Savera make)

For Rosh Elevators Pvt. Ltd.

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CHECK LIST FOR SAFETY OF LIFE AND LIFT DURABILITY

PART NAME	ROSH ELEVATORS PVT LTD	OTHERS / NON MNC LIFTS
MOTOR 	<u>MONTANARI/ HEENA</u> European standard certified and best motors in India that gives maximum life and durability	<u>NON CE CERTIFIED MOTOR</u> Does not follow European standards and been considered as one of the less performing motors in India
DRIVE 	<u>ARKE/MONARCH - CE CERTIFIED</u> Integrated drive with the controller, every unit is of same brand and European standard certified that gives long life and efficiency, Break down around 0.5% which is the best in Lifts Industry (out of 200 lifts only 1 breakdown). Specialized drive for Lifts. Upgradable to new software and technology time to time. Highly advanced.	<u>V3F NON CE CERTIFIED</u> Not an integrated drive and not as per European standard, very short life and poor efficiency, All components are from different local makes, break down 7-10%(out of 200 lifts 14 breakdown) which is worst in the Lift Industry. Not a specialized drive for Lifts. Not upgradable in the future. Out dated drive.
CONTROLLER 	<u>ARKE/ARCUBE/MONARCH-CE CERTIFIED</u> All the components are of same brand That gives least break down of only 0.5% which is best in industry (out of 200 lifts only 1 breakdown) . Integrated controller and been recognized as the best controller in India. Compatible to various features like biometric, access card, contactless entry etc. Auto Rescue Device included hence best safety for the passengers. It has a dedicated and cloud management.	<u>LOCAL CONTROLLER</u> All the components are different makes hence low on compatibility, lower efficiency and low on performance. High break downs . Auto Rescue Device is not included hence prone to accidents and highly dangerous for the passenger's life.
ARD 	Auto Rescue Device with UPS CE Certified and as per European standard which gives best efficiency and very long durability. Comes inbuilt with controller. IV batteries.	Does not come inbuilt with controller. Local made and does not follow European standards hence low of passenger's safety. Very low on durability and efficiency.
 WIRING	Plug and play wiring with harness wire. No loose wiring	No harness wire, loose wiring. (With installation Tape)

OSG  (OVER SPEED GOVERNOR)	CE Certified Highly recognized Over Speed Governor provides high Safety for the passengers from falling.	Local made and not recommended as it does not provide Guaranteed safety.
GAD (GENERAL ARRANGEMENT DRAWING)	Clear and professional drawing with full shaft details by qualified professionals.	Unprofessional and unclear drawing.
COMPLAINT BOOKING	Complaints are booked and attended within 24 hours and each complaint tracked and ensured closed with customer satisfaction.	No such system followed by most.
ROUTINE MAINTANCE	WE maintain proper standard operating Procedure (SOP), like log book Entry, maintenance sheet and photos.	NO SOP.
INSPECTION STAGE	Supervisor visits and does the audit at site periodically to address all. The complaints and ensure the customer is satisfied every time.	No Professionals visit.
HANDING OVER OF THE LIFT	We follow hand over lift with all the procedures.	No such procedures.
EXPERIENCE	Over 18 years with 2700 installations. Highly qualified technicians.	Not many years of experience and no proof of previous successful Installations functional for long years.

PRICE SCHEDULE

Our price for the Above
S.S Cabin, M.S Collapsible Door.
(A.R.D also included)

Rs. 7,00,000 X 2 =14,00,000/-
(Rupees Fourteen Lakhs Only)
Exclusive of GST @18%

Note: Rails, Brackets & Counter weight will be use from old lift.
Existing lift dismantling charges

Rs. 30,000/-

For Rosh Elevators Pvt Ltd

For Customer

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**OFFER VALIDITY INCLUDING PRICE**

One month from the date of the offer.

TERMS OF PAYMENT

50% Interest free Advance along with Purchase order

45 % against the intimation of 1st Material Dispatch

5% against the completion of Work (Before handing over of the lift)

Cheques shall be in favor of Rosh Elevators Pvt Ltd.

(Payments should be in CHEQUES/ RTGS/NEFT only. No Cash payments Accepted)

Bank Details:

ICICI BANK

A/Co no: 111605001183,

MOOSAPET BRANCH, HYDERABAD.

IFSC/NEFT Code: ICIC0001116

SWIFT CODE: ICICINBBCTS

CANCELLATION OF CONTRACT:

In case of cancellation of contract, we shall be charging you as follows:

- a) 20% of the contract value if the order is cancelled before the general arrangement drawing is prepared.
- b) 40% of the contract value if the order is cancelled within a month after the general arrangement drawing is approved.
- c) 50% of the contract value if the order is cancelled after 4 months of the approval of the general arrangement drawing.
- d) 90% of the contract values if the order is cancelled after 45days or after the production of the material.

DELIVERY

60 Days from the date of P.O with advance.

Delivery of the materials only after the completion following points:

1. Approval of General arrangement drawings by the client
2. Plastering of lift shaft and other preparatory works as per agreement(refer preparatory work)

COMPLETION& HANDING OVER

120 Days from the date of work order with advance. In case of delayed advance, completion & Handing over will be delayed without any notice.

JURISDICTION:

Under Hyderabad jurisdiction.

Customer Information:

GST Registration Number _____

PAN Number _____

Aadhar Number _____

E mail _____

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GUARANTEE:

ROSH ELEVATORS PVT LTD guarantees the material and workmanship of the equipment for a period of one year from the date of completion of erection or **12 months** from the date of supply of equipment whichever is earlier subject to the equipment being utilized properly as per manufacturer's instructions. ROSH ELEVATORS PVT LTD will make good any defects except those due to normal wear and tear or due to improper use or care & damages on account of voltage fluctuations and water leakage are not covered on this guarantee. This guarantee does not cover main switch, light & fan emergency light and alarm bell. If any party other than allowed to interfere with it in any way ROSH ELEVATORS PVT Ltd guarantee ceased immediately. Provision of IS: 14665 should be adhered to for satisfactory performance of the equipment. The guarantee extended herein is confined liabilities, damages or losses in monetary terms or otherwise. Further this guarantee shall in no case be extended to payment of any monetary considerations. **L.E.D lights, Glass parts & A.R.D batteries will not be under any Guarantee. Due to over voltage, mishandling & natural calamities, lift will not be covered under any Guarantee.**

Force Majeure and other conditions: Please note that ROSH ELEVATORS PVT LTD shall not be held responsible whatsoever for any delay in delivery/erection/maintenance of the elevators in the following cases:

If there terms of payment are not observed

- (a) If the preparatory building works excluded for ROSH ELEVATOR PVT LTD contract are not completed by the client in time.
- (b) If the permanent 3 phase power supply along with double earthing etc... is not provided in it in the machine room
- (c) If the formalities are delayed due to non-payment of license fees
- (d) In the event of power shortage, strikes, lockouts, fire explosion, theft, floods, riots, civil commotion, war or act of God and/or any other force majeure conditions. Under no circumstances shall ROSH ELEVATORS PVT LTD be liable for direct/indirect or consequential losses or damages that may be caused to client/consignee due to delay or other reasons.

LIMIT OF CONTRACT: Any order resulting from acceptance of this tender will only included such good, accessories and ok herein specified and will be subject only to such variation and or additions, as may have been expressly accepted by us in referred to herein will be charge extra.

INTEREST: Interest at the rate of 24% per annum shall be payable to us on all amounts remaining unpaid after seven days from the due date.

SURPLUS MATERIALS: All surplus materials, consumable goods, packing cases, tools and tackles, wiring material etc, employed during execution of the contract shall remain our property.

FREE SERVICE:

Periodical service for the first 12 months **(once in 45 days)** will be carried out 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.

For Rosh Elevators Pvt Ltd

For Customer

**TESTS:**

The components of Rosh Elevators will be tested by us at our manufacturing works and at our suppliers' works. At site, inspections will be carried out at the time of each stage and Final inspection will be there before handing over the Lift.

TECHNICAL ASSISTANCE:

We agree to provide technical assistance for getting approval with the electrical inspector or lift inspector wherever applicable. This includes for 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 by you. Suitable guidance will be provided by us. The purchaser 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 purchaser.

GENERAL ARRANGEMENT DRAWING:

The General Arrangement Drawing will be sent to you in approximately 2 weeks from the date of receipt of complete site details along with order. The purpose of this drawing is to clearly indicate to you pertinent dimensional details of the lift Shaft, pit, machine room, car and landing opening etc, in case any modification is required by you in our General Arrangement Drawing it is advisable to hold on construction till the revised General Arrangement Drawing is resubmitted by us and approved by you. Please note that the above set of Drawings will give you complete information for the civil constructions.

TERMINATION:

- a) In case the supply of lift materials is not completed within 18months from the date of conclusion of the contract due to default or delay in compliance of any terms of the contract by customer, company shall be at liberty any time thereafter to offer a revised schedule for execution of the contract revised price and payment terms.
- b) In case customer does not accept the revised offer made in accordance with clause (a) within 4 weeks of such revised offer, company shall be at liberty to treat the contract as cancelled by customer and proceed in accordance with the above cancellation of contract.

A.M.C & C. M. C

After expiry of warranty period Rosh Elevators will undertake Annual maintenance contract @ **3%** of Total sale value) (There will be a hike of 7% in every year after the second renewal of AMC. (Single payment.)

For comprehensive maintenance the charges will be @**6%** of Total sale value, including the parts change but this is for normal price awareness and subject to the price hike according to the market

For Rosh Elevators Pvt Ltd**For Customer****Authorized Signatory****Authorized Signatory**

PREPARATORY WORK

WORKS IN YOUR SCOPE

1. To provide site details and drawings required for starting work on the project.
2. To provide a completely enclosed hoist way free of dust walls duly finished and painted also a lift pit of required depth.
3. To provide properly painted hoist-way and ventilated machine room of sufficient size to accommodate our equipments.
4. To provide and install necessary hoist way door frames, facie plates and architraves.
5. To provide sill projection for each hoist-way entrance to assure secured anchorage and support of each sill.
6. To provide hoist-way structure of such a design that can withstand the impact and loads resulting from the use of lifts.
7. To do all painting except lift material.
8. To do all cutting of walls, floor, together with any repairs made necessary thereby. This includes grouting of all bolts, sills, steel members, indicator and punch button boxes etc. in position.
9. To provide and install power & light connections as follows:
 - a) A fused circuit breaker of suitable rating for lifts.
 - b) A fused circuit breaker for lifts lighting circuit.
 - c) A fused circuit breaker for hoist-way lighting circuit & lighting points in the hoist way at each floor level.
 - d) A separate earth pit as per latest Indian Electricity Rules and double earth connection brought in the machine room.
 - e) Earth Leakage Circuit Breaker of 300 MA, 20 AMP D.P. Capacity.
10. To provide Servo Stabilizer in case of insufficient voltage supply.
11. To provide at your expenses during the installation of lifts, electric power for illumination, operation of the power tools in the hoist-way and testing of lifts.
12. To protect the hoist way entrance by suitable means during the process of lift installation.
13. To provide scaffolding in the hoist-way to our erectors requirements and to remove the same after completing the work.
14. To provide suitable lockable storage space for lifts materials at ground floor level near the lift hoist-way.
15. To provide chipping holes as per measurement, on the walls of hoist-way to fix the rail guides.
16. To provide "I" beams (3) sections to mount the motor in the machine room.
17. You have to hand over the lift shaft, machine room and pit without any water seepage possibilities.
18. **To unload the material at site in your cost**
19. **After each stage of material dispatch, Delivery challan (D.C) must be signed by Customer representative or Watchman at site.**

NOTE: ANY ALTERATION, CORRECTION OR CANCELLATION WILL NOT BE CONSIDERED VALID ON THIS PAGE.

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LIFT WELL SECTIONAL VIEW
ROSH COMFORT
LIFT WITH MACHINE ROOM

