

From Company:	Modi Realty (Miryalaguda) LLP 5-4-187/3&4, IInd Floor Soham Mansion M.G. Road Secunderabad, TELANGANA, 500003 GSTNO:36ABCFM6774G2ZZ	Delivery Location: AVR Gulmohar Homes Sy no-786, Miryalguda, Nalgonda Dist. Miryalguda, Telangana, Zakir Hossain, 9550139944
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Supplier Details									
Johnson Lifts Private Limited Plot no B-31 Part TIE Balanagar Balanagar Hyderabad, TG, 500037 GSTIN:36AAACJ0838Q1Z7 Mr. R. V. Rajeshwar Rao/Mr. Alok Gupta, 23073881/82									
PO No		20230803060		Quote No		JL/61/TG01/00285/E			
PO Date		03 Aug 2023		Quote Date		25 Jul 2023			
Supply Type		Purchase Order		Requisition Num		20230803047			
						Amount			

Terms and Conditions:-

Additional Specifications

Lift no-L-S3409, Lift cabin finish- Ivory & Orange, Car door finish-Orange, Ceiling light-LED Lights, Center opening Sliding door.

Tax :

Inclusive of GST and other taxes.

Delivery Date :

Within 60 days from GA Drawings approval.

Delivery Location :

As given above.

Transport:

By Vendor included in the above prices.

Advance Paid :

Rs. 1,55,250-00 by RTGS/NEFT.

Payment Terms :

15% Advance with PO, 60% On approval of GA Drawings, 15% After material delivery, 10% After testing and commissioning , before handing over the lift.

Bill submission:

Proof of delivery & original invoice must be delivered to Second floor, Soham Mansion, M.G. Road, Secunderabad- 03. Do not send to site.

Other Terms:

As mentioned in the LOC, Dated 04-08-23.

Installation:

As mentioned in the LOC Dated 04-08-23.

Commissioning:

As mentioned in the LOC dated 04-08-23.

Notes:

1. This is a digitally generated order and no signature is required.
2. In case the vendor is unable to accept the order and supply the material, they must intimate the same by email to purchase@modipropertic s.com.
3. Vendors must obtain acknowledgment from site as proof of delivery (POD) on relevant document like DC, e-way bill, packing list, etc.
4. Vendor must send original invoices to our head office (HO) on the address mentioned above. Do not send the original invoices to sites or purchase division office. An acknowledgment on a copy of the invoice will be provided upon request at our HO.
5. We reserve the right to cancel this PO and seek refund of the advance paid in case of delay in delivery or items delivered are not as per specifications, including delivery of defective material.
6. Payment against delivery /installation shall only be made after receipt of original signed invoice at HO.

From Company: Modi Realty (Miryalaguda) LLP
5-4-187/3&4, 1Ind FloorSoham MansionM.G.Road
Secunderabad, TELANGANA, 500003
GSTNO:36ABCFM6774G2ZZ

Delivery Location: AVR Gulmohar Homes
Sy no-786, Miryalguda, Nalgonda Dist.
Miryalguda, Telangana,
Zakir Hossain.9550139944

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Johnson Lifts Private Limited Plot no B-31 Part TIE Balanagar Balanagar Hyderabad, TG, 500037 GSTIN:36AAACJ0838Q1Z7 Mr. R. V. Rajeshwar Rao/Mr. Alok Gupta, 23073881/82											
SNo.	Item Name	Qty	Rate	Dis%	Taxable Amount	GST%					Amount
						IGST%	CGST%	SGST%	IGST AMT	CGST AMT	SGST AMT
1	EQPT3710-Equipment-Lift--6pax-Nos.	1.00	8,85,594.00	0%	8,85,594	0%	9%	9%	0	79,703	79,703
						Total Amount ...			0	79,703	79,703
Rupees in words : Ten Lakhs Forty Five Thousands One Only.											
									10,45,001	10,45,001	
									16 Mar 2023	20230320038	
									Quote Date	Requisition Num	
									20 Mar 2023	Purchase Order	
									PO No	20230320052	
									Quote No	JL/61/TG01/00285/E, Email confirmation dated 16-03-23, 1 (a)	

Terms and Conditions:-

Payment Terms : 15% as Advance, 60% on GA Drawings approval, 15% on Material delivery, 10% on Commissioning.
Tax : Inclusive of GST and all other taxes.
Delivery Date : Within 2 months.
Delivery Location : As per details given above
Transport: Vendor to arrange transport. OR Purchaser to arrange transport at its cost.
Transportation Cost : Included.
Advance Paid : Rs. 1,56,750-00, by RTGS/NEFT.
Bill submission: Vendor Shall submit proof of delivery+originak invoice at head office of purchaser
Remarks : Warranty 12 months from the date of handing over the lift, Auto door 408 kgs, 6 Pax, 5 stops, G+4, MS Precoated , Speed 1.25 M/S.

Notes:

1. This is a digitally generated order and no signature is required.
2. In case the vendor is unable to accept the order and supply the material, they must intimate the same by email to purchase@modipropertic s.com.
3. Vendors must obtain acknowledgment from site as proof of delivery (POD) on relevant document like DC, e-way bill, packing list, etc.
4. Vendor must send original invoices to our head office (HO) on the address mentioned above. Do not send the original invoices to sites or purchase division office. An acknowledgment on a copy of the invoice will be provided upon request at our HO.
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6. Payment against delivery /installation shall only be made after receipt of original signed invoice at HO.

Terms and Conditions:-

Payment Terms : 15% as Advance, 60% on Approval of GA Drawings, 15% on Material delivery, 10% on Commissioning.
Tax : Inclusive of GST and all other taxes.
Delivery Date : Within 2 months
Delivery Location : As per details given above
Transport: Vendor to arrange transport. OR Purchaser to arrange transport at its cost.
Transportation Cost : Included.
Advance Paid : Rs. 1,56,750-00, by RTGS/NEFT.
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6. Payment against delivery /installation shall only be made after receipt of original signed invoice at HO.

Requisition Form

Company Name	Modi Realty (Miryalaguda) LLP			Date	03 Aug 2023
Site Or Phase	AVR Gulmohar Homes			Time	08:32:35
For Use In Flat/Villa/Other	clubhouse used purpose			Req.No.	20230803047
Material required before date					

S.No	Description	Qty Required	Qty Available at Site	Order Qty	Last Rate	Inward No	Date
1	EQPT3710-Equipment-Lift--6pax-Nos.	1.00	0	1.00	7,10,000.00		

PO Num	Date	Type	Status
20230803060	03 Aug 2023	PO	Approved

Sno	Role	User	Remarks	Date And Time
1	Const-Mgr	Zakir Hossain		03 Aug 2023 08:32:35 pm
2	Const-Mgr	Zakir Hossain	System Generated: This Requisition Has Been Approved	03 Aug 2023 08:34:08 pm

Prepared By :- Zakir Hossain	Approved By:-
Sign:-	Sign:-
Date :- 03 Aug 2023	Date:-

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

[illegible]

Revised Approved PO to be send to supplier

From: Prabhakar P (prabhakar@modiproperties.com)
To: jayasudha@modiproperties.com
Cc: minish@modiproperties.com; purchase@modiproperties.com
Date: Saturday, August 5, 2023 at 11:10 AM GMT+5:30

Dear Jayaprada/Minish,

Kindly send the approved revised po to the supplier, The advance payment is already been issued of Rs. 1,56,750 against old PO 20230320052, which can be adjusted to the revised PO-20230803060 (agreed by Johnson-Rajeshwar Rao), the revised LOC is sent with Raghu(purchase assistant) and kindly issue to Johnson.

POs to be canceled-20230320052, 2023032100 in m-codex, MD approval for cancellation of POs has been sent to Minish on his Viber on 05-08-23.

Regards,

P Prabhakar
Sr.Manager Purchase | +91 95022 77299 | prabhakar@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad – 03 | +91 40 66335551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.



20230803060.pdf
6.5kB



Head Office: 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. ☎ : 040-6633 5551, ✉ : info@modiproperties.com.
Site Office: Sy. No. 786, Miryalaguda, Dist. Nalgonda, Telangana - 508 207, ☎ : + 91- 86892 43588, ✉ : agh@modiproperties.com



Letter of confirmation

Date: 04-08-2023.

To,
Mr. R.V. Rajeshwar Rao,
Sales Manager,
M/s. Johnson Lifts Private Limited,
Plot no. B-31(Part), TIE,
Balanagar, Hyderabad - 500037.

Subject: Confirmation of other terms and conditions.

Sir/Madam,



We have issued a purchase order for purchase of your equipment/item/product. The details of Vendor/Supplier are given in Annexure A. The details of Developer/Purchaser are given in Annexure B. The commercial terms are summarized in Annexure C. The summary of timelines are given in Annexure D. Other terms and conditions are given in Annexure E.

This letter of confirmation records other terms and conditions agreed to by both the parties in addition to details given in your offer letter/quote and our purchase order and shall be read along with the offer letter and purchase order.

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

Thank You.

Yours sincerely,

Mr. P. Venkateshwarlu,
Purchase Manager.

Accepted & confirmed by: Mr. R.V. Rajeshwar Rao, Date:	Sign:
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Annexure – A

Details of Vendor/Supplier:		
S No	Description	Details
1.	Name of Company / Firm	M/s. Johnson Lifts Private Limited,
2.	Address for communication	Plot no. B-31(Part), TIE, Balanagar, Hyderabad.
3.	Primary emails for communications	hyderabad@johnsonliftsltd.com
4.	Office mobile/landline	040-23078881/882 & 883
5.	Branch Manager/Regional Manager	
6.	Name	P. Chaitanya Dasamtarao
7.	Designation	General Manager
8.	Mobile	7358392533
9.	Email	pc@johnsonliftsltd.com
10.	Installation Manager/Engineer	
11.	Name	Mr. Rama Krishnan
12.	Designation	Erection Engineer
13.	Mobile	7338744545
14.	Email	ramakrishnan.blr@johnsonliftsltd.com
15.	Sales Manager/Representative	
16.	Name	Mr. Rajeshwar Rao
17.	Designation	Sales Manager
18.	Mobile	+91 9391010323
19.	Email	rvrr@johnsonliftsltd.com
20.	Accounts Manager/Accountant	
21.	Name	T.R. Sekar
22.	Designation	Accounts Manager
23.	Mobile	+91 9533777302
24.	Email	trs@johnsonliftsltd.com
25.	PAN No.	AAACJ0838Q
26.	GST No.	36AAACJ0838Q1Z7
27.	Company/firm registration no.	8718/61
28.	Bank Account No.	425011008336
29.	Bank Name	Kotak Mahindra bank
30.	Bank Branch	Annanagar, Chennai.
31.	Bank IFSC/RTGS	KKBK008488

Head Office: 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. ☎ : 040-6633 5551, ✉ : info@modiproperties.com.

Site Office: Sy. No. 786, Miryalaguda, Dist. Nalgonda, Telangana - 508 207, ☎ : +91- 86892 43588, ✉ : agh@modiproperties.com

Annexure B

Details of Developer/ Purchaser		
S. No	Description	Details
32.	Name of Company / Firm	Modi Realty (Miryalaguda) LLP
33.	Name of project	AVR Gulmohar Homes
34.	Address for communication (head office)	5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, Telangana
35.	Primary emails for communication	agh-const@modiproperties.com; mep@modiproperties.in purchase@modiproperties.com
36.	Address for delivery and installation of equipment	Sy no. 786
37.	Managing Director/ Partner	
38.	Name	Soham Modi
39.	Direct line Number	040 66335556
40.	Email	sohammodi@modiproperties.com
41.	Purchase Manager	
42.	Name	P Venkateshwarlu
43.	Designation	Purchase Manager
44.	Mobile	+91 9866755299
45.	Email	purchase@modiproperties.com
46.	MEP Manager	
47.	Name	V. Ramesh Reddy
48.	Designation	Project Manager - MEP
49.	Mobile	9848134856
50.	Email	rameshreddy@modiproperties.com
51.	Project Manager	
52.	Name	Zakir Hussain
53.	Designation/ Specialization	Project Manager
54.	Mobile No.	+91 9748010271
55.	Email id	zakir@modiproperties.com
56.	Accountant	
57.	Name	G. Rukmini
58.	Designation/ Specialization	Sr. Accountant
59.	Mobile No.	+91 9182853313
60.	Email ID	rukmini@modiproperties.com
61.	PAN No.	ABCFM6774G
62.	GST No.	36ABCFM6774G2ZZ
63.	Company/firm registration no.	AAF7728
64.	Bank Account No.	009763700001888
65.	Bank Name	YES BANK
66.	Bank Branch	Secunderabad
67.	Bank IFSC	YESB0000097

Annexure C

Commercial terms		
S No	Description	Details
68.	Vendors quotation/ offer letter number	JL/61/TG01/00285/E
69.	Vendors quotation/ offer letter date	25-07-2023
70.	Vendors job work number	L-S3409
71.	Vendors job work date	
72.	Developers' Purchase order number.	20230803060 ✓
73.	Developers Purchase order date:	04/08/2023
74.	Item	Lift
75.	Item specifications	Number of passengers-6 Number of stops-5 Floor numbers- G,1,2,3,4, CAR-MS-Precoated, DLSS Finish. Doors- MS Precoated Color-Orange & Ivory Speed-0.66 M/S ✓ Earthing-25mm x 6mm GI Strip shall be provided.
76.	Payment terms	a. 15% advance along with purchase order. b. 60% on approval of engineering drawings and 60 days prior to delivery of materials. c. 15% After the Material Delivery. d. 10% after testing & commissioning, before handing over of the Lift.
77.	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+ GST. c. AMC charges shall be enhanced by 5% every year for 5years. d. These rates shall hold good for 5 years after warranty period.

Annexure D

Timelines		
S No	Description	Details
78.	Submission of GA drawings by Vendor	a. All GA drawings shall be submitted by Vendor to Purchaser within 30 days of the Purchase Order.
79.	Approval of GA drawing by Developer	a. The Purchaser shall review the GA drawings and send certified copies to the Vendor within 7 days of receipt of GA drawings.
80.	Delivery of all materials	a. Material to be delivered on or before 60 days from approval of GA Drawings. b. All material required for installation and commissioning must be delivered at once.
81.	Joint inspection of site	a. The Purchaser and Vendor shall jointly inspect the site 15 days prior to start of installation. A snag list shall be shared by email. b. Developer to fix the snag list within 15 days. c. Details of civil work, marking, scaffolding and electrical details must be provided at least 2 weeks in advance to the Developer before start of installation.
82.	Installation	a. Installation must start within 15 days of receipt of all materials. b. Installation shall be completed no later than , i.e. within 8 weeks of start of work. Out of which 2 weeks must be given to Developer to complete the granite cladding on all floors.
83.	Commissioning	a. Commissioning must be completed within 10 days of installation. b. A joint inspection to be held by Vendor and Purchaser at the time of handing over commissioning report. c. Vendor shall demonstrate working of equipment to the Purchasers satisfaction at the time of handing over the commissioning report.

Annexure E

Other terms		
S No	Description	Details
84.	Delivery	a. Packing list of all materials being delivered to site must be provided to Developer at least 3 days in advance. b. Developer shall be given an opportunity to tally packing list with physical receipt of material at site, if required, in presence of Vendors representatives.
85.	Installation	a. All communication related to issues related to installation must be brought to the notice of the Developer by email on the primary emails given herein. b. Vendor shall refrain from giving oral instructions at site.
86.	Communication	a. All communication shall be sent in writing by email to the primary emails for communication given herein. b. Payment related issues to be communicated by email and such emails must also marked to the Developers accountant.
87.	Request for payment	a. All request for payment must be marked to the Developers purchase manager and accountant by email, along with relevant documents like proforma invoice, invoice, proof of delivery, installation report, commissioning report, etc. b. Request for payment cannot be made to engineers at site. c. Original documents like proforma invoice, invoice, proof of delivery, installation report, commissioning report, etc., must be submitted to head office of Developer and not to the site. d. Both parties shall share their ledger copies/books of accounts with each other for reconciliation of accounts upon request.
88.	Security	a. Lockable storeroom shall be provided by the Developer to the Vendor at site. b. It shall be your responsibility of the Vendor to secure its material at site. c. In case any material is stolen or missing, you shall replenish such material at your cost. d. In case of unauthorised opening or break-in of storeroom provided, or in case of theft of material, the same must be communicated by the Vendor to the Developer within 24 hours. Further, a joint police complaint should be filed immediately. Any request by the Vendor for compensation for missing material that has been stolen will not be entertained unless the same is reported in 24 hours and followed with a police complaint.

Head Office: 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. ☎ : 040-6633 5551, ✉ : info@modiproperties.com.

Site Office: Sy. No. 786, Miryalaguda, Dist. Nalgonda, Telangana - 508 207, ☎ : + 91- 86892 43588, ✉ : agh@modiproperties.com

89.	Invoice	a. Original invoices duly signed by authorised representatives shall be sent to the head office of the Developer. b. As per rules of GST the Vendor is liable to raise invoice for payments made by the Developer. The Vendor shall endeavour to raise the invoices for the amounts paid by the Developer from time to time, especially, at the end of each financial year. c. Final payment shall be made only on receipt of all invoices and commissioning report.
90.	AMC	a. Warranty period shall commence from the date of receiving commissioning report. b. AMC shall commence from expiry of warranty period. c. The Vendor shall not withhold any kind of services before or after installation, for default in payment by the Developer, without 15 days notice to the Developer in writing, to cure the default in payment.
91.	Price Validity	a. There shall be no escalation of price during the validity of the PO/ WO. b. The PO/WO shall be valid up to one year from the date of PO/WO. c. Price remains the same for 6 stops for 2 more lifts proposed to be purchased in December 2023 as agreed by the supplier.
92.	Change in specifications or other terms	a. Any changes in specification, timelines, payment terms, etc., must be communicated in writing and such changes can be made only on mutual agreement by both the parties.
93.	Escalation	a. In case any issues is not resolved by the Developers team within a reasonable time period, the matter must be escalated to the Managing Director/Partner by way of email.

REVISED

Johnson Lifts Private Limited

PLOT NO.B-31 (PART), TIE, BALANAGAR, HYDERABAD GST No:36AA VCJ0838Q1Z7

JL/61/TG01/00285/E

25-JUL-2023

TECHNICAL SPECIFICATION :-A03

I PRODUCT DETAILS

Building Type	Residential Apartments
Product Name	SUKRANTI - LR-C
Number of Units	1
Lift Designation	L-S3409
Lift Type	Passenger Lift
Rated Capacity Persons / Kgs	6 Persons / 408 Kgs
Rated Speed m/s	0.66
Number of stops / openings	5 / 5
Floor Designation	G +4
Access Sides Inline/Thru Type	1 (One), In Front Only

Floor Display Character (Entrance Position)

0 (F),1 (F),2 (F),3 (F) 4 (F)

II MACHINE AND CONTROLLER DETAILS

Machine Location / Type	Machine Roomless - Gearless
Drive System	Micro Processor Based VVVF
Control system	Microprocessor Based Simplex Selective Collective Control
Main Power Supply	AC 3 Phase, 50 Cycles, 415 Volts $\pm 10\%$
Light Power Supply	220 Volts 50Hz LNE

III SHAFT DETAILS

Shaft Type	RCCRB - Reinforced Cement Concrete With Red Brick
Shaft Width mm X Shaft Depth mm	1930 X 1750
Overhead mm	4400
Pit Depth mm	1350
Travel Height (in Meters)	14
Shaft Reduction Channel	Required LG/TG0109140
Shaft Reduction Channel Weight (in Kgs)	480
Pit Ladder	Yes

IV CABIN DETAILS

A) SIZES

Car Width mm X Car Depth mm	1000 X 1100
Car Clear Height mm	2100
Car Door Type Center/Side	Power Operated Centre Opening Sliding Door
No Of Door Panels	2 Panel
Type of Door Drive	Linear Door Drive System
Car Door (W X H) mm	700 X 2000

B) FINISHES - *SUBJECT TO AVAILABILITY

Design Of Lift Cabin*	Decorative Laminated Steel Sheet (DLSS)
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For M/s. Johnson Lifts Pvt. Ltd.

Customer acceptance
(Seal & Date)

Page 2 of 16

Authorized Signatory

REVISED

Johnson Lifts Private Limited

PLOT NO.B-31 (PART), TIF, BALANAGAR, HYDERABAD GST No:36AAACJ0838Q1Z

JL/61/TG01/00285/E

25-JUL-2023

Customer Name : MODI REALTY (MIRYALGUDA) LLP

Customer Address : SOHAN MANSION, 2ND FLOOR, 5-4-187/3&4, M.G.ROAD, SECUNDERABAD, HYDERABAD,
PIN: 500003

Dear Sir,

We are prepared to Supply, Install and Commission at site ONE No/s. "JOHNSON" Lift as listed below for your building at A V R GULMOHAR HOMES, SY NO:786, , MIRYALGUDA, NALGONDA, NALGONDA, PIN: 506002 in accordance with the terms and conditions as specified in offer.

Under GST Act,2017 and Vide Notification No.03/2022 dated 13th July 2022 ,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.

PRICE SCHEDULE

Currency : INR

Spec No	Model	Qty	Unit Basic Rate Rs.	Total Basic Amount Rs.
A03	SUKRANTI - LR-C/ 6 Passenger Lift/ 408Kgs .66 Speed / 5 Floors : 5 Stops / Decorative Laminated Steel Sheet (Dlss) Car Cabin	1	877118.64	877118.64
Total Lifts / Basic Value				877118.64
SGST 9 %				78,940.68
CGST 9 %				78,940.68
Total Price Inclusive of GST 18 %				10,35,000.00
Customer's GST Regn.No.(to be filled in by customer)		Total Price in Words :-INR Ten Lakh Thirty Five Thousand Only		

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

For JOHNSON LIFTS PRIVATE LIMITED

Accepted By _____

Offer made

Contract Confirmed

Customer's Signature & Seal

Name of the person signed

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

OLD QUOTE

Johnson Lifts Private Limited

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

JL/61/TG01/00285/E

27-APR-2023

TECHNICAL SPECIFICATION :- A02

I PRODUCT DETAILS	
Building Type	Residential Apartments
Product Name	SUKRANTI- MR-C
Number of Units	1
Lift Designation	-
Lift Type	Passenger Lift
Rated Capacity Persons / Kgs	6 Persons / 408 Kgs
Rated Speed m/s	1.25
Number of stops / openings	5 / 5
Floor Designation	G+4
Access Sides Inline/Thru Type	1 (One), In Front Only
Floor Display Character (Entrance Position)	0 (F),1 (F),2 (F),3 (F),4 (F)
II MACHINE AND CONTROLLER DETAILS	
Machine Location / Type	Machine Roomless - Gearless
Drive System	Micro Processor Based VVVF
Control system	Microprocessor Based Simplex Selective Collective Control With / Without Attendant
Main Power Supply	AC 3 Phase, 50 Cycles, 415 Volts $\pm 10\%$
Light Power Supply	220 Volts 50Hz LNE
III SHAFT DETAILS	
Shaft Type	RCCRB - Reinforced Cement Concrete With Red Brick
Shaft Width mm X Shaft Depth mm	1930 X 1750
Overhead mm	4400
Pit Depth mm	1600
Travel Height (in Meters)	14
Shaft Reduction Channel	Required ECTG0108738
Shaft Reduction Channel Weight (in Kgs)	528
Pit Ladder	Yes
IV CABIN DETAILS	
A) SIZES	
Car Width mm X Car Depth mm	1000 X 1100
Car Clear Height mm	2200
Car Door Type Center/Side	Power Operated Centre Opening Sliding Door
No Of Door Panels	2 Panel
Type of Door Drive	Linear Door Drive System
Car Door (W X H) mm	700 X 2000
B) FINISHES - *SUBJECT TO AVAILABILITY	

Customer acceptance
(Seal & Date)

For M/s. Johnson Lifts Pvt. Ltd.

Authorized Signatory

OLD QUOTE

Johnson Lifts Private Limited

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

JL/61/TG01/00285/E

27-APR-2023

Customer Name : MODI REALTY (MIRYALGUDA) LLP

Customer Address : SOHAN MANSION, 2ND FLOOR, 5-4-187/3&4, M.G.ROAD, SECUNDERABAD, HYDERABAD, PIN: 500003

Dear Sir,

We are prepared to Supply, Install and Commission at site ONE No/s. "JOHNSON" Lift as listed below for your building at A V R GULMOHAR HOMES, SY NO:786, , MIRYALGUDA, NALGONDA, NALGONDA, PIN: 506002 in accordance with the terms and conditions as specified in offer.

Under GST Act,2017 and Vide Notification No.03/2022 dated 13th July 2022 ,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.

PRICE SCHEDULE				Currency : INR
Spec No	Model	Qty	Unit Basic Rate Rs.	Total Basic Amount Rs.
A02	SUKRANTI- MR-C/ 6 Passenger Lift/ 408Kgs / 1.25 Speed / 5 Floors / 5 Stops / Decorative Laminated Steel Sheet (Dlss) Car Cabin	1	885593.22	885593.22
Total Lifts / Basic Value			1	885593.22
			SGST 9 %	79,703.39
			CGST 9 %	79,703.39
			Total Price Inclusive of GST 18 %	10,45,000.00
Customer's GST Regn.No.(to be filled in by customer)		Total Price in Words :-INR Ten Lakh Forty Five Thousand Only		

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

Accepted By _____

Customer's Signature & Seal

Name of the person signed

For JOHNSON LIFTS PRIVATE LIMITED	
Offer made	Contract Confirmed
AUTHORISED SIGNATORY	AUTHORISED SIGNATORY

Customer Acceptance
(Seal & Date)

For M/s. Johnson Lifts Pvt. Ltd.
Authorized Signatory

AGH : Re ordering of AGH lift

From: rameshreddy.. (rameshreddy@modiproperties.com)

To: rvrr@johnsonliftsltd.com

Cc: hyderabad@johnsonliftsltd.com; kabildev@johnsonliftsltd.com; prabhakar@modiproperties.com; anwar@modiproperties.com; minish@modiproperties.com; zakir@modiproperties.com

Date: Tuesday, June 20, 2023 at 06:27 AM GMT+5:30

Dear

Mr. R V Rajeshwar rao

As discussed regarding lift pit depth for one of our site named AVR Gulmohar Homes, Miryalguda site against PO No-20230320052 (LS3409).

As per your GA drawing, requirement of lift pit depth is 1600 mm and as per site condition it is 1300 mm. In order to achieve the depth of 1600 mm, either we have to chip the foundation or lift the FFL. But neither of the way is possible for us to achieve that depth.

As suggested by you with available pit depth of 1300 mm, lift with a speed of 0.66 m/sec shall be suitable and the same has been discussed with our MD Sir (Mr. Soham Modi) and he suggested us to go with lift of above speed. So kindly stop the production of present lift and submit the quote for 6 Pax lift with speed of 0.66 m/sec.

Regards,

V Ramesh Reddy

MEP- Project Manager | +91 9848134856|

rameshreddy@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad – 03 |

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

Approved
Comparison

Procurement/Purchase comparison sheet									
Item: Lift for Clubhouse									
Prepared by: Prabhakar									
Date: 16-03-2023									
Sl. No.	SKU	UOM	Rate for lift, Net rate after discount + GST			Schindler Lift			Rosh Elevators
			Qty	Brand	Price	Amount	Brand	Price	
1	Clubhouse Lift, 5 stops, 6 pax-MR,SS Center/Side opening with see-through glass/without glass.	Nos	1				Shindler	16,06,931	
								16,06,931	
2	Johnson	Nos	1	Otis	9,50,000	9,50,000			
a	Tejal Modi(SOR)-8 pax, 5 stops-Apartment	Nos	1	Otis	9,55,800	9,55,800			
b	SOVLLP-6 pax, 5 stops-Club house	Nos	1	Rosh	5,00,000	5,00,000			
c	Maresh Desai (PM Complex)-6 pax, 4 stops	Nos	1	Schindler	11,49,999	11,49,999			
d	Aedis(MGA)-8 pax, 6 stops	Nos	1	Johnson	11,49,999	11,49,999			
e	MIRGV-8 pax, 6 stops	Nos	1	Johnson	11,15,000	11,15,000			
f	GMR-8 pax, 6 stops, Johnson Agreed prices	Nos	1	Johnson	11,15,000	11,15,000			
	Total:					58,20,798			11,50,000
Notes:									
1 Material required for site.									
2 Details of requisition no., required by, etc.:									
3	Transport charges						Included	8 weeks	Included
4	Delivery period						15%	15%	15%
5	Advance						60% on GA		60% on GA
							Drawing approval, 15% on material delivery, 10% on commissioning		Drawing approval, 15% on material delivery, 10% on commissioning
6	Payment terms						NA	NA	NA
7	Loading cost						NA	NA	NA
8	Unloading cost						NA	NA	NA
9	Warranty						12 Months from the date of handing over	12 Months from the date of handing over	12 Months from the date of handing over
							Auto door with glass, 544 Kgs, 8 Pax, Lift speed 0.63 m/s, G+4 Stops, SS Frame, Side opening with two panels	Auto door, 408 kgs, 6 Pax, Lift speed 1.25 m/s, G+4 Stops, SS Frame, Side opening	Auto door, 408 kgs, 6 Pax, Lift speed 1.25 m/s, G+4 Stops, SS Frame, Side opening
10	Other term 1								
11	Other term 2								
12	Other term 3								

APPROVED BY
18 MAR 2023
SOTAM AGH
MANAGING DIRECTOR

16/3/23

Registration - 20230803047
Do no - 20230803060



JOHNSON LIFTS PRIVATE LIMITED

Perfecting the Art of Vertical Mobility

ESTABLISHED IN THE YEAR 1963

125,000+ Lifts
PAN India Installed Base

INR 20 Billion+
Company Turnover

9,000+
Employees

4
World Class
Manufacturing Facilities

7
Overseas Operations

80
PAN India Branches

155 feet Tall
Lift Testing Tower at our Chennai factory

Johnson Lifts' Installed Base PAN India



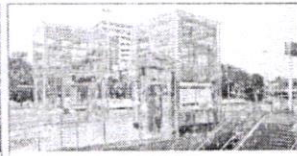
HOTELS
2500+ LIFTS



HOSPITALS
3000+ LIFTS



AIRPORTS
450+ LIFTS | 380+ ESCALATORS



METROS & RAILWAYS
2200+ LIFTS | 3240+ ESCALATORS



RESIDENTIAL BUILDINGS
80,000+ LIFTS



COMMERCIAL BUILDINGS
8,000+ LIFTS



MALLS
2100+ LIFTS | 5500+ ESCALATORS



GOVERNMENT PROJECTS
10,000+ LIFTS

Annual Manufacturing Capacity of over 16000 Lifts and 10000 Escalators

Johnson Lifts Private Limited

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

JL/61/TG01/00285/E

25-JUL-2023

TECHNICAL SPECIFICATION :-A03

I PRODUCT DETAILS

Building Type	Residential Apartments
Product Name	SUKRANTI - LR-C
Number of Units	1
Lift Designation	L-S3409
Lift Type	Passenger Lift
Rated Capacity Persons / Kgs	6 Persons / 408 Kgs
Rated Speed m/s	0.66
Number of stops / openings	5 / 5
Floor Designation	G + 4
Access Sides Inline/Thru Type	1 (One), In Front Only
Floor Display Character (Entrance Position)	0 (F),1 (F),2 (F),3 (F),4 (F)

II MACHINE AND CONTROLLER DETAILS

Machine Location / Type	Machine Roomless - Gearless
Drive System	Micro Processor Based VVVF
Control system	Microprocessor Based Simplex Selective Collective Control
Main Power Supply	AC 3 Phase, 50 Cycles, 415 Volts $\pm 10\%$
Light Power Supply	220 Volts 50Hz LNE

III SHAFT DETAILS

Shaft Type	RCCRB - Reinforced Cement Concrete With Red Brick
Shaft Width mm X Shaft Depth mm	1930 X 1750
Overhead mm	4400
Pit Depth mm	1350
Travel Height (in Meters)	14
Shaft Reduction Channel	Required ECTG0109140
Shaft Reduction Channel Weight (in Kgs)	480
Pit Ladder	Yes

IV CABIN DETAILS

A) SIZES

Car Width mm X Car Depth mm	1000 X 1100
Car Clear Height mm	2100
Car Door Type Center/Side	Power Operated Centre Opening Sliding Door
No Of Door Panels	2 Panel
Type of Door Drive	Linear Door Drive System
Car Door (W X H) mm	700 X 2000

B) FINISHES - *SUBJECT TO AVAILABILITY

Design Of Lift Cabin*	Decorative Laminated Steel Sheet (DLSS)
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For M/s. Johnson Lifts Pvt. Ltd.

Customer acceptance
(Seal & Date)

Page 2 of 16

Authorized Signatory

TECHNICAL SPECIFICATION :- A03

Lift Cabin Finish*	Ivory & Orange
Car Door*	Decorative Laminated Steel Sheet (DLSS)
Car Door Finish*	Orange
Ceiling Finish*	Ivory
Ceiling Type	Standard JLFC06
Ceiling Light	Led Lights
Fan	Cross Flow - Fan
Flooring Type	20 Mm Recess By Jpl-Granite Flooring Client
Handrail Type	Ss Round Handrail JLHR01
Handrail Location	Rear Side
Car Door Sill	Aluminum
Extra Allowance for Cabin Interior (Kgs)	40.8
V LANDING DOORS DETAILS	
A) SIZES	
Door Type	Centre Opening Sliding Door
Door Size (W x H) mm	700 X 2000
Door Sill	Aluminum
B) FINISHES	
Landing Door Finish*	1-5-Decorative Laminated Steel Sheet (DLSS) - Orange
Landing Door Frame / Finish*	1-5-Decorative Laminated Steel Sheet (DLSS) - Ivory
Main Landing Floor	0
Other Landing Floors	1,2,3,4
Jamb Type	Slim Frame
VI SIGNALIZATION / FIXTURES DETAILS	
A) CABIN OPERATING PANEL	
Car Operating Panel Type	Car Operating Panel - JLCP01
Number of Car Operating Panel	1
COP Faceplate Finish	Stainless Steel - Hairline Finish
Button Model	Is9 - Ka131 (Orange)
Car Display	Digital Display (7 Segment) -Vertical
Car Display Location	Car Operating Panel
Call Register Signal	Yes
B) LANDINGS INDICATORS	
Landing Operating Panel Type	Landing Operating Panel - JLPL (Jsm211) / JLLP02
LOP Location	Landing Display On Wall
LOP Mounting Type	Surface/Wall Mountable

For M/s. Johnson Lifts Pvt. Ltd.

Customer acceptance
(Seal & Date)

Page 3 of 16

Authorized Signatory

Johnson Lifts Private Limited

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

JL/61/TG01/00285/E

25-JUL-2023

TECHNICAL SPECIFICATION :-A03

LOP Faceplate Material	Stainless Steel - Hairline Finish
Landing Display	1-5-7SD-V
Landing Display Location	1-5-LOP
Call Register Signal	Yes
Stainless Steel Braille Button	Yes
VII SAFETY DETAILS	
Over Speed Governor	Yes
Door Protection	Infra Red Door Screen
Counterweight Screen	Inbuilt
Over Load Indicator	Yes
Automatic Rescue Device	Yes
Battery Operated Emg Alarm Light	Yes
Two Way Intercom with Press & Speak in COP	Yes

Customer acceptance
(Seal & Date)

Page 4 of 16

For M/s. Johnson Lifts Pvt. Ltd.

Authorized Signatory

Johnson Lifts Private Limited

PLOT NO.B-31 (PART), TIE, BALANAGAR, HYDERABAD GST No:36AA ACJ0838Q1Z7

JL/61/TG01/00285/E

25-JUL-2023

VIII	ADDITIONAL FEATURES :- A03
1	DOOR OPEN AND DOOR CLOSE BUTTON
2	COMMERCIAL STEEL BY CLIENT
3	FREE SERVICE FOR ONE YEAR

Customer acceptance
(Seal & Date)

Page 5 of 16

For M/s. Johnson Lifts Pvt. Ltd.

Authorized Signatory

Johnson Lifts Private Limited

PLOT NO.B-31 (PART), TIE, BALANAGAR, HYDERABAD GST No:36AA ACJ0838Q1Z7

JL/61/TG01/00285/E

25-JUL-2023

Customer Name : MODI REALTY (MIRYALGUDA) LLP

Customer Address : SOHAN MANSION, 2ND FLOOR, 5-4-187/3&4, M.G.ROAD, SECUNDERABAD, HYDERABAD,
PIN: 500003

Dear Sir,

We are prepared to Supply, Install and Commission at site ONE No/s. "JOHNSON" Lift as listed below for your building at A V R GULMOHAR HOMES, SY NO:786, , MIRYALGUDA, NALGONDA, NALGONDA, PIN: 506002 in accordance with the terms and conditions as specified in offer.

Under GST Act,2017 and Vide Notification No.03/2022 dated 13th July 2022 ,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.

PRICE SCHEDULE

Currency : INR

Spec No	Model	Qty	Unit Basic Rate Rs.	Total Basic Amount Rs.
A03	SUKRANTI - LR-C/ 6 Passenger Lift/ 408Kgs / .66 Speed / 5 Floors / 5 Stops / Decorative Laminated Steel Sheet (Dlss) Car Cabin	1	877118.64	877118.64
Total Lifts / Basic Value				877118.64
SGST 9 %				78,940.68
CGST 9 %				78,940.68
Total Price Inclusive of GST 18 %				10,35,000.00
Customer's GST Regn.No.(to be filled in by customer)		Total Price in Words :-INR Ten Lakh Thirty Five Thousand Only		

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

For JOHNSON LIFTS PRIVATE LIMITED

Accepted By _____

Offer made

Contract Confirmed

Customer's Signature & Seal

Name of the person signed

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

Johnson Lifts Private Limited

PLOT NO B-31 (PART), TIE, HALANAGAR, HYDERABAD GST No:36A/AA/CJ0838Q1/Z7

JL/61/TG01/00285/E

25-JUL-2023

Delivery Period : 2 MONTHS / EX-WORKS

Time of Erection : 8 WEEKS

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

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

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.

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 and as per annexed terms and conditions :

15% 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

15% of the contract value shall be paid with applicable taxes immediately on receipt of materials

Balance 10% of the Contract value plus or minus adjustments ,if any shall be paid immediately on commissioning.

In the event of any delay in commissioning, due to force majeure event or reasons beyond the control of Johnson Lifts , the balance payment of 100% Contract value shall be done within a period not exceeding six months from the date of 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.

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.

CUSTOMER DETAILS

POSTAL ADDRESS

Contact Person :				Phone :	
Existing Customer :	Yes ☐	No ☐			
Authorized Signatory Name :				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 :	
Company in SEZ :	Yes ☐	No ☐	GST Registration No :		
PAN No :				TAN No :	

TERMS AND CONDITIONS**DELIVERY:**

Johnson Lifts shall manufacture all the components required for the Specified Quantity of Lift as per specification attached, in about 2 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
- d) wherever applicable for obtaining License for working.

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 (3) 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.

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.

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.

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).

Customer Acceptance
(Seal & Date)

Authorized Signatory

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 offer 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 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.

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.

Customer Acceptance
(Seal & Date)

Authorized Signatory

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.

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..

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.

Customer Acceptance
(Seal & Date)

Page 14 of 16

For M/s. Johnson Lifts Pvt. Ltd.

Authorized Signatory

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, 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. 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. The Courts in Chennai shall have exclusive jurisdiction over all such disputes.

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.

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

25-JUL-2023

The Price quoted or confirmed is based on the cost of raw materials, components and labour as on the date of offer 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 EEMA as prevailing on the first working day of the calendar month prior to date of offer 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 applicable 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, 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 Intentions 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



Draft for Approval



Head Office: 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. ☎ : 040-6633 5551, ✉ : info@modiproperties.com.
Site Office: Sy. No. 786, Miryalaguda, Dist. Nalgonda, Telangana - 508 207, ☎ : + 91- 86892 43588, ✉ : agh@modiproperties.com

Letter of confirmation

Date: 24-03-2023.

To,
Mr. R.V. Rajeshwar Rao,
Sales Manager,
M/s. Johnson Lifts Private Limited,
Plot no. B-31(Part), TIE,
Balanagar, Hyderabad - 500037.

Subject: Confirmation of other terms and conditions.

Sir/Madam,

We have issued a purchase order for purchase of your equipment/item/product. The details of Vendor/Supplier are given in Annexure A. The details of Developer/Purchaser are given in Annexure B. The commercial terms are summarized in Annexure C. The summary of timelines are given in Annexure D. Other terms and conditions are given in Annexure E.

This letter of confirmation records other terms and conditions agreed to by both the parties in addition to details given in your offer letter/quote and our purchase order and shall be read along with the offer letter and purchase order.

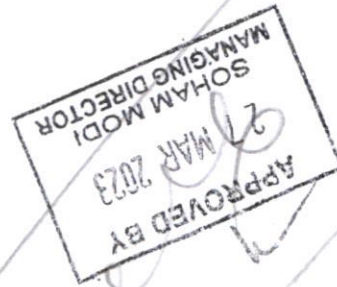
Please sign this letter as acceptance of the above terms and conditions.

Thank You.

Yours sincerely,

V. Venkateshwarlu

Mr. P. Venkateshwarlu,
Purchase Manager.



Accepted & confirmed by:
Mr. R.V. Rajeshwar Rao,
Date:

Sign:

27/04/2023

Head Office: 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. ☎ : 040-6633 5551, ✉ : info@modiproperties.com.
 Site Office: Sy. No. 786, Miryalaguda, Dist. Nalgonda, Telangana - 508 207, ☎ : + 91- 86892 43588, ✉ : agh@modiproperties.com

Annexure – A

Details of Vendor/Supplier:		
S No	Description	Details
1.	Name of Company / Firm	M/s. Johnson Lifts Private Limited,
2.	Address for communication	Plot no. B-31(Part), TIE, Balanagar, Hyderabad.
3.	Primary emails for communications	hyderabad@johnsonliftsltd.com
4.	Office mobile/landline	040-23078881/882 & 883
5.	Branch Manager/Regional Manager	
6.	Name	P. Chaitanya Dasamtarao
7.	Designation	General Manager
8.	Mobile	7358392533
9.	Email	pc@johnsonliftsltd.com
10.	Installation Manager/Engineer	
11.	Name	Mr. Rama Krishnan
12.	Designation	Erection Engineer
13.	Mobile	7338744545
14.	Email	ramakrishnan.blr@johnsonliftsltd.com
15.	Sales Manager/Representative	
16.	Name	Mr. Rajeshwar Rao
17.	Designation	Sales Manager
18.	Mobile	+91 9391010323
19.	Email	rvrr@johnsonliftsltd.com
20.	Accounts Manager/Accountant	
21.	Name	T.R. Sekar
22.	Designation	Accounts Manager
23.	Mobile	+91 9533777302
24.	Email	trs@johnsonliftsltd.com
25.	PAN No.	AAACJ0838Q
26.	GST No.	36AAACJ0838Q1Z7
27.	Company/firm registration no.	8718/61
28.	Bank Account No.	425011008336
29.	Bank Name	Kotak Mahindra bank
30.	Bank Branch	Annanagar, Chennai.
31.	Bank IFSC/RTGS	KKBK008488

Annexure B

Details of Developer/ Purchaser		
S. No	Description	Details
32.	Name of Company / Firm	Modi Realty (Miryalaguda) LLP
33.	Name of project	AVR Gulmohar Homes
34.	Address for communication (head office)	5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, Telangana
35.	Primary emails for communication	agh-const@modiproperties.com; mep@modiproperties.in purchase@modiproperties.com
36.	Address for delivery and installation of equipment	Sy no. 786
37.	Managing Director/ Partner	
38.	Name	Soham Modi
39.	Direct line Number	040 66335556
40.	Email	sohammodi@modiproperties.com
41.	Purchase Manager	
42.	Name	P Venkateshwarlu
43.	Designation	Purchase Manager
44.	Mobile	+91 9866755299
45.	Email	purchase@modiproperties.com
46.	MEP Manager	
47.	Name	V. Ramesh Reddy
48.	Designation	Project Manager - MEP
49.	Mobile	9848134856
50.	Email	rameshreddy@modiproperties.com
51.	Project Manager	
52.	Name	Zakir Hussain
53.	Designation/ Specialization	Project Manager
54.	Mobile No.	+91 9748010271
55.	Email id	zakir@modiproperties.com
56.	Accountant	
57.	Name	G.Rukmini
58.	Designation/ Specialization	Sr. Accountant
59.	Mobile No.	+91 9182853313
60.	Email ID	rukmini@modiproperties.com
61.	PAN No.	ABCFM6774G
62.	GST No.	36ABCFM6774G2ZZ
63.	Company/firm registration no.	AAF7728
64.	Bank Account No.	009763700001888
65.	Bank Name	YES BANK
66.	Bank Branch	Secunderabad
67.	Bank IFSC	YESB0000097

Annexure C

Commercial terms		
S No	Description	Details
68.	Vendors quotation/ offer letter number	JL/61/TG01/00285/E/A00, 1(a)
69.	Vendors quotation/ offer letter date	16-03-2022
70.	Vendors job work number	
71.	Vendors job work date	
72.	Developers' Purchase order number.	20230321002 20230320052
73.	Developers Purchase order date:	21/03/2023
74.	Item	Lift
75.	Item specifications	Number of passengers-6 Number of stops-5 Floor numbers- G,1,2,3,4, CAR-MS-Precoated, DLSS Finish. Doors- MS Precoated Colour-Orange & Ivory Speed-1.25 M/S Earthing-25mm x 6mm GI Strip shall be provided.
76.	Payment terms	a. 15% advance along with purchase order. b. 60% on approval of engineering drawings and 60 days prior to delivery of materials. c. 15% After the Material Delivery. d. 10% after testing & commissioning, before handing over of the Lift.
77.	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+ GST. c. AMC charges shall be enhanced by 5% every year for 5years. d. These rates shall hold good for 5 years after warranty period.

Annexure D

Timelines		
S No	Description	Details
78.	Submission of GA drawings by Vendor	a. All GA drawings shall be submitted by Vendor to Purchaser within 30 days of the Purchase Order.
79.	Approval of GA drawing by Developer	a. The Purchaser shall review the GA drawings and send certified copies to the Vendor within 7 days of receipt of GA drawings.
80.	Delivery of all materials	a. Material to be delivered on or before 60 days from approval of GA Drawings. b. All material required for installation and commissioning must be delivered at once.
81.	Joint inspection of site	a. The Purchaser and Vendor shall jointly inspect the site 15 days prior to start of installation. A snag list shall be shared by email. b. Developer to fix the snag list within 15 days. c. Details of civil work, marking, scaffolding and electrical details must be provided at least 2 weeks in advance to the Developer before start of installation.
82.	Installation	a. Installation must start within 15 days of receipt of all materials. b. Installation shall be completed no later than , i.e. within 8 weeks of start of work. Out of which 2 weeks must be given to Developer to complete the granite cladding on all floors.
83.	Commissioning	a. Commissioning must be completed within 10 days of installation. b. A joint inspection to be held by Vendor and Purchaser at the time of handing over commissioning report. c. Vendor shall demonstrate working of equipment to the Purchasers satisfaction at the time of handing over the commissioning report.

Annexure E

Other terms		
S No	Description	Details
84.	Delivery	a. Packing list of all materials being delivered to site must be provided to Developer at least 3 days in advance. b. Developer shall be given an opportunity to tally packing list with physical receipt of material at site, if required, in presence of Vendors representatives.
85.	Installation	a. All communication related to issues related to installation must be brought to the notice of the Developer by email on the primary emails given herein. b. Vendor shall refrain from giving oral instructions at site.
86.	Communication	a. All communication shall be sent in writing by email to the primary emails for communication given herein. b. Payment related issues to be communicated by email and such emails must also marked to the Developers accountant.
87.	Request for payment	a. All request for payment must be marked to the Developers purchase manager and accountant by email, along with relevant documents like proforma invoice, invoice, proof of delivery, installation report, commissioning report, etc. b. Request for payment cannot be made to engineers at site. c. Original documents like proforma invoice, invoice, proof of delivery, installation report, commissioning report, etc., must be submitted to head office of Developer and not to the site. d. Both parties shall share their ledger copies/books of accounts with each other for reconciliation of accounts upon request.
88.	Security	a. Lockable storeroom shall be provided by the Developer to the Vendor at site. b. It shall be your responsibility of the Vendor to secure its material at site. c. In case any material is stolen or missing, you shall replenish such material at your cost. d. In case of unauthorised opening or break-in of storeroom provided, or in case of theft of material, the same must be communicated by the Vendor to the Developer within 24 hours. Further, a joint police complaint should be filed immediately. Any request by the Vendor for compensation for missing material that has been stolen will not be entertained unless the same is reported in 24 hours and followed with a police complaint.

89.	Invoice	a. Original invoices duly signed by authorised representatives shall be sent to the head office of the Developer. b. As per rules of GST the Vendor is liable to raise invoice for payments made by the Developer. The Vendor shall endeavour to raise the invoices for the amounts paid by the Developer from time to time, especially, at the end of each financial year. c. Final payment shall be made only on receipt of all invoices and commissioning report.
90.	AMC	a. Warranty period shall commence from the date of receiving commissioning report. b. AMC shall commence from expiry of warranty period. c. The Vendor shall not withhold any kind of services before or after installation, for default in payment by the Developer, without 15 days notice to the Developer in writing, to cure the default in payment.
91.	Price validity	a. There shall be no escalation of price during the validity of the PO/ WO. b. The PO/WO shall be valid up to one year from the date of PO/WO.
92.	Change in specifications or other terms	a. Any changes in specification, timelines, payment terms, etc., must be communicated in writing and such changes can be made only on mutual agreement by both the parties.
93.	Escalation	a. In case any issues is not resolved by the Developers team within a reasonable time period, the matter must be escalated to the Managing Director/Partner by way of email.

Revised Johnson lifts quotation. MODI REALTY (MIRYALGUDA) LLP - Our Job no: L-S3409.

From: Rajeshwar rao (rvrr@johnsonliftsltd.com)

To: prabhakar@modiproperties.com

Cc: minish@modiproperties.com; purchase@modiproperties.com; procurement@modiproperties.in;
zakir@modiproperties.com

Date: Wednesday, July 26, 2023 at 09:42 AM GMT+5:30

Dear Sir,

Please find attached the revised Johnson lifts quotation with the speed of 0.66mps, as per the same the price has been reduced from Rs.10,45,000=00 to Rs.10,35,000=00. Please revise the PO no. 20230320052, Dt.20.03.2023 and send us the same, enable us to proceed further.

Regards,
Rajeshwar Rao,
Manager-Sales, Hyderabad.
9391010323



MODI REALTY (MIRYALGUDA) LLP.pdf
1.8MB

Re: Revised Johnson lifts quotation. MODI REALTY (MIRYALGUDA) LLP - Our Job no: L-S3409.

From: Prabhakar P (prabhakar@modiproperties.com)

To: rvrr@johnsonliftsltd.com

Cc: minish@modiproperties.com; purchase@modiproperties.com; procurement@modiproperties.in; zakir@modiproperties.com

Date: Monday, July 31, 2023 at 04:12 PM GMT+5:30

Dear Rajeshwar Rao,

Thank you for the revised quote, kindly close the price for 10,00,000-00 including all, and we will issue the revised PO.

Awaiting reply.

Regards,

P Prabhakar

Sr.Manager Purchase | +91 95022 77299 | prabhakar@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad – 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

On Wednesday, July 26, 2023 at 09:42:10 AM GMT+5:30, Rajeshwar rao <rvrr@johnsonliftsltd.com> wrote:

Dear Sir,

Please find attached the revised Johnson lifts quotation with the speed of 0.66mps, as per the same the price has been reduced from Rs.10,45,000=00 to Rs.10,35,000=00. Please revise the PO no. 20230320052, Dt.20.03.2023 and send us the same, enable us to proceed further.

Regards,

Rajeshwar Rao,
Manager-Sales, Hyderabad.
9391010323



AGH : Re ordering of AGH lift

From: rameshreddy . (rameshreddy@modiproperties.com)
To: rvrr@johnsonliftsltd.com
Cc: hyderabad@johnsonliftsltd.com; kabildev@johnsonliftsltd.com; prabhakar@modiproperties.com; anwar@modiproperties.com; minish@modiproperties.com; zakir@modiproperties.com
Date: Tuesday, June 20, 2023 at 06:27 AM GMT+5:30

Dear
Mr. R V Rajeshwar rao

As discussed regarding lift pit depth for one of our site named AVR Gulmohar Homes, Miryalguda site against PO No-20230320052 (LS3409).
As per your GA drawing, requirement of lift pit depth is 1600 mm and as per site condition it is 1300 mm. In order to achieve the depth of 1600 mm, either we have to chip the foundation or lift the FFL. But neither of the way is possible for us to achieve that depth.

As suggested by you with available pit depth of 1300 mm, lift with a speed of 0.66 m/sec shall be suitable and the same has been discussed with our MD Sir (Mr. Soham Modi) and he suggested us to go with lift of above speed. So kindly stop the production of present lift and submit the quote for 6 Pax lift with speed of 0.66 m/sec.

Regards,
V Ramesh Reddy
MEP- Project Manager | +91 9848134856|
rameshreddy@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad – 03 |
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

Purchase Order

From Company:
Modi Realty (Miryalaguda) LLP
5-4-187/3&4, 11nd FloorSoham MansionM.G.Road
Secunderabad, TELANGANA,500003
GSTNO:36ABCFM6774G2ZZ

Delivery Location: AVR Gulmohar Homes
Sy no-786, Miryalguda, Nalgonda Dist.
Miryalguda, Telangana,
Zakir Hossain, 9550139944

Supplier Details										PO No	20230321002	Quote No	JL/61/TG01/00285/E, Email confirmation dated 16-03-23, 1 (a)
Johnson Lifts Private Limited Plot no B-31 Part TIE Balanagar Balanagar Hyderabad, TG, 500037 GSTIN:36AAACJ0838Q1Z7 Mr. R.V. Rajeshwar Rao/Mr. Alok Gupta, 23073881/82										PO Date Supply Type	21 Mar 2023 Purchase Order	Quote Date Requisition Num	16 Mar 2023 20230320041
SNo.	Item Name	Qty	Rate	Dis%	Taxable Amount	GST%					Amount		
						IGST%	CGST%	SGST%	IGST AMT	CGST AMT		SGST AMT	
1	EQPT3710-Equipment-Lift--6pax-Nos.	1.00	8,85,593.50	0%	8,85,594	0%	9%	9%	0	79,703	79,703	10,45,000	
						Total Amount ...			0	79,703	79,703	10,45,000	
Rupees in words : Ten Lakhs Forty Five Thousands Only.													

Terms and Conditions:-

Purchase Order

Original

Payment Terms :

Tax :

Delivery Date :

Delivery Location :

Transport:

Transportation Cost :

Advance Paid :

Bill submission:

Remarks :

15% as Advance, 60% on Approval of GA Drawings, 15% on Material delivery, 10% on Commissioning.
Inclusive of GST and all other taxes.
Within 2 months

As per details given above

Vendor to arrange transport. OR Purchaser to arrange transport at its cost.
Included.

Rs. 1,56,750-00, by RTGS/NEFT.

Vendor Shall submit proof of delivery+original invoice at head office of purchaser

Warranty 12 months from the date of handing over the lift, Auto door 408 Kgs, 6 pax, 5 stops G+4, MS Precoated, Speed 1.25M/S.

Notes:

This is a digitally generated order and no signature is required.
In case the vendor is unable to accept the order and supply the material, they must intimate the same by email to purchase@modipropertic s.com.

Vendors must obtain acknowledgment from site as proof of delivery (POD) on relevant document like DC, e-way bill, packing list, etc.
Vendor must send original invoices to our head office (HO) on the address mentioned above. Do not send the original invoices to sites or purchase division

We reserve the right to cancel this PO and seek refund of the advance paid in case of delay in delivery or items delivered are not as per specifications,
including delivery of defective material.

Payment against delivery /installation shall only be made after receipt of original signed invoice at HO.

Procurement Purchase comparison sheet																		
Item: Lift for Clubhouse																		
Prepared by: Prabhakar																		
Date: 16-03-2023																		
Rate for lift, Net rate after discount + GST																		
Sl No	SKU	UOM	Qty	Last Purchase prices/Johnson agreed prices			Schindler Lift			Johnson Lifts			Johnson Lifts			Rosh Elevators		
				Brand	Price	Amount	Brand	Price	Value	Brand	Price	Value	Brand	Price	Value	Brand	Price	Value
1	Clubhouse Lift, 5 stops, 6 pax-MR, SS Center/Side opening with see-through glass/without glass.	Nos	1				Shandler	16,06,931	16,06,931	Johnson Lifts-SS Hairline	11,05,000	11,05,000	Johnson Lifts-MS Precoored	10,45,000	10,45,000	Rosh Elevators	11,50,000	11,50,000
2	Johnson																	
a	Tejal Modi(SOR)-8 pax, 5 stops-Apartment	Nos	1	Otis	9,50,000	9,50,000												
b	SOVLLP-6 pax, 5 stops-Club house	Nos	1	Otis	9,55,800	9,55,800												
c	Maresh Desai (PM Complex)-6 pax, 4 stops	Nos	1	Rosh	5,00,000	5,00,000												
d	Aadis(MGA)- 8 pax, 6 stops	Nos	1	Schindler	11,49,999	11,49,999												
e	MRGV-8 pax, 6 stops	Nos	1	Johnson	11,49,999	11,49,999												
f	GMR-8 pax, 6 stops, Johnson Agreed prices	Nos	1	Johnson	11,15,000	11,15,000												
Total:						58,20,798			16,06,931			11,05,000			10,45,000			11,50,000
Notes:																		
1 Material required for site:																		
2 Details of requisition no., required by, etc.:																		
3 Transport charges																		
4 Delivery period																		
5 Advance																		
6 Payment terms																		
7 Loading cost																		
8 Unloading cost																		
9 Warranty																		
10 Other term 1																		
11 Other term 2																		
12 Other term 3																		

APPROVED BY
18 MAR 2023
SOTAM NIGDI
MANAGING DIRECTOR

16/3/23

Johnson Lifts Private Limited

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

Offer No : JL/61/TG01/00285/E

Date : 27-APR-2023

MODI REALTY (MIRYALGUDA) LLP
SOHAN MANSION
2ND FLOOR, 5-4-187/3&4
M.G.ROAD
SECUNDERABAD
HYDERABAD
PIN: 500003

Dear Sir(s)/Madam,

Sub : Offer for Supply, Installation, Testing and Commissioning of Johnson Lifts as per specification attached, for your site at A V R GULMOHAR HOMES, SY NO:786,, MIRYALGUDA, NALGONDA, NALGONDA, PIN: 506002

Ref : Enquiry received through RAJESHWAR RAO Mobile No : 9391010323 Email ID :

With reference to the above, we are pleased to furnish herewith our offer for Supply, Installation, Testing and Commissioning of Johnson Lifts as per specification attached, for your site at A V R GULMOHAR HOMES, SY NO:786,, MIRYALGUDA, NALGONDA, NALGONDA, PIN: 506002

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. Our trained and experienced service personnel along with our service stores 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 offer 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.

We trust that 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,

RAJESHWAR RAO

9391010323

MKTG/07/QR/02

Page 1 of 16

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

Johnson Lifts Private Limited

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

JL/61/TG01/00285/E

27-APR-2023

TECHNICAL SPECIFICATION :- A02

I PRODUCT DETAILS

Building Type	Residential Apartments
Product Name	SUKRANTI- MR-C
Number of Units	1
Lift Designation	-
Lift Type	Passenger Lift
Rated Capacity Persons / Kgs	6 Persons / 408 Kgs
Rated Speed m/s	1.25
Number of stops / openings	5 / 5
Floor Designation	G+4
Access Sides Inline/Thru Type	1 (One), In Front Only
Floor Display Character (Entrance Position)	0 (F),1 (F),2 (F),3 (F),4 (F)

II MACHINE AND CONTROLLER DETAILS

Machine Location / Type	Machine Roomless - Gearless
Drive System	Micro Processor Based VVVF
Control system	Microprocessor Based Simplex Selective Collective Control With / Without Attendant
Main Power Supply	AC 3 Phase, 50 Cycles, 415 Volts $\pm 10\%$
Light Power Supply	220 Volts 50Hz LNE

III SHAFT DETAILS

Shaft Type	RCCRB - Reinforced Cement Concrete With Red Brick
Shaft Width mm X Shaft Depth mm	1930 X 1750
Overhead mm	4400
Pit Depth mm	1600
Travel Height (in Meters)	14
Shaft Reduction Channel	Required ECTG0108738
Shaft Reduction Channel Weight (in Kgs)	528
Pit Ladder	Yes

IV CABIN DETAILS

A) SIZES

Car Width mm X Car Depth mm	1000 X 1100
Car Clear Height mm	2200
Car Door Type Center/Side	Power Operated Centre Opening Sliding Door
No Of Door Panels	2 Panel
Type of Door Drive	Linear Door Drive System
Car Door (W X H) mm	700 X 2000

B) FINISHES - *SUBJECT TO AVAILABILITY

Customer acceptance
(Seal & Date)

Page 2 of 16

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/61/TG01/00285/E

27-APR-2023

TECHNICAL SPECIFICATION :-A02

LOP Faceplate Material	Stainless Steel - Hairline Finish
Landing Display	1-5-OSDM-V
Landing Display Location	1-5-LOP
Call Register Signal	Yes
Stainless Steel Braille Button	Yes
VII SAFETY DETAILS	
Over Speed Governor	Yes
Door Protection	Infra Red Door Screen
Counterweight Screen	Inbuilt
Over Load Indicator	Yes
Fireman Switch	Yes
Automatic Rescue Device	Yes
Battery Operated Emg Alarm Light	Yes
Two Way Intercom with Press & Speak in COP	Yes

Customer acceptance
(Seal & Date)

Page 4 of 16

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/61/TG01/00285/E

27-APR-2023

Customer Name : MODI REALTY (MIRYALGUDA) LLP

Customer Address : SOHAN MANSION, 2ND FLOOR, 5-4-187/3&4, M.G.ROAD, SECUNDERABAD, HYDERABAD,
PIN: 500003

Dear Sir,

We are prepared to Supply, Install and Commission at site ONE No/s. "JOHNSON" Lift as listed below for your building at A V R GULMOHAR HOMES, SY NO:786, , MIRYALGUDA, NALGONDA, NALGONDA, PIN: 506002 in accordance with the terms and conditions as specified in offer.

Under GST Act,2017 and Vide Notification No.03/2022 dated 13th July 2022 ,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.

PRICE SCHEDULE				Currency : INR
Spec No	Model	Qty	Unit Basic Rate Rs.	Total Basic Amount Rs.
A02	SUKRANTI- MR-C/ 6 Passenger Lift/ 408Kgs / 1.25 Speed / 5 Floors / 5 Stops / Decorative Laminated Steel Sheet (Dlss) Car Cabin	1	885593.22	885593.22
Total Lifts / Basic Value			1	885593.22
			SGST 9 %	79,703.39
			CGST 9 %	79,703.39
			Total Price Inclusive of GST 18 %	10,45,000.00
Customer's GST Regn.No.(to be filled in by customer)		Total Price in Words :-INR Ten Lakh Forty Five Thousand Only		

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

Accepted By _____

Customer's Signature & Seal

Name of the person signed

For JOHNSON LIFTS PRIVATE LIMITED	
Offer made  AUTHORISED SIGNATORY	Contract Confirmed AUTHORISED SIGNATORY

Customer Acceptance
(Seal & Date)

CUSTOMER DETAILS**POSTAL ADDRESS**

Contact Person :	Phone :		
Existing Customer :	Yes ☐	No ☐	
Authorized Signatory Name :	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 :	
Company in SEZ :	Yes ☐	No ☐	GST Registration No :
PAN No :			TAN No :

Customer Acceptance
(Seal & Date)

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's components.

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.

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).

27-APR-2023

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.

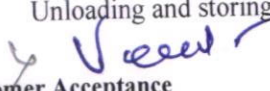
TESTS:

One 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.

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.


Customer Acceptance
(Seal & Date)

Page 14 of 16

For M/s. Johnson Lifts Pvt. Ltd.


Authorized Signatory

27-APR-2023

***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 offer 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:

$$P = \frac{P_o}{100} \left[15 + 55 \frac{MP}{MP_o} + 15 \frac{WO(D)}{W_o} + 15 \frac{WO(I)}{W_o} \right]$$

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

P_o = Price quoted Confirmed

MP_o = 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.

W_o = 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 MP_o and W_o are those published by IEEMA as prevailing on the first working day of the calendar month prior to date of offer e.g. when offer is submitted in June 1988, and W_o = 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.

W_o(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, Government of India, would be for the month four months prior to the date of delivery manufactured material.

W_o(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 'W_o(D)' will be for the month of August 1988. If the date of Completion of each installation is June 1989 the applicable 'W_o(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 Intentions 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

Customer Acceptance
(Seal & Date)

For M/s. Johnson Lifts Pvt. Ltd.
Authorized Signatory

Re: AGH-LIFT-20230320052

From: Rajeshwar rao (rvrr@johnsonliftsltd.com)

To: prabhakar@modiproperties.com

Cc: zakir@modiproperties.com; minish@modiproperties.com; procurement@modiproperties.in; ramakrishnan.blr@johnsonliftsltd.com

Date: Friday, June 16, 2023 at 11:38 AM GMT+5:30

Dear Sir,

With reference to below mail, we have submitted the GA drawings at site and got the approval of Drawings on 08.06.2023 from Mr. Zakir - Project Manager. Again, yesterday our site engineer Mr. Padmanabham, visited the site to explain the required pit depth, as at site, the available pit depth is only 1450mm, where as we require 1600mm as per our GA drawings. We request you to release the further payment, which is due against approval GA Drawings, for taking the lift into production.

Regards,
Rajeshwar Rao,
Manager-Sales, Hyderabad.
9391010323



On 16/06/2023 10:14, Prabhakar P wrote:

Reminder 1

Regards,

P Prabhakar
Sr.Manager Purchase | +91 95022 77299 | prabhakar@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad – 03 | +91 40 66335551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

On Tuesday, May 23, 2023 at 05:40:30 PM GMT+5:30, Rajeshwar rao <rvrr@johnsonliftsltd.com> wrote:

Dear Sir,

With reference to below mail, we wish to inform you that the GA drawings for the said job is under preparation.

Regards,
Rajeshwar Rao,
Manager-Sales, Hyderabad.
9391010323

----- Forwarded Message -----

Subject:Re: AGH-LIFT-20230320052

Date:Tue, 23 May 2023 09:59:09 +0000 (UTC)

From:Prabhakar P <prabhakar@modiproperties.com>

Reply-To:Prabhakar P <prabhakar@modiproperties.com>

To:Rajeshwar rao <rvrr@johnsonliftsltd.com>

CC:zakir@modiproperties.com <zakir@modiproperties.com>, minish@modiproperties.com <minish@modiproperties.com>, Procurement Group <procurement@modiproperties.in>

Reminder for update the status of Miryalguda Lift.

Regards,

P Prabhakar

Sr.Manager Purchase | +91 95022 77299 | prabhakar@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad – 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

On Saturday, May 20, 2023 at 12:49:19 PM GMT+5:30, Prabhakar P <prabhakar@modiproperties.com> wrote:

Dear Rajeshwar Rao,

Kindly update me on the status of Miryalguda Lift.

Regards,

P Prabhakar

Sr.Manager Purchase | +91 95022 77299 | prabhakar@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad – 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

On Wednesday, April 12, 2023 at 03:56:20 PM GMT+5:30, Prabhakar P <prabhakar@modiproperties.com> wrote:

Dear Rajeshwar Rao,

We will go with 6 pax as per the PO, the necessary changes will be made at the time of erection.

Regards,

P Prabhakar

Sr.Manager Purchase | +91 95022 77299 | prabhakar@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad – 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

On Saturday, April 8, 2023 at 10:57:38 AM GMT+5:30, Rajeshwar rao <rvrr@johnsonliftsltd.com> wrote:

Dear Sir,

With reference to below mail, we wish to inform you that we have visited the site and found the available shaft at site is 1930mm(Width) x 1774mm (Depth). In the available shaft size at site, we can provide 8 persons lift or else, if you require 6 persons lift only, then you have provide the shaft reduction channels to reduce the lift shaft, as we require the lift shaft size of 1500mm (Width) x 1550mm (Depth) for 6 persons.

Please find attache the site details for your reference.

We request you go through the same and revise the purchase order for 8 Persons lift.

Regards,

Rajeshwar Rao,
Manager-Sales, Hyderabad.
9391010323



----- Forwarded Message -----

Subject:AGH-LIFT-20230320052

Date:Tue, 21 Mar 2023 14:00:08 +0530

From:Minish Parekh <minish@modiproperties.com>

To:Rajeshwar Rao <rvrr@johnsonliftsltd.com>

CC:Prabhakar Purchase <prabhakar@modiproperties.com>,
zakir@modiproperties.com

Dear Rajeshwar Rao,

M/S. Johnson Lifts Pvt Ltd,

Please find the attached PO of Lift for Modi Realty (Miryalguda) LLP.

Regards,

Minish Parikh

Manager-Procurement | +91 95155 46784 | minish@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.