

Purchase Order

Original

From Company:	Crescentia Labs Pvt Ltd	Delivery Location:	GV One
			Plot No.15-B, MN Park Phase-ISy No. 230 to 243Turkapally
			Hyderabad,Telangana,500078
			Ansari,04066335551
	GSTNO:36AADCB2608M1Z0		

Supplier Details									
M/s Blue Star Ltd Village-Vasuri Khurd Khanivali Road, PO - Khupari Wada, 421312 GSTIN:27AAACB4487D1ZS Mr. Mohammed Imran, 8143961610 imran@bluestarindia.com									
PO No		20231120004		Quote No		BSL/CAD/Nov/23-24/MI325			
PO Date		20 Nov 2023		Quote Date		06 Nov 2023			
Supply Type		Purchase Order		Requisition Num		20231120006			
GST%		Amount							
IGST%		CGST%		SGST%		IGST AMT		SGST AMT	
18%		0%		0%		24,55,932		0	
1		EQPT3474-Equipment-Chiller---Nos.		2.00		8,22,033.89		0%	
Taxable Amount		Dis%		Qty		Rate		1,36,44,068	
Adtl Spec		Supply of Blue Star make Air-Cooled Screw Chillers. Capacity : 400TR. Model No: LCA2-400X59X59H.							
Total Amount ...		24,55,932		0		0		1,61,00,000	
Rupees in words : One Crore Sixty One Lakhs Only.									

Terms and Conditions:-

Additional Specifications

As per details given in the Quotation no: BSL/CAD/Nov/23-24/MI325, dtd. 06-11-2023 & by mail confirmation dtd: 18-11-2023. The above material is of Blue Star make.

Tax :

Inclusive of GST and other taxes.

Delivery Date :

9-12 weeks from the date of PO.

Delivery Location :

As given above. Contact person : 9848134856 (Mr. Ramesh Reddy).

Transport:

Included in the above price. Unloading is in our scope.

Advance Paid :

10% Advance of PO value. Rs: 16,10,000/- by Cheque/RTGS. Cheque no: _____, dated _____.

Payment Terms :

10% Advance of PO value, 40% Advance within 30days & 50% payment against PI before dispatch.

Page 1 of 2

21/11/23 11:57:58 AM

Purchase Order

Original

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:

We reserve the right to reject items not conforming to quality and specifications.

Installation:

NIL.

Commissioning:

Test & Commissioning included in the above price.

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@modiproperties.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: Mohammed Imran

Sent: 21 November 2023 11:30

To: Anwar Baig

Cc: Natiq Ahmad; K. M. Alagappan; Procurement Group; Purchase .; Waseem Akhtar Construction; Rameshreddy .

Subject: RE: PO No: 20231120004

Dear Sir

Greetings from Blue Star !

We thank you for releasing order on us.

Request you to please amend PO with below Blue Star Factory Address, as chillers come from our factory;

PO to be released to below address:

M/s Blue Star Ltd,
Village-Vasuri Khurd,,
Khanivali Road, PO - Khupari,
Wada, 421312. India

Kindly mention billing address and require Modi Properties Full Address with GST no to bill this order.

Also request you to note : Values in numbers are not being captures completely and clearly in PO, please look into it and share PO with visible values.

Attached final price offer for your reference and records.

Warm Regards,

Mohammed Imran

Assistant Manager- Commercial Air conditioning Division

Blue Star Limited

Ashoka Raghupati Chambers, No 1-10-60 to 64, 4th Floor,
S P Road, Begumpet, Hyderabad, Telangana 500 016

Tel: +91 40 4400 4038

Mob: +91 8143961610

www.bluestarindia.com



From: Anwar Baig [mailto:anwar@modiproperties.com]

Sent: 20 November 2023 17:01

To: Mohammed Imran <imran@bluestarindia.com>

Cc: Natiq Ahmad <natiqahmad@bluestarindia.com>; K. M. Alagappan

<kmalagappan@bluestarindia.com>; Procurement Group <procurement@modiproperties.in>;
Purchase . <purchase@modiproperties.com>; Waseem Akhtar Construction
<waseem@modiproperties.com>; Rameshreddy . <rameshreddy@modiproperties.com>
Subject: Re: PO No: 20231120004

CAUTION: ** This mail has been sent from outside Blue Star. Please open attachments/links after validating credentials. **

Dear Mr. Imran,

Please find attached copy of PO (corrected).

Please ignore previous PO copy.

Regards,

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

On Monday, November 20, 2023 at 12:53:03 PM GMT+5:30, Anwar Baig
<anwar@modiproperties.com> wrote:

Dear Mr. Mohammed Imran,

Please find enclosed purchase order for delivery of material to the site mentioned in the purchase order.

You are required to send the original invoice to our head office or to our purchase office, details of which are given under.

DO NOT send the original invoice along with material to site. You may send duplicate / copy of invoice to site along with waybill.

You are also required to send proof of delivery (like delivery challan) with acknowledgment of receipt of material at site (stamp from site) by way of email to purchase@modiproperties.com or by way of hard copy to our head office or purchase office.

Please note that your invoice cannot be processed for payment until original invoice and proof of delivery reaches us as above

Regards,

Mohammed Anwar Baig

Sr. Engineer | +91 90001 72534 | anwar@modiproperties.com

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

5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551

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

We build affordable flats & villas in gated communities.

Request for payment

Division	Purchase/Procurement	VRN/CRN
Pay to	Blue Star Limited	
Towards	Supply of 2 Nos X Blue Star make Air-Cooled Screw Chillers, Capacity : 400TR, Model No LCA 2-400X59X59H.	
Amount	Rs: 16,10,000/-	
Payment / cheque date	☐ coming Monday ☒ Other date: 21-11-2023	
In case of other date, given reason	Urgent.	
Payment from company	Crescentia Labs Pvt Ltd	
Project	GVI	
Type of payment	☒ Advance ☐ Part Payment ☐ Balance Payment ☐ Full Payment	
Payment mode	☐ PDC ☐ Transfer to Cash card/petro card ☐ Other: ☐ Cheque ☐ Payorder ☒ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Cash card ☐ Transfer to Cash card ☐ Transfer to petro card ☐ Other:	
PO no.	20231120004	Requisition no. 20231120006
Remarks/ Desc.	10% Advance of PO value, 40% Advance within 30days & 50% payment against PI before dispatch.	
Requested by:	Approved by:	Date
Md. Anwar Baig	Mirush	20-11-2023
APPROVED BY 20 NOV 2023 SOHAM MODI MANAGING DIRECTOR		

Note: 1. Use this note for all requests for payment. 2. Do not use for weekly site payments. 3. Use for all transfers to Cash card or petro card. 4. Payment must be made by Thursday for payment to be made on the coming Monday. 5. In case of urgent payment or other dates write justification. 6. VRN/CRN nos to be mentioned in case of payments made to vendors/contractors.

Original

Delivery Location: GV One

Plot No.15-B, MN Park Phase-1Sy No. 230 to 243Turkapally
Hyderabad,Telangana,500078
Ansari.0406633551

As per details given in the Quotation no: BSL/CAD/Nov/23-24/M1325, dtd. 06-11-2023 & by mail confirmation dtd: 18-11-2023. The above material is of Blue Star make.

Inclusive of GST and other taxes.

9-12 weeks from the date of PQ.

As given above. Contact person : 9848134856 (Mr. Ramesh Reddy).

Included in the above price. Unloading is in our scope.

10% Advance of PO value. Rs. 16,10,000/- by Cheque/RTGS. Cheque no.: _____, dated _____.

10% Advance of PO value, 40% Advance within 30 days & 50% payment against PI before dispatch.

Page 1 of 2

20/11/23 11:45:31 AM

Purchase Order

Original

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:

We reserve the right to reject items not conforming to quality and specifications.

Installation:

NIL.

Commissioning:

Test & Commissioning included in the above price.

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@modiproperties.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.



Requisition Form

Company Name	Crescentia Labs Pvt Ltd			Date	20 Nov 2023
Site Or Phase	GV One			Time	10:49:56
For Use In Flat/Villa/Other				Req No.	20231120006
Material required before date					

S.No	Description	Qty Required	Qty Available at Site	Order Qty	Last Rate	Inward No	Date
1	EQPT3474-Equipment-Chiller--Nos.	2.00	0	2.00	55,354.00		

PO Num	Date	Type	Status
20231120004	20 Nov 2023	PO	Approved

Sno	Role	User	Remarks	Date And Time
1	MEP	M. Ramesh Reddy	400 TR Capacity	20 Nov 2023 10:49:56 am
2	MEP	M. Ramesh Reddy	System Generated: This Requisition Has Been Approved	20 Nov 2023 10:51:41 am

Prepared By :- M. Ramesh Reddy

Sign:-

Date :- 20 Nov 2023

Approved By:-

Sign:-

Date:-

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

MEMO

[illegible]

Procurement/Purchase comparison sheet										
Prepared by: Md. Anwar										
Date: 17-11-2023										
Net rate after discount + GST										
Blue Star Limited (Make: Blue Star)										
Carrier Air-Conditioning & Refrigeration Limited (Make: Carrier)										
Last purchased/GVDC/Blue Star Limited (Make: Blue Star)										
No.	SKU	Additional specs	Qty	Units	Rate	Amount	Rate	Amount	Rate	Amount
1	Air cooled screw Chiller	400TR	2	Nos	80,50,000	1,61,00,000	1,02,07,000	2,04,14,000	80,50,000	1,61,00,000
2										
3										
4										
5										
6										
7										
8										
9										
10	Total:					1,61,00,000		2,04,14,000		1,61,00,000
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	Testing charges									
11	Commissioning charges									
12	Other terms									

Page 1 of 1

400TR Chillers GV1

Procurement/Purchase comparison sheet									
Prepared by:		Md. Anwar							
Date:		17-11-2023							
		Net rate after discount + GST							
		Blue Star Limited (Make: Blue Star)		Carrier Air-Conditioning & Refrigeration Limited (Make: Carrier)		Last purchased/GVDC/Blue Star Limited (Make: Blue Star)			
No.	SKU	Additional specs	Qty	Units	Rate	Amount	Rate	Amount	Rate
1	Air cooled screw Chiller	400TR	2	Nos	80,50,000	1,61,00,000	1,02,07,000	2,04,14,000	80,50,000
2									1,61,00,000
3									
4									
5									
6									
7									
8									
9									
10	Total:					1,61,00,000		2,04,14,000	1,61,00,000
									
Placed by: <i>[Signature]</i> 18/11/23 50% - 400TR 40% - 300TR 10% - 200TR									
Material required for site:		GV1							
Details of requisition no., required by, etc.:									
Transport charges									
Delivery period									
Advance									
Payment terms									
Loading cost									
Unloading cost									
Warranty									
Testing charges									
Commissioning charges									
Other term 1									

[Signature] 18/11

RE: Required a quotation for Semi-Hermetic type 400 TR chillers- 2 nos-GV1-Project

From: Mohammed Imran (imran@bluestarindia.com)

To: prabhakar@modiproperties.com

Cc: natiqahmad@bluestarindia.com; waseem@modiproperties.com; procurement@modiproperties.in;
nagabushann@bluestarindia.com; kmalagappan@bluestarindia.com

Date: Saturday, November 18, 2023 at 02:23 PM GMT+5:30

Dear Sir
Greetings for the day !

We confirm you the same price offered for previous GVDC, GVRC project for our same chiller model proposed for this project i.e Rs. 68,22,034/- per chiller.

As discussed over telecom, please acknowledge our best price support by releasing purchase order at the earliest.

Look forward for your confirmation of order via return mail.

Warm Regards,

Mohammed Imran

Assistant Manager- Commercial Air conditioning Division

Blue Star Limited

Ashoka Raghupati Chambers, No 1-10-60 to 64, 4th Floor,
S P Road, Begumpet, Hyderabad, Telangana 500 016

Tel: +91 40 4400 4038

Mob: +91 8143961610

www.bluestarindia.com



From: Mohammed Imran [mailto:imran@bluestarindia.com]

Sent: 06 November 2023 12:22

To: Prabhakar P <prabhakar@modiproperties.com>

Cc: Natiq Ahmad <natiqahmad@bluestarindia.com>; Waseem Akhtar Construction <waseem@modiproperties.com>; Procurement Group <procurement@modiproperties.in>; nagabushann@bluestarindia.com; K M Alagappan <kmalagappan@bluestarindia.com>

Subject: RE: Required a quotation for Semi-Hermetic type 400 TR chillers- 2 nos-GV1-Project

Dear Sir

Greetings from **Blue Star** !

With reference to our discussion, please find the enclosed Best proposal for 400 TR Air Cooled Screw Chiller for Crescentia Labs.

Attached Technical Data sheet of chiller for your kind perusal.

• Warm Regards,

Mohammed Imran

Assistant Manager- Commercial Air conditioning Division

Blue Star Limited

Ashoka Raghupati Chambers, No 1-10-60 to 64, 4th Floor,

S P Road, Begumpet, Hyderabad, Telangana 500 016

Tel: +91 40 4400 4038

Mob: +91 8143961610

www.bluestarindia.com



From: Prabhakar P [<mailto:prabhakar@modiproperties.com>]

Sent: 06 November 2023 11:01

To: Mohammed Imran <imran@bluestarindia.com>

Cc: Natiq Ahmad <natiqahmad@bluestarindia.com>; Waseem Akhtar Construction <waseem@modiproperties.com>; Procurement Group <procurement@modiproperties.in>

Subject: Required a quotation for Semi-Hermetic type 400 TR chillers- 2 nos-GV1-Project

CAUTION: ** This mail has been sent from outside Blue Star. Please open attachments/links after validating credentials.

**

Dear Mr. Imran,

We have a requirement for chillers requesting you kindly send us the quotation-tech data sheet for 400 TR chillers x 2 nos, Semi-Hermetic screw type for GV 1 project at Thurkapally.

The quote should be in the name of

Crescentia Labs Private Limited

Sy. No. 230 to 243

Thurkapally.

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.

Crescentia Labs Pvt Ltd.

Office: Plot No. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana.

crescentia-admin@outlook.com



Letter of confirmation

Date: 20-11-2023

From,
Mr. Minish Parikh,
Procurement Manager,
CRESCENTIA LABS PRIVATE LIMITED,
5-4-187/3 & 4, 2nd floor, M.G. Road,
Secunderabad - 500003.

To,
Mr. K M Alagappan,
Sr. Manager,
M/s. Blue Star Limited,
Vasuri Khurd, Khanivali Road,
PO - Khupari, Taluka - Wada,
District - Palghar - 421 312.

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 above terms and conditions.

Thank You.

Yours sincerely,

M.N. 22/11/23

Mr. Minish Parikh,
Procurement Manager.



Accepted & confirmed by:
Mr. K M Alagappan,
Date:

Sign:

27/11/2023

for
Mohammed Imran
Asst. Manager
Bluestar Limited, Hyd.
8143961610

Crescentia Labs Pvt Ltd.

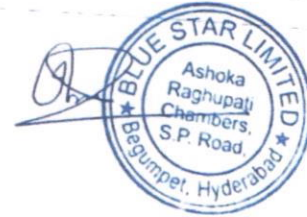
Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana. crescentia-adm@outlook.com



Annexure - A

Details of Vendor/Supplier:		
S No	Description	Details
1.	Name of Company / Firm	M/s. Blue Star Limited
2.	Address for communication	Vasuri Khurd, Khanivali Road, PO - Khupari, Taluka - Wada, District - Palghar - 421 312.
3.	Primary emails for communications	customerservice@bluestarindia.com
4.	Office mobile / landline	91-2526-222793 / 211548
5.	Branch Manager/Regional Manager	
6.	Name	K M Alagappan.
7.	Designation	Sr. Manager
8.	Mobile	9845165255
9.	Email	kmalagappan@bluestarindia.com
10.	Installation Manager/Engineer	
11.	Name	Mr. Jayanath
12.	Designation	Asst. Manager
13.	Mobile	9487268879
14.	Email	jayanathg@bluestarindia.com
15.	Sales Manager/Representative	
16.	Name	Mr. Mohammed Imran
17.	Designation	Asst. Sales Manager
18.	Mobile	-91 8143961610
19.	Email	imran@bluestarindia.com
20.	Accounts Manager/Accountant	
21.	Name	Mr. Sudhakar Challa
22.	Designation	Accounts Manager
23.	Mobile	-91 9000148447
24.	Email	sudhakar@bluestarindia.com
25.	PAN No.	AAACB4487D
26.	GST No.	27AAACB4487D1ZS
27.	Company/firm registration no.	
28.	Bank Account No.	081071003001
29.	Bank Name	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED.
30.	Bank Branch	Somajiguda, Hyderabad.
31.	Bank IFSC/RTGS	HSBC0500002

M.N. 22/11/23



Crescentia Labs Pvt Ltd.

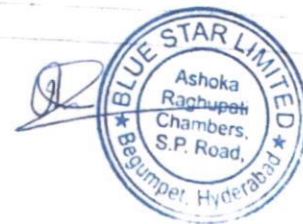
Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana, crescentia.admin@outlook.com



Annexure B

Details of Developer/ Purchaser		Details
S. No	Description	
32.	Name of Company / Firm	CRESCENTIA LABS PRIVATE LIMITED.
33.	Name of project	GV1
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	gvone@modiproperties.in mep@modiproperties.in purchase@modiproperties.com
36.	Address for delivery and installation of equipment	Overhead Tank, 15B, Nehru Outer Ring Road, Shamirpet Mandal, Hyderabad, Medchal Malkajgiri, Telangana, 500078.
37.	Managing Director/ Partner	
38.	Name	Soham Modi
39.	Direct line Number	040 66335556
40.	Email	sohammodi@modiproperties.com
41.	Purchase Manager	
42.	Name	Minish Parikh
43.	Designation	Procurement Manager
44.	Mobile	+91 9515546784
45.	Email	minish@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	Subba Reddy
53.	Designation/ Specialization	Project Manager
54.	Mobile No.	+91 7674808777
55.	Email id	subbareddy@modiproperties.com
56.	Accountant	
57.	Name	R. Vinod Kumar
58.	Designation/ Specialization	Accounts Manager
59.	Mobile No.	+91 9394163862
60.	Email ID	vinod.r@modiproperties.com
61.	PAN No.	AADCB2608M
62.	GST No.	36AADCB2608M1ZO
63.	Company/firm registration no.	U24100TG2007PTC055759
64.	Bank Account No.	009763700004299
65.	Bank Name	Yes Bank
66.	Bank Branch	S P Road, Secunderabad
67.	Bank IFSC	YESB00000097

M.N. 22/11/23



Crescentia Labs Pvt Ltd.

Office: Plot no 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana.

crescentia.admin@outlook.com



Annexure D

Timelines		Details
S No	Description	
79.	Submission of GA drawings by Vendor	a. All GA drawings shall be submitted by Vendor to Purchaser by 22 nd Nov 23.
80.	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.
81.	Delivery of all materials	a. Material to be delivered on or before 22-Jan 24. b. All material required for installation and commissioning must be delivered at once.
82.	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 and electrical details must be provided at least 2 weeks in advance to the Developer before start of installation.
83.	Installation	a. Chillers must be installed on the terrace floor as per the chiller positioning drawing from MEP consultant.
84.	Commissioning	a. Commissioning must be completed within 1 week from the date of receiving confirmation from the site; subject to availability of power supply and completion of chiller high side piping works. 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.

M.N. 52/11/23

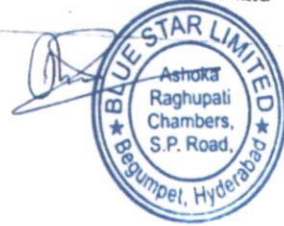




Annexure E.

Other terms		
S No	Description	Details
85.	Delivery	a. Packing list of all materials being delivered to site must be provided to Developer atleast 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.
86.	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.
87.	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.
88.	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.
89.	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.
90.	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.

M.N. 22/11/23



Crescentia Labs Pvt Ltd.

Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana. crescentia-adm@outlook.com



91.	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.
92.	Price validity	a. There shall be no escalation of price during the validity of the PO/ WO b. The PO/WO shall be valid upto one year from the date of PO/WO.
93.	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.
94.	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.

M.N. A
22/11/23



RE: LETTER OF CONFIRMATION - CHILLERS - GV1

From: Mohammed Imran (imran@bluestarindia.com)

To: anwar@modiproperties.com

Cc: kmalagappan@bluestarindia.com; procurement@modiproperties.in; purchase@modiproperties.com; waseem@modiproperties.com; rameshreddy@modiproperties.com; saicharank@bluestarindia.com

Date: Monday, November 27, 2023 at 03:48 PM GMT+5:30

Dear Sir

Greetings from **Blue Star** !

I trust this message finds you well. I am writing to confirm that we have completed the necessary review and have duly signed and sealed the Letter of Confirmation for the Chillers - GV1.

Please find attached the signed and sealed document from our end. We aim to ensure all formalities are promptly addressed to facilitate the smooth progression of our collaboration.

Kindly release the advance payment and update the same.

Warm Regards,

Mohammed Imran

Assistant Manager- Commercial Air conditioning Division

Blue Star Limited

Ashoka Raghupati Chambers, No 1-10-60 to 64, 4th Floor,
S P Road, Begumpet, Hyderabad, Telangana 500 016

Tel: +91 40 4400 4038

Mob: +91 8143961610

www.bluestarindia.com



From: Anwar Baig [mailto:anwar@modiproperties.com]

Sent: 22 November 2023 14:02

To: imran@bluestarindia.com

Cc: Natiq Ahmad <natiqahmad@bluestarindia.com>; K. M. Alagappan <kmalagappan@bluestarindia.com>; Procurement Group <procurement@modiproperties.in>; Purchase . <purchase@modiproperties.com>; Waseem Akhtar Construction <waseem@modiproperties.com>; Rameshreddy . <rameshreddy@modiproperties.com>

Subject: RE: LETTER OF CONFIRMATION - CHILLERS - GV1

CAUTION: ** This mail has been sent from outside Blue Star. Please open attachments/links after validating credentials. **

Dear Mr. Imran,

Please find attched copy of LETTER OF CONFIRMATION - CHILLERS - GV1

Kindly take a print, sign & stamp and send us back a scanned copy of the same.

Regards,

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

On Tue, 21 Nov 2023 at 11:28, Mohammed Imran
<imran@bluestarindia.com> wrote:

Dear Sir

Greetings from Blue Star !

We thank you for releasing order on us.
Request you to please amend PO with below Blue Star Factory Address, as chillers come from our factory;
PO to be released to below address:

M/s Blue Star Ltd,
Village-Vasuri Khurd,,
Khanivali Road, PO - Khupari,
Wada, 421312. India

Kindly mention billing address and require Modi Properties Full Address with GST no to bill this order.
Also request you to note : Values in numbers are not being captures completely and clearly in PO, please
look into it and share PO with visible values.

Attached final price offer for your reference and records.

Warm Regards,

Mohammed Imran
Assistant Manager- Commercial Air conditioning Division

Blue Star Limited

Ashoka Raghupati Chambers, No 1-10-60 to 64, 4th Floor,
S P Road, Begumpet, Hyderabad, Telangana 500 016
Tel: +91 40 4400 4038
Mob: +91 8143961610
www.bluestarindia.com



From: Anwar Baig [<mailto:anwar@modiproperties.com>]
Sent: 20 November 2023 17:01
To: Mohammed Imran <imran@bluestarindia.com>
Cc: Natiq Ahmad <natiqahmad@bluestarindia.com>; K. M. Alagappan <kmalagappan@bluestarindia.com>;
Procurement Group <procurement@modiproperties.in>; Purchase . <purchase@modiproperties.com>;
Waseem Akhtar Construction <waseem@modiproperties.com>; Rameshreddy .
<rameshreddy@modiproperties.com>
Subject: Re: PO No: 20231120004

**CAUTION: ** This mail has been sent from outside Blue Star. Please open attachments/links after
validating credentials. ****

Dear Mr. Imran,

Please find attached copy of PO (corrected).

Please ignore previous PO copy.

Regards,

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

On Monday, November 20, 2023 at 12:53:03 PM GMT+5:30, Anwar Baig <anwar@modiproperties.com> wrote:

Dear Mr. Mohammed Imran,

Please find enclosed purchase order for delivery of material to the site mentioned in the purchase order.

You are required to send the original invoice to our head office or to our purchase office, details of which are given under.

DO NOT send the original invoice along with material to site. You may send duplicate / copy of invoice to site along with waybill.

You are also required to send proof of delivery (like delivery challan) with acknowledgment of receipt of material at site (stamp from site) by way of email to purchase@modiproperties.com or by way of hard copy to our head office or purchase office.

Please note that your invoice cannot be processed for payment until original invoice and proof of delivery reaches us as above

Regards,

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



Order Acknowledgement copy - GV1 Crescentia labs.pdf
3.4MB



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375B



image002.png
1.3kB



image003.png
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image005.png
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image006.png
1.5kB



image007.png
3.3kB

Crescentia Labs Pvt Ltd.

Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana.

crescentia-adm@outlook.com



Letter of confirmation

Date: 20-11-2023

From,
Mr. Minish Parikh,
Procurement Manager,
CRESCENTIA LABS PRIVATE LIMITED,
5-4-187/3 & 4, 2nd floor, M.G. Road,
Secunderabad - 500003.

To,
Mr. K M Alagappan,
Sr. Manager,
M/s. Blue Star Limited,
Vasuri Khurd, Khanivali Road,
PO - Khupari, Taluka - Wada,
District - Palghar - 421 312.

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 above terms and conditions.

Thank You.

Yours sincerely,

M.N. 22/11/23
Mr. Minish Parikh,
Procurement Manager.



Accepted & confirmed by:
Mr. K M Alagappan,
Date:

Sign:

27/11/2023

for
Mohammed Imran
Asst. Manager
Bluestar Limited, Hyd.
8143961610

Crescentia Labs Pvt Ltd.

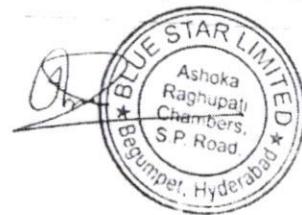
Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana. crescentia-adm@outlook.com



Annexure - A

Details of Vendor/Supplier:		
S No	Description	Details
1.	Name of Company / Firm	M/s. Blue Star Limited
2.	Address for communication	Vasuri Khurd, Khunivali Road, PO - Khupari, Taluka - Wada, District - Palghar - 421 312.
3.	Primary emails for communications	customerservice@bluestarindia.com
4.	Office mobile / landline	91-2526-222793 / 211548
5.	Branch Manager/Regional Manager	
6.	Name	K M Alagappan.
7.	Designation	Sr. Manager
8.	Mobile	9845165255
9.	Email	kmalagappan@bluestarindia.com
10.	Installation Manager/Engineer	
11.	Name	Mr. Jayanath
12.	Designation	Asst. Manager
13.	Mobile	9487268879
14.	Email	jayanathg@bluestarindia.com
15.	Sales Manager/Representative	
16.	Name	Mr. Mohammed Imran
17.	Designation	Asst. Sales Manager
18.	Mobile	-91 8143961610
19.	Email	imran@bluestarindia.com
20.	Accounts Manager/Accountant	
21.	Name	Mr. Sudhakar Challa
22.	Designation	Accounts Manager
23.	Mobile	-91 9000148447
24.	Email	sudhakar@bluestarindia.com
25.	PAN No.	AAACB4487D
26.	GST No.	27AAACB4487D1ZS
27.	Company/firm registration no.	
28.	Bank Account No.	081071003001
29.	Bank Name	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED.
30.	Bank Branch	Somajiguda, Hyderabad.
31.	Bank IFSC/RTGS	HSBC0500002

M.N. 23/11/23



Crescentia Labs Pvt Ltd.

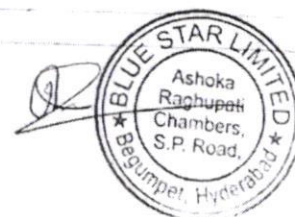
Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana. crescentia-adm@outlook.com



Annexure B

Details of Developer/ Purchaser		
S. No	Description	Details
32.	Name of Company / Firm	CRESCENTIA LABS PRIVATE LIMITED.,
33.	Name of project	GV1
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	gvone@modiproperties.in mep@modiproperties.in purchase@modiproperties.com
36.	Address for delivery and installation of equipment	Overhead Tank, 15B, Nehru Outer Ring Road, Shamirpet Mandal, Hyderabad, Medchal Malkajgiri, Telangana, 500078.
37.	Managing Director/ Partner	
38.	Name	Soham Modi
39.	Direct line Number	040 66335556
40.	Email	sohammodi@modiproperties.com
41.	Purchase Manager	
42.	Name	Minish Parikh
43.	Designation	Procurement Manager
44.	Mobile	+91 9515546784
45.	Email	minish@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	Subba Reddy
53.	Designation/ Specialization	Project Manager
54.	Mobile No.	+91 7674808777
55.	Email id	subbareddy@modiproperties.com
56.	Accountant	
57.	Name	R. Vinod Kumar
58.	Designation Specialization	Accounts Manager
59.	Mobile No.	+91 9394163862
60.	Email ID	vinod.r@modiproperties.com
61.	PAN No.	AADCB2608M
62.	GST No.	36AADCB2608M1ZO
63.	Company/firm registration no.	U24100TG2007PTC055759
64.	Bank Account No.	009763700004299
65.	Bank Name	Yes Bank
66.	Bank Branch	S P Road, Secunderabad
67.	Bank IFSC	YESB0000097

M.N. 22/11/23



Crescentia Labs Pvt Ltd.

Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana. crescentia-adm@outlook.com



Annexure C

Commercial terms		
S No	Description	Details
68.	Vendors quotation/ offer letter number	BSL/CAD/Nov/23-24/M1325
69.	Vendors quotation/ offer letter date	06-11-2023
70.	Vendors job work number	
71.	Vendors job work date	
72.	Developers Purchase order number.	20231120004
73.	Developers Purchase order date:	20-11-2023
74.	Item	400TR CHILLER- (AIR COOLED)
75.	Item specifications	a. Model No. LCA2-400X59X59H, b. Actual capacity 400.2TR, Total input power 431.7kW, Refrigerant R134a, Expansion valve electronic type.
76.	Quantity	a. 2 Nos
77.	Payment terms	a. 10% advance along with purchase order. b. 40% advance within 30 days. c. 50% before dispatch of Chillers with proof of documents.
78.	Warranty and AMC:	a. 12 months from the date of testing and commissioning or 15 months from the date of dispatch whichever ends earlier.

M.N. *[Signature]*
22/11/23



Crescentia Labs Pvt Ltd.

Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana. crescentia-admin@outlook.com



Annexure D

Timelines		Details
S No	Description	
79.	Submission of GA drawings by Vendor	a. All GA drawings shall be submitted by Vendor to Purchaser by 22 nd Nov 23.
80.	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.
81.	Delivery of all materials	a. Material to be delivered on or before 22-Jan 24. b. All material required for installation and commissioning must be delivered at once.
82.	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 and electrical details must be provided at least 2 weeks in advance to the Developer before start of installation.
83.	Installation	a. Chillers must be installed on the terrace floor as per the chiller positioning drawing from MEP consultant.
84.	Commissioning	a. Commissioning must be completed within 1 week from the date of receiving confirmation from the site; subject to availability of power supply and completion of chiller high side piping works. 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.

M.N. 52/11/23



Crescentia Labs Pvt Ltd.

Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana.

crescentia-labs@outlook.com



Annexure E

Other terms		
S No	Description	Details
85.	Delivery	a. Packing list of all materials being delivered to site must be provided to Developer atleast 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.
86.	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.
87.	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.
88.	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.
89.	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.
90.	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.

M.N.

22/11/23



Crescentia Labs Pvt Ltd.

Office: Plot no. 15B, Sy. No. 230 to 243, Turkapally, Hyderabad - 500 078, Telangana. crescentia-adm@outlook.com



91.	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.
92.	Price validity	a. There shall be no escalation of price during the validity of the PO/ WO b. The PO/WO shall be valid upto one year from the date of PO/WO.
93.	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.
94.	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.

M.N. A
22/11/23





BLUE STAR

Revised

Blue Star Limited

Door No 1-10-60 To 62, 4th Floor,
Asoka Raghupathi Chambers,
Begumpet, Hyderabad - 50001.
Tel: +91 40 4400 4000.
Fax: +91 40 4400 400.
www.bluestarindia.com

Our Ref: BSL/CAD/Nov/23-24/ MI325

18th Nov 2023

To

Crescentia Labs Private Limited

Sy. No. 230 to 243

Thurkapally.

Dear Sir/Madam,

SUB: Our proposal for 400 TR AC Screw Chiller - Crescentia Labs

At the outset, we would like to thank you very much for inviting us to quote for the above subject job. We hereby pleased to submit our offer for the supply of Blue Star make chiller.

Profile of Blue Star Limited:

- Blue Star is India's leading air conditioning and commercial refrigeration company, with an annual revenue of over ₹5400 crore
- Over 10,000 projects executed with a market share of over 30%
- Over 2.0 million TR of equipment under maintenance
- Network of 35 offices with over 2700 employees .
- Five modern world class manufacturing facilities

Complete Range of Air-conditioning solutions

- Centrifugal , Screw & Scroll and Oil free Chillers
- Packaged & Ducted Split Air-conditioners
~ Fixed Range & Inverter Range
- Variable Refrigerant Flow (VRF) Systems
~ IV Plus Range , IV (S) & IV (P) Range
- Wall Mounted , Cassettes & Verticool Range of Units

Registered Office : Kasturi Buildings, Mohan T Advani Chowk, Jamshedji Tata Road, Mumbai 400 020.



Core Competencies:

- Superior project management capabilities resulting in on time delivery, high project quality and seamless coordination at all levels
- Expertise of over six decades in system design, contracting, installation and maintenance
- Deliver expert turnkey cooling solutions to a variety of customers in the corporate, commercial and industrial sectors
- Comprehensive range of packaged air conditioning systems
- Preferred vendor status among consultants, corporate and commercial customers
- Market share of over 50% in high growth segments such as IT/ITES, malls, multiplexes and health care

Our offer is presented under the following heads :

Annexure I	Salient Features of Blue Star Chillers.
Annexure II	Price, Terms and conditions.
Annexure III	Excluded Works & scopes.

We trust our offer is inline with your requirement.

Please feel free to call the undersigned in case of any queries.

Thanking you and looking forward to hearing from you at the earliest.

Very truly yours

BLUE STAR LIMITED

Mohammed Imran

Assistant Manager- Commercial Air conditioning Division

Email: imran@bluestarindia.com ,

Mobile : 8143961610



Annexure I

Salient features of Blue Star Air Cooled Screw Chillers

ABOUT COMPRESSOR

Fully equipped

- Step-less Capacity control with unloaded start and hence low starting current
- Discharge shut-off valve
- Suction flange with brazing / welding bushing
- Check valve in discharge gas outlet
- Oil sight glass
- Insertion type oil heater with sleeve

Oil service valve

- Internal pressure relief valve
- Electronic motor protection device SE-E1
- Oil level switch
- Suction gas filter with large surface area and fine mesh

Double-walled, pressure-compensated rotor housing

- Extremely stable, therefore no expansion of the compressor housing even at high pressure levels
- Additional sound attenuation

Long-life bearings with pressure unloading

- Robust axial tandem bearing
- Bearing chamber pressure isolated from compression chamber by sealing element
- Pressure unloading of axial bearing

Motor

- Star-delta starting (for 160, 180, 210, 240 motors)
- Part wind starting (for 140 motor)
- Integrated PTC sensors in each winding coil

Economizer (ECO) with sliding suction position

- Improved sub-cooling by Economizer operation at part load conditions Highest cooling capacity and energy efficiency
- Pulsation muffler for ECO suction line to reduce noise and vibration



Additional Motor Cooling

Liquid injection with integral nozzle for operation at higher pressure ratio

Optimized Oil Management

Three-stage oil separator

Fine filter with 10 microns mesh size

Pressure relieved bearing chamber ensuring minimum refrigerant dilution in the oil and thus higher viscosity

- Liquid to liquid plate heat -exchanger to enhance the capacity & reduce the power consumption
- Liquid injection in the motor winding during the part-load conditions to enhance life of the compressor
- Electronic/thermostatic expansion valve for precise control of refrigerant flow through the cooler to meet the sensitive load variations.
- Imported Magnum controller with BMS compatibility. (only for R134a)





Annexure-II - Price Annexure

The prices for the supply of Blue Star make Air-Cooled Screw Chiller is as mentioned below:

SL No	Description	Air Cooled Screw Chiller Capacity : 400 TR
1	Design Capacity	400 TR
2	Model No	LCA2-400X59X59H
Rate in INR		₹68,22,034
Quantity		2
Amount in INR		₹1,36,44,068

Above price is basic only, GST @18% shall be extra

Notes:

- Lifting, shifting, unloading, loading included in chiller price.
- Testing and Commissioning charges per chiller included.
- Grooved coupling shall be factory fitted by default.
- Packing, Freight and transit insurance is included in the above price. FOR till site.
- Any change in existing taxes / duties or imposition of any new taxes / duties imposed by Central or State Government or Local Authorities on equipment, components, parts, raw materials, consumables, or installation, commissioning as a whole or part thereof from the date of Offer / Quotation and up to the time of billing shall be paid to BLUESTAR at actuals.
- This proposal is valid for a period of 30 days from date hereof and thereafter subject to our written confirmation.
- Chiller specification is as per OEM Standards unless specified. Kindly refer the enclosed performance rating chart



BLUE STAR

Exclusions:

- Unloading, Lifting & Shifting, Positioning & Installation not included in our scope
 - Rubber flexible bellow, Valve Packages, Civil & Electrical works are not included in our scope.
 - Junction Box and cabling from junction box to chiller.
 - Water Flow switches and any other accessories not mentioned in our scope of supply.
-
- **Warranty:** 12 months from the date of commissioning or 15 months from the date of dispatch whichever ends earlier
 - **Delivery:** 9-12 weeks ex-works from the date of order with subject to the Pandemic and Govt Guidelines

Order & Payment Terms :

For Machines
Blue Star Limited

Payment Terms:

50% advance along with PO and balance 50% against PI before dispatch

BLUE STAR LIMITED

Mohammed Imran

Assistant Manager- Commercial Air conditioning Division

Email: imran@bluestarindia.com ,

Mobile : 8143961610

Annexure-III

Excluded Works & Services

Unless otherwise specifically mentioned this proposal does not provide for following items:

1. Necessary incoming power supply for main AC / Starter panels.
2. All masonry and builder's work, such as provision of suitable plant room with adequate lighting and ventilation, foundations for various components of the system, breaking and making good of holes in structures for passages of pipes, ducts, etc. We will place and grout equipment on foundations and plaster finish all holes. However, re-water proofing, if any, and repainting to match, will be done by the customer,
3. Provision of adequate soft filtered water for initial charging. The necessary soft water at the inlet of our expansion tank for chilled water circulation.
4. 415 V, 3 Phase, 50 Hz power supply to be provided by you.
5. Valve packages for chiller.
6. Construction of trenches for underground piping (if required)
7. Adaptor box for connecting AI cables.



BLUE STAR

Conditions of Contract

This contract is subject to the following conditions. No variations / alterations / additions to these conditions will be binding on us, notwithstanding that such variations / alterations / additions are contained in your acceptance of this proposal, except when they are specifically accepted in writing by us.

- **Validity:** - This proposal is valid for a period of 30 days from date hereof and thereafter subject to our written confirmation.
- **Specifications:** - In line with our policy of continual improvement we reserve the right to modify the design and change the specifications of any material, if in our opinion such modification constitutes an improvement or is in accordance with revised standards or manufacturing methods. Therefore, specifications, illustrations, dimensions and weights given or agreed to by us in our proposal, catalogues, drawings, photographs etc. are not binding in detail.
- **Variation in Scope of Work** - If there are any additions or changes to the scope of work outlined in our proposal and its annexure, the value of the contract will be enhanced accordingly and payment will be made in accordance with the terms of payment outlined in this proposal. All the measurements will be carried out as per BIS regulations.
- **Insurance :** - All equipment and materials required for the execution of the contract will be covered against all risks during transit. In case the insurance cover is to be extended, the additional premium will be to customer's account. We will also assume liability for accident(s) to our and our subcontractor's workmen during the erection period. However we assume no third party liability whatsoever.
- **Storage, Safe Custody and Site Facilities :** - The customer will provide at his cost, adequate independent lockable storage facilities acceptable to us for equipment, materials, tools and tackles brought to site from time to time during the execution of the contract. We shall be responsible for the safe custody of materials, tools etc. only if such storage facilities are available. We will progressively bring to site necessary equipment and materials required for the execution of the contract. Necessary facilities including power required for erection, testing and commissioning will be provided by the customer in time, at his cost at points to be nominated by us.
- **Taxes & Duties** - It is a condition of this contract that any increase in taxes, duties, levies or rates imposed by any State or Central Government or local authority or any fresh levies imposed by such authorities on components, raw materials, or the installation as a whole after the date of quotation and upto the time of billing, for any reason whatsoever, will be paid by the customer. Our prices are quoted on the assumption that there is no excise liability on 'In-situ' fabrication and/or assembly. Excise liability, if any, arising out of such 'In-situ' fabrication and/or assembly shall be to the account of the customer. Our offer does not include Octroi. The same shall be payable extra by you, at actuals, if applicable



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- **Works Contract:** - The contract in question is in the nature of indivisible works contract. Sales Tax liability as per the prevailing statute will be discharged by us. Any statutory variation on the Sales Tax applicability will be extra to your account.

- **Unit Rates** - The unit rates quoted in our offer are valid for a period of 3-4 months from the date of receipt of the order. Any work done after this period will be charged at the unit rate prevailing at that time. If quantities required exceed the limits mentioned in this offer for any reason whatsoever, the above unit rates will apply to such excess quantity upto a maximum of 10% over the stipulated quantity in this offer. Any extra quantity beyond 10% will be billed at the unit rates prevailing at the time work is carried out and the customer will pay for such extra work, on presentation of our bills.

- **Warranty** :- Subject to the terms of payment agreed upon being punctually complied with and the plant being operated properly, the machinery covered by this contract carries a warranty against defective materials or workmanship for a period of 12 months from the date of commissioning or for a period of 15 months from the date of delivery, whichever ends earlier. If any part of the plant is put to use earlier for any reason whatsoever the warranty period will commence from the date of such use. We agree to repair / replace such parts, which may prove defective and which do not fail from neglect or misuse or faulty operation. Our decision whether to repair or replace such parts shall be final.

This warranty :

- a) does not extend to consequential damages or loss
- b) is null and void if repairs and modifications are carried out without our approval in writing
- c) does not cover scaling or deterioration of the Condenser / Chiller / Cooling Coil water passages and connected piping system due to circulation of hard or contaminated water
- d) does not cover parts subject to normal wear and tear, such as V-belts, air filters etc.
- e) does not cover deterioration or failure of equipment, controls and piping due to corrosive atmosphere.
- f) does not cover supply of consumable items like refrigerant, oil etc.

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- The price quoted is based on the present day cost to us of materials, bought out parts / components and labour. Any increase in their cost will be added to the agreed contract price and will be payable by the customer against presentation of our invoices. The price escalation formula is as under:

$$VI = V (0.15 + 0.15 \underset{AO}{AI} + 0.25 \underset{BO}{BI} + 0.10 \underset{CO}{CI} + 0.15 \underset{DO}{DI} + 0.20 \underset{LO}{LI})$$

Where VI = Escalated value of work done

V = Original value of work done.

AI = Non Ferrous metals)Wholesale price Index
 BI = Iron and Steel)as per RBI Bulletin
 CI = Electrical machinery)applicable for the month
 DI = Non electrical machinery & parts)of delivery / work done
 LI = All India average consumer price) index for industrial workers)
 AO = Non Ferrous metals)Wholesale price Index
 BO = Iron and Steel)as per RBI Bulletin
 CO = Electrical machinery)applicable one month prior to
 DO = Non electrical machinery & parts)date of submission of this
 LO = All India average consumer price)Proposal.
 index for industrial workers.

- Property Rights & General Lien - Property in all materials/suppliers / equipment etc. brought on site in execution of the contract shall at all times lie with Blue Star Limited, notwithstanding the fact that the progress bills have been paid for. The ownership right in the job performed shall get transferred from Blue Star Limited only upon full payment of all the dues of Blue Star and upon formally being handed over to the customer. Blue Star Limited shall at all times be entitled to remove any of such goods, supplies, materials, equipments etc. whether in loose condition or in installed condition without any let or hindrance from the customer from the work site.
- Suspension / Cancellation of work - We shall be entitled to suspend / cancel the work on account of :

- Customer's instructions/lack of instructions
- Non payment of our bills

If we are required by the customer to delay bringing the equipment to site, or if, for any reason beyond our control we cannot bring the equipment to site, or commence or continue erection then we may at our option, divert our workmen or materials or equipment to other uses and customer shall in such cases bear the increase in cost of material or equipment as well as other expenses such as transportation, insurance etc. If the work or part of the work is cancelled after customer's acceptance, cancellation charges as levied by our suppliers/manufacturers shall be borne by the customer. In addition, the customer shall pay us compensation for cost, expenses and losses incurred by us up to the date of cancellation.



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- **Limitation to Liability** :- In no event shall we be liable for any consequential loss or damage arising out of or connected with this order in any way whatsoever.
- **Force Majeure**: - No penalty / liability shall be attached to us for non-performance or delayed execution of this order as a result of force majeure.
- **Arbitration** :- In case of any dispute or difference arising out of this contract the same shall be referred to Arbitration by a panel of three Arbitrators, one each to be appointed by either party and the third by the two Arbitrators so appointed. The provisions of the Indian Arbitration and Conciliation Act, 1996 shall apply to such Arbitration. The Arbitration proceedings will be held in Chennai.
- **Jurisdiction**: - This agreement shall be subject to the exclusive jurisdiction of the Courts in the City of Hyderabad.

For,

BLUE STAR LIMITED

Mohammed Imran

Assistant Manager- Commercial Air conditioning Division

Email: imran@bluestarindia.com ,

Mobile : 8143961610

