

# Crescentia Labs Pvt. Ltd.

## Letter of confirmation

Date:02-02-2024.

To,  
Mr. Ch. Raghavendra Prasad,  
Sr. Engineer,  
M/s. Mitsubishi Elevator India Pvt Ltd,  
5-4-94 to 97 Lala 1 Landmark,  
402, M G Road, Secunderabad,  
TG-Pin code-500003.

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. Minish Parikh,  
Purchase Manager.

Accepted & confirmed by:

Mr. Ch. Raghavendra Prasad,

Date: *Ch. R Prasad (6/02/2024)*

Sign:

*Ch. R Prasad*



# Crescentia Labs Pvt. Ltd.

## Annexure – A

| Details of Vendor/Supplier: |                                   |                                                                                                        |
|-----------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------|
| S No                        | Description                       | Details                                                                                                |
| 1.                          | Name of Company / Firm            | M/s. Mitsubishi Elevator India Pvt Ltd,                                                                |
| 2.                          | Address for communication         | 5-4-94 to 97 Lala I Landmark,<br>402, M G Road, Secunderabad,<br>TG-Pin code-500003.                   |
| 3.                          | Primary emails for communications | infohyderabad@mitsubishielelevator.in                                                                  |
| 4.                          | Office mobile/landline            | 040-27546738                                                                                           |
| 5.                          | Branch Manager/Regional Manager   |                                                                                                        |
| 6.                          | Name                              | Mr. Anirban Majumdar                                                                                   |
| 7.                          | Designation                       | Region Head - A.P & Telangana                                                                          |
| 8.                          | Mobile                            | 9903250252                                                                                             |
| 9.                          | Email                             | <a href="mailto:anirban.majumder@mitsubishielelevator.in">anirban.majumder@mitsubishielelevator.in</a> |
| 10.                         | Installation Manager/Engineer     |                                                                                                        |
| 11.                         | Name                              | Mr. Prasad T Vadalmene                                                                                 |
| 12.                         | Designation                       | Manager - Installation                                                                                 |
| 13.                         | Mobile                            | 9989635233                                                                                             |
| 14.                         | Email                             | <a href="mailto:sampath.reddy@mitsubishielelevator.in">sampath.reddy@mitsubishielelevator.in</a>       |
| 15.                         | Sales Manager/Representative      |                                                                                                        |
| 16.                         | Name                              | Mr. Ch. Raghavendra Prasad                                                                             |
| 17.                         | Designation                       | Sr. Engineer                                                                                           |
| 18.                         | Mobile                            | +91 7337365389                                                                                         |
| 19.                         | Email                             | <a href="mailto:Raghavendra.ch@mitsubishielelevator.in">Raghavendra.ch@mitsubishielelevator.in</a>     |
| 20.                         | Accounts Manager/Accountant       |                                                                                                        |
| 21.                         | Name                              | Mr. Tippasani Harinarasimha Redd                                                                       |
| 22.                         | Designation                       | Manager - Finance                                                                                      |
| 23.                         | Mobile                            | 9618227014                                                                                             |
| 24.                         | Email                             | <a href="mailto:hari.t@mitsubishielelevator.in">hari.t@mitsubishielelevator.in</a>                     |
| 25.                         | PAN No.                           | AAICM1338G                                                                                             |
| 26.                         | GST No.                           | 36 AAICM1338G1ZK                                                                                       |
| 27.                         | Company/firm registration no.     |                                                                                                        |
| 28.                         | Bank Account No.                  | 24617630000101                                                                                         |
| 29.                         | Bank Name                         | HDFC Bank                                                                                              |
| 30.                         | Bank Branch                       | Narsapur, Karnataka                                                                                    |
| 31.                         | Bank IFSC/RTGS                    | HDFC0004841                                                                                            |

M. H. Redd

Ch. R. Prasad

# Crescentia Labs Pvt. Ltd.

## Annexure B

| Details of Developer/ Purchaser |                                                    |                                                                                       |
|---------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------|
| S. No                           | Description                                        | Details                                                                               |
| 32.                             | Name of Company / Firm                             | Crescentia Labs Pvt Ltd                                                               |
| 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                   | gv1-const@modiproperties.com;<br>mep@modiproperties.in<br>purchase@modiproperties.com |
| 36.                             | Address for delivery and installation of equipment | Sy no. 230-243, Thurkapally, Shamirpet, Medchel-Malkajgiri, Pin code-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                                               | P Minish Parikh                                                                       |
| 43.                             | Designation                                        | Purchase Manager                                                                      |
| 44.                             | Mobile                                             | +91 9515546784                                                                        |
| 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                                               | S.V Subba Reddy                                                                       |
| 53.                             | Designation/ Specialization                        | Project Manager                                                                       |
| 54.                             | Mobile No.                                         | +91 7674808777                                                                        |
| 55.                             | Email id                                           | subbareddy@modiproperties.com                                                         |
| 56.                             | Accountant                                         |                                                                                       |
| 57.                             | Name                                               | K.Swathi                                                                              |
| 58.                             | Designation/ Specialization                        | Accounts Manager                                                                      |
| 59.                             | Mobile No.                                         | +91 8143169690                                                                        |
| 60.                             | Email ID                                           | swathi.k@modiproperties.com                                                           |
| 61.                             | PAN No.                                            | AADCB2608M                                                                            |
| 62.                             | GST No.                                            | 36AADCB2608M1ZO                                                                       |
| 63.                             | Company/firm registration no.                      | 055759                                                                                |
| 64.                             | Bank Account No.                                   | 009763700004299                                                                       |
| 65.                             | Bank Name                                          | Yes Bank                                                                              |
| 66.                             | Bank Branch                                        | S P Road                                                                              |
| 67.                             | Bank IFSC                                          | YESB0000097                                                                           |

M.N. K.

Ch R Prasad



## Annexure C

| Commercial terms |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S No             | Description                            | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 68.              | Vendors quotation/ offer letter number | 23002966                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 69.              | Vendors quotation/ offer letter date   | 01-02-2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 70.              | Vendors job work number                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 71.              | Vendors job work date                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 72.              | Developers' Purchase order number.     | 20240129014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 73.              | Developers Purchase order date:        | 01-02-2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 74.              | Item                                   | Lifts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 75.              | Item specifications                    | <p>Number of passengers -15/1020 kgs -2 Nos, Atrium lifts, Duplex operation.</p> <p>Number of stops-6</p> <p>Floor numbers- B,G,1,2,3,4</p> <p>CAR- S S hairline finish</p> <p>Doors- S S 2 Panel center opening door</p> <p>Color-Hairline finish</p> <p>Speed-1.00 M/S</p> <p>Removable Wipro LED false ceiling should be provided in the car cabin by the vendor.</p> <p>Earthing must be done by using 25mmx6mm GI/Aluminum strip, material shall be provided by the purchaser.</p> <p>Lift well size as per civil structure-2000mmWx3000mmD</p> <p>Lift well size to be considered by vendor- 1850mmWx2850mmD.</p> |
| 76.              | Payment terms                          | <p>15% advance along with purchase order.</p> <p>60% on approval of engineering drawings and 60 days before delivery of materials.</p> <p>15% After the Material Delivery.</p> <p>10% after testing &amp; and commissioning, handing over of the Lift.</p>                                                                                                                                                                                                                                                                                                                                                              |
| 77.              | Warranty and AMC:                      | <p>You shall provide comprehensive warranty including labour and parts upto one year from the date of commissioning.</p> <p>Thereafter, AMC charges shall be @4% of the purchase order value+ GST.</p> <p>AMC charges shall be enhanced by 5% every year for 5years.</p> <p>These rates shall hold good for 5 years after warranty period.</p>                                                                                                                                                                                                                                                                          |

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23/02/2024

Ch R Prasad  
23/02/24



# Crescentia Labs Pvt. Ltd.

## Annexure D

| Timelines |                                     |                                                                                                                                                                                                                                                                                                                                                           |
|-----------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S No      | Description                         | Details                                                                                                                                                                                                                                                                                                                                                   |
| 78.       | Submission of GA drawings by Vendor | All GA drawings shall be submitted by Vendor to Purchaser within 30 days of the Purchase Order.                                                                                                                                                                                                                                                           |
| 79.       | Approval of GA drawing by Developer | 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           | Material to be delivered on or before 60 days from approval of GA Drawings.<br>All material required for installation and commissioning must be delivered at once.                                                                                                                                                                                        |
| 81.       | Joint inspection of site            | The Purchaser and Vendor shall jointly inspect the site 15 days prior to start of installation. A snag list shall be shared by email.<br>Developer to fix the snag list within 15 days.<br>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                        | Installation must start within 15 days of receipt of all materials.<br>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                       | Commissioning must be completed within 10 days of installation.<br>A joint inspection to be held by Vendor and Purchaser at the time of handing over commissioning report.<br>Vendor shall demonstrate working of equipment to the Purchasers satisfaction at the time of handing over the commissioning report.                                          |

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# Crescentia Labs Pvt. Ltd.

## Annexure E

| Other terms |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S No        | Description         | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 84.         | Delivery            | Packing list of all materials being delivered to site must be provided to Developer at least 3 days in advance.<br>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        | 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. Vendor shall refrain from giving oral instructions at site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 86.         | Communication       | All communication shall be sent in writing by email to the primary emails for communication given herein.<br>Payment related issues to be communicated by email and such emails must also marked to the Developers accountant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 87.         | Request for payment | 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.<br>Request for payment cannot be made to engineers at site.<br>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.<br>Both parties shall share their ledger copies/books of accounts with each other for reconciliation of accounts upon request.                                                                                                                                               |
| 88.         | Security            | Lockable 20' container shall be provided by the developer to the vendor at site for 1 lift and for 2 lifts 40' container will be provided.<br>It shall be your responsibility of the Vendor to secure its material at the site. In case any material is stolen or missing, you shall replenish such material at your cost.<br>In case of unauthorized 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. |

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|     |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 89. | Invoice                                 | <p>Original invoices duly signed by authorised representatives shall be sent to the head office of the Developer.</p> <p>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.</p> <p>Final payment shall be made only on receipt of all invoices and commissioning report.</p> |
| 90. | AMC                                     | <p>Warranty period shall commence from the date of receiving commissioning report.</p> <p>AMC shall commence from expiry of warranty period.</p> <p>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.</p>                                                                                                            |
| 91. | Price Validity                          | <p>There shall be no escalation of price during the validity of the PO/ WO.</p> <p>The PO/WO shall be valid up to one year from the date of PO/WO.</p>                                                                                                                                                                                                                                                                                                                           |
| 92. | Change in specifications or other terms | <p>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.</p>                                                                                                                                                                                                                                                                                                  |
| 93. | Escalation                              | <p>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.</p>                                                                                                                                                                                                                                                                                                 |

M. A. L.

Ch. R. Prasad







Re: PO No: 20240129014-GV one

From: rameshreddy . (rameshreddy@modiproperties.com)  
To: raghavendra.ch@mitsubishielelevator.in  
Cc: waseem@modiproperties.com; procurement@modiproperties.in; prabhakar@modiproperties.com  
Date: Monday, March 11, 2024 at 02:28 PM GMT+5:30

Dear  
Raghavendra

As discussed GAD are matching with site requirements, kindly treat this mail as confirmation to send lift for production.

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.

On Tuesday, February 20, 2024 at 12:17:55 PM GMT+5:30, Prabhakar P <prabhakar@modiproperties.com> wrote:

Subba Reddy sir,  
Mitsubishi elevators has sent a GAD for Atrium lifts kindly go through it and give your comments.  
Further you may call Mr.Raghavendr's engg of Mitsubishi +91 98492 66366

[Sent from Yahoo Mail on Android](#)

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

From: "raghavendra.ch@mitsubishielelevator.in" <raghavendra.ch@mitsubishielelevator.in>  
To: "Prabhakar P" <prabhakar@modiproperties.com>  
Sent: Tue, Feb 20, 2024 at 12:14 PM  
Subject: FW: PO No: 20240129014-GV one

FYI..

Thanks & Regards,

Raghavendra Prasad

Sr Engineer

Mail: [Raghavendra.ch@mitsubishielelevator.in](mailto:Raghavendra.ch@mitsubishielelevator.in)

Call: +91 73373 65389

From: Sri Raghavendra Prasad Challa/Sri Raghavendra Prasad Challa( I M E C /NSB/S&M(HYD))  
Sent: 17 February 2024 01:40 PM  
To: Prabhakar P <prabhakar@modiproperties.com>  
Cc: Sampath Kumar Reddy Y./Sampath Kumar Reddy Y.( I M E C /NSB/S&M(HYD)) <sampath.reddy@mitsubishielelevator.in>  
Subject: RE: PO No: 20240129014-GV one

Dear Sir,

Please find the attached Mitsubishi Elevator drawings for your CRESCENTIA LABS PVT LTD.

We request you to review the drawings and provide approval with material payment to proceed for manufacturing.

Please find the below confirmation for your advance payment. Tax Invoice will be submitted shortly at your office.

| Transaction Date | Description                                                                                          | Ar |
|------------------|------------------------------------------------------------------------------------------------------|----|
| 13-Feb-24        | RTGS Cr-YESB0000001-CRESCENTIA LABS PVT LTD-SUP Mitsubishi Elevator India Pvt-YESBR12024021300009534 |    |

Please let me know if any further details required.

Thanks & Regards,

Raghavendra Prasad  
Sr Engineer  
Mail: [Raghavendra.ch@mitsubishielevator.in](mailto:Raghavendra.ch@mitsubishielevator.in)  
Call: +91 73373 65389

**From:** Prabhakar P <[prabhakar@modiproperties.com](mailto:prabhakar@modiproperties.com)>  
**Sent:** 05 February 2024 04:49 PM  
**To:** Sri Raghavendra Prasad Challa( I M E C/NSB/S&M(HYD)) <[raghavendra.ch@mitsubishielevator.in](mailto:raghavendra.ch@mitsubishielevator.in)>  
**Subject:** Fw: PO No: 20240129014-GV one

Regards,

P Prabhakar  
Sr.Manager Purchase | +91 95022 77299 | [prabhakar@modiproperties.com](mailto:prabhakar@modiproperties.com)  
Modi Properties Pvt. Ltd. | [www.modiproperties.com](http://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.

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

**From:** ashajyothi . <[ashajyothi@modiproperties.com](mailto:ashajyothi@modiproperties.com)>  
**To:** [infohyderabad@mitsubishielevator.in](mailto:infohyderabad@mitsubishielevator.in) <[infohyderabad@mitsubishielevator.in](mailto:infohyderabad@mitsubishielevator.in)>  
**Cc:** Subba Reddy <[subbareddy@modiproperties.com](mailto:subbareddy@modiproperties.com)>; Prabhakar Purchase <[prabhakar@modiproperties.com](mailto:prabhakar@modiproperties.com)>; bhavani.c . <[bhavani.c@modiproperties.com](mailto:bhavani.c@modiproperties.com)>  
**Sent:** Saturday, February 3, 2024 at 02:43:26 PM GMT+5:30  
**Subject:** PO No: 20240129014-GV one

DearRaghavendra Sir,

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](mailto: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.

Regards,  
M.Asha jyothi

Purchase officer| +91 9392010522 | [ashajyothi@modiproperties.com](mailto:ashajyothi@modiproperties.com)  
Modi Properties Pvt. Ltd. | [www.modiproperties.com](http://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



632.5kB

 23002966-01.pdf  
496.5kB

 23002966-02.dwg  
1MB

 23002966-02.pdf  
204.8kB

 23002966-03.dwg  
888.3kB

 23002966-03.pdf  
185.9kB

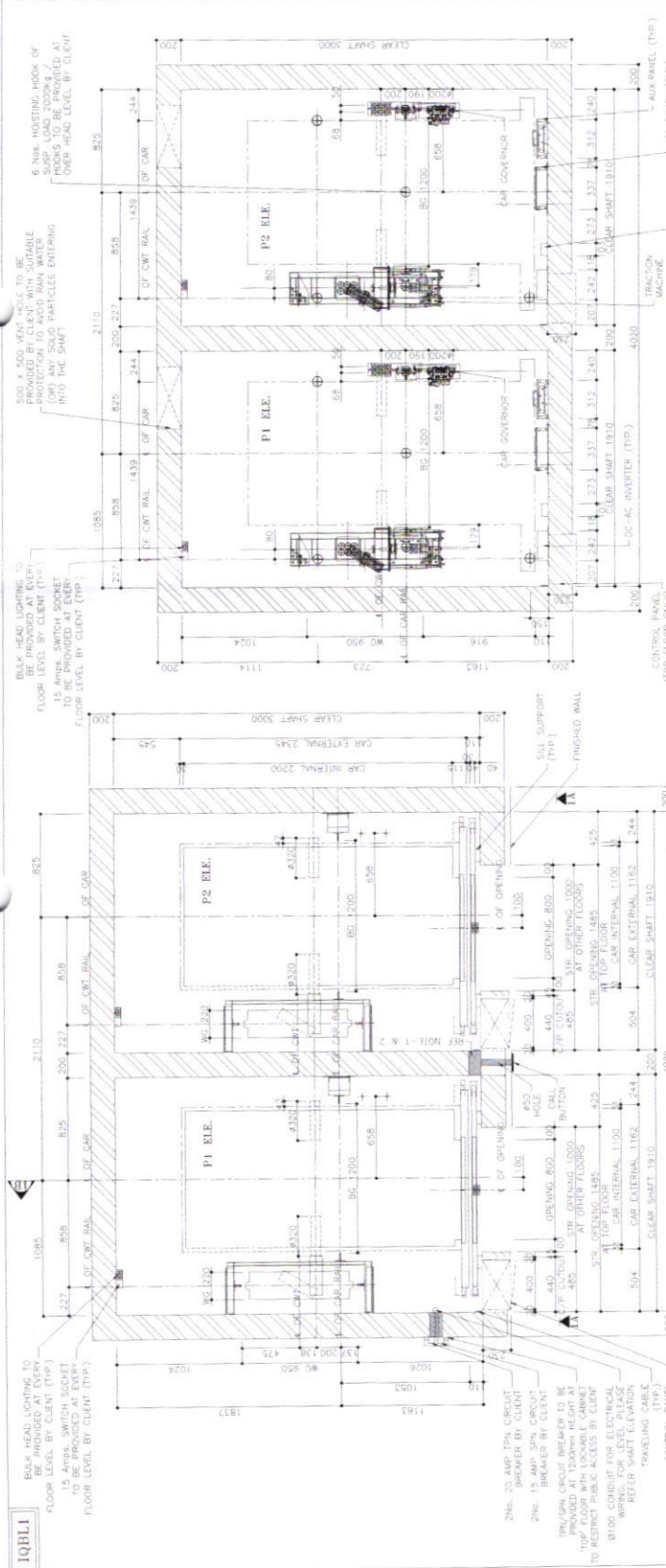
PROJECT/CLIENT  
CRESCENTIA LABS PRIVATE LIMITED,  
GV ONE, PLOT NO.15-B, MN PARK PHASE-1SV  
NO.230 TO 243 TURKAPALLY, HYDERABAD.

APPROVED BY THE OWNER / ARCHITECT / CONSULTANT  
APPROVED ☐ REVISED ☐ NOT APPROVED ☐  
CHECKED BY: DATE: 11/07/2024  
APPROVED BY: DATE: 11/07/2024

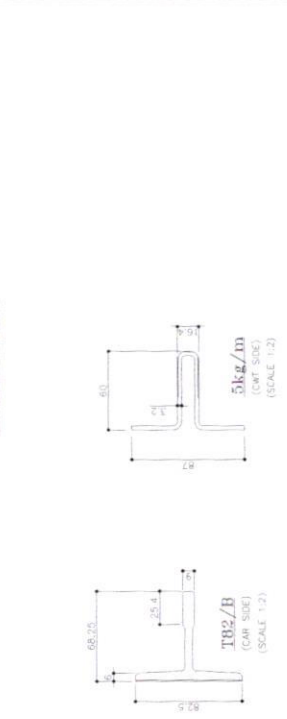
| SPECIFICATIONS                                         |                                            |
|--------------------------------------------------------|--------------------------------------------|
| NUMBER                                                 | P1(01) & P2(02) ELE                        |
| USE                                                    | PASSENGER                                  |
| CONTROL                                                | VVVF (VARIABLE VOLTAGE VARIABLE FREQUENCY) |
| OPERATION                                              | 2C-2BC (TWO CAR SELECTIVE COLLECTIVE)      |
| CAPACITY                                               | 1020KG (15 PERSONS)                        |
| SPEED                                                  | 60 m/min                                   |
| SERVICE FL.                                            | B. G. 1 ~ 4                                |
| STOPS/OPENINGS                                         | 06 STOPS / 06 OPENINGS                     |
| NON STOP FLOORS                                        | NIL                                        |
| POWER                                                  | 415V 3 PHASE 50 HZ.                        |
| LIGHTING                                               | 240V 1 PHASE 50 HZ.                        |
| TYPE & SIZES OF 2 PANEL CENTER OPENING AUTOMATIC DOORS | LAMING/CAT DOOR 600mm(W) X 2100mm(H)       |
| TRACTION MACHINE                                       | Zaipu SM200.30D                            |
| TRACTION MOTOR                                         | 6kW                                        |
| TRACON SHEAVE                                          | #320                                       |
| GUIDE RAIL FOR CAR                                     | 182/B                                      |
| GUIDE RAIL FOR CWT                                     | 5kg/m                                      |
| SIZE OF CAR                                            | 1100mm(W) X 2200mm(D) X 2200mm(H)          |
| AREA OF CAR                                            | 2.42 sq. mts. / 16005                      |
| VENTILATION                                            | BLOWER                                     |
| SAFETY DEVICES                                         | REFER SHAF PLAN                            |
| TYPE OF THE ENCLOSURE                                  | BRICK                                      |
| AUTOMATIC/CAR                                          | AUTOMATIC SELECTIVE COLLECTIVE             |
| ANY BASEMENT                                           | NO                                         |
| FLUSH                                                  | NO                                         |
| SIZE OF PIT                                            | 1910mm(W) X 3000mm(D) X 1400mm(H)          |
| CLEARANCE WHEN                                         | 726.2mm                                    |
| LIFT RESTS ON FULLY                                    | PROVIDED                                   |
| COMPRESSED BUTTER                                      | PROVIDED                                   |
| ENTRANCE FROM                                          | PROVIDED                                   |
| TOP LIFT LANDING                                       | PROVIDED                                   |
| MAIN AND LIGHT                                         | PROVIDED                                   |
| SWITCH POSITION                                        | PROVIDED                                   |
| GOVERNOR                                               | NOT PROVIDED                               |
| WINDOWS                                                | NOT PROVIDED                               |
| SIZE OF MAIN ROPE                                      | 6 Nos. X 8mm                               |
| IF THE HEIGHT OF THE BUILDING IS                       | MORE THAN 24 MTR., THEN WHETHER-           |
| INDEPENDENT SHAF IS PROVIDED FOR FIRE LIFT             | YES                                        |
| THE SPEED OF FIRE LIFT IF                              | 1.0 m/sec.                                 |
| ONE METRE/SECOND OR MORE THAN THIS                     | YES                                        |
| CENTRALLY OPERING POWER OPERATED                       | YES                                        |
| DOOR IS PROVIDED FOR FIRE LIFT                         | YES                                        |
| FE SWITCH IS PROVIDED FOR FIRE LIFT                    | YES                                        |
| VENT. OF 0.25 SQ. MTR. IS PROVIDED IN THE              | YES                                        |
| SHAF BELOW THE OVERHEAD SLAB                           | YES                                        |

REMARKS:-  
SECTION MARK SHOWS P.C.C. WALL  
SECTION MARK SHOWS BRICK WALL

SHAFT PLAN, OVERHEAD PLAN & PIT PLAN  
FOR P1(01) & P2(02) ELE.  
ELEVATOR LAYOUT  
SHEET NO. 23002966  
DATE 11/07/2024  
MITSUBISHI ELEVATOR INDIA PVT. LTD. - 01



OVERHEAD PLAN



PIT PLAN

| POWER FREDER DETAILS FOR PER ELE. |         |
|-----------------------------------|---------|
| MOTOR                             | (KVA) 6 |
| FULL LOAD UP CURRENT (A)          | 15.42   |
| FULL LOAD ACCELERATION (A)        | 26.02   |
| NO FUSE BREAKER (A)               | 20      |
| SIGNAL POWER SUPPLY (KVA) 7       |         |
| HEAT EMISSION (KCAL/H)            | 1230    |

NOTES:-  
1. 100 X 100 HOLE AT -250mm FROM FTL TO BE PROVIDED FOR INTER CONNECTION BETWEEN BOTH CONTROL PANEL.  
2. 100 X 100 HOLE AT 135mm FROM FTL TO BE PROVIDED AT ALL FLOORS BY CLIENT FOR WIRING (REFER SECTIONAL ELEVATION)  
SPECIAL NOTES:-  
1. VOLTAGE FLUCTUATION SHALL BE WITHIN A RANGE OF + 5 % ~ - 10%  
2. TEMPERATURE OF THE SHAF SHALL BE BELOW 40°C  
3. THE FOLLOWING CONDITIONS ARE REQUIRED FOR MAINTAINING PERFORMANCE OF THIS ELEVATOR  
A. MOISTURE SHOULD BE BELOW 90% ON MONTHLY AVERAGE AND BELOW 85% ON DAILY AVERAGE  
B. ELEVATOR SHAF SHOULD HAVE NO DUST OR CHEMICALLY HARMFUL GAS  
FOR SECTIONAL ELEVATION AT '18' PLEASE REFER SHEET No. 02 FOR ENTRANCE VIEW AT '1A-1B', PLEASE REFER SHEET No. 03.

GROUND FLOOR (MAIN FLOOR)  
BASEMENT FLOOR

CRESCENTIA LABS PRIVATE LIMITED,

TEV ONE, PLOT NO.15-B, MN PARK PHASE-1SY

NO.230 TO 243 TURKAPALLY, HYDERABAD.

APPROVED BY THE OWNER / ARCHITECT / CONSULTANT

| APPROVED | <input type="checkbox"/> | APPROVED AS COMMENTED |
|----------|--------------------------|-----------------------|
|          |                          |                       |

REVISE & RESUBMIT ☐ NOT APPROVED ☐

CHECKED BY : \_\_\_\_\_ DATE : \_\_\_\_\_

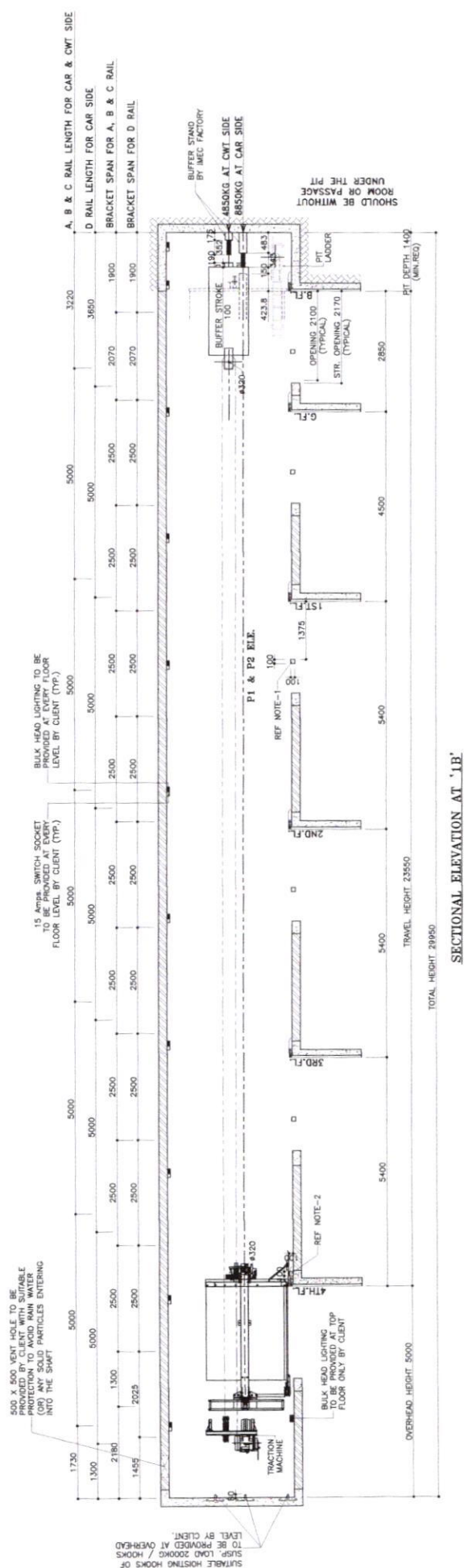
APPROVED BY : \_\_\_\_\_ DATE : \_\_\_\_\_

GRAY

**NOTES:-**

1. 100 X 100 HOLE AT 1375mm FROM FFL TO BE PROVIDED AT ALL FLOORS BY CLIENT FOR WIRING.

2.100 X 100 HOLE AT -250mm FROM FFL TO BE PROVIDED ONLY AT TOP FLOOR BY CLIENT FOR UNITS CONNECTION BETWEEN BOTH CONTOUR DAMS



### SECTIONAL ELEVATION AT '1B'

## SECTIONAL ELEVATION FOR P1(01) &amp; P2(02) ELE.

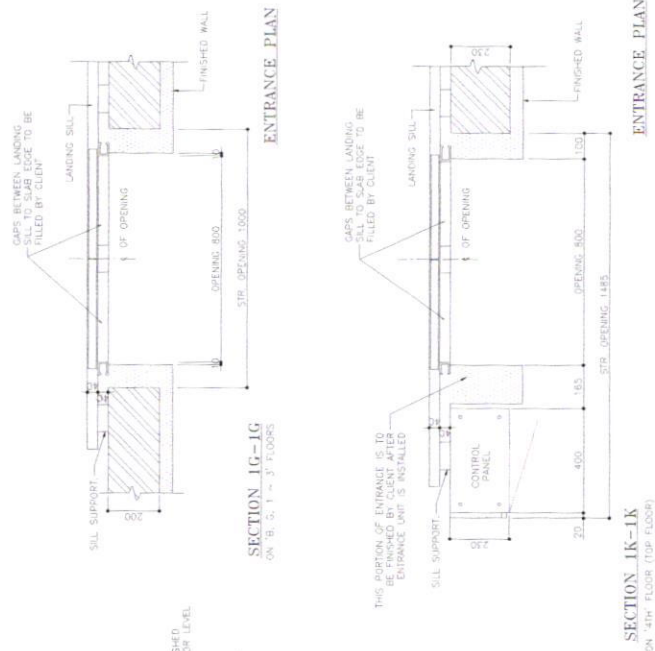
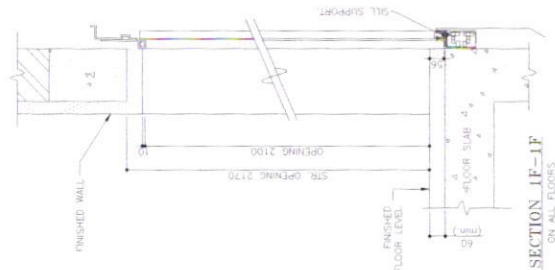
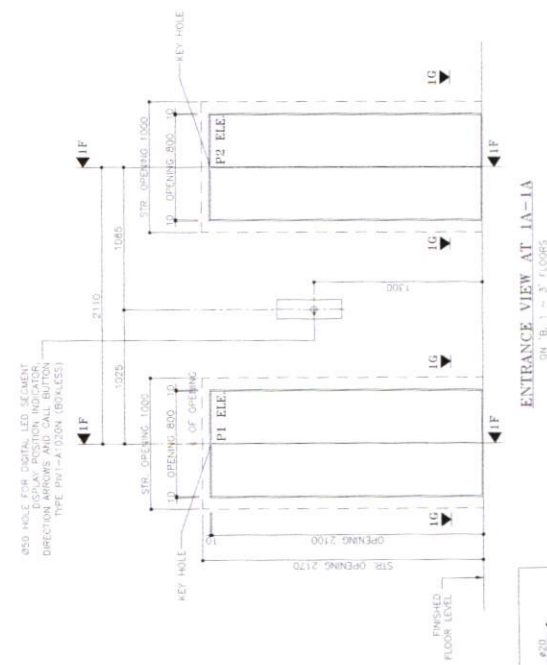
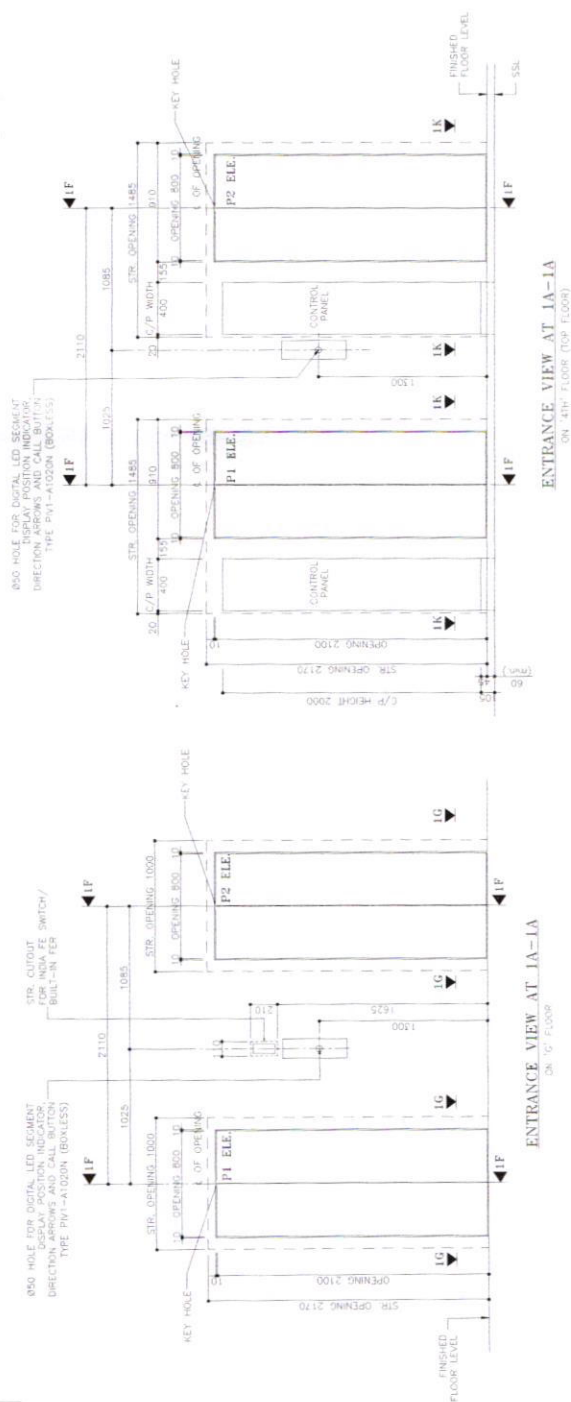
|                                      |  |                        |  |
|--------------------------------------|--|------------------------|--|
| DESIGN & DRAWN : ENLA                |  | THIRD ANGLE PROJECTION |  |
| CHECKED BY : SINTHA                  |  | DIM IN MM              |  |
| APPROVED BY : JAMES                  |  | SCALE : 1/50           |  |
|                                      |  | DATE : 17/02/2024      |  |
| END NO.                              |  | REV. SHEET No.         |  |
| 23002966                             |  | 02                     |  |
| CONT. NO.                            |  | -                      |  |
| MITSUBISHI ELEVATOR INDIA PVT. LTD., |  |                        |  |

REVISION



CRESCENTIA LABS PRIVATE LIMITED,  
GV ONE, PLOT NO.15-B, MN PARK PHASE-1SY  
NO.230 TO 243 TURKAPALLY, HYDERABAD.

|                                                |                          |                       |                          |
|------------------------------------------------|--------------------------|-----------------------|--------------------------|
| APPROVED BY THE OWNER / ARCHITECT / CONSULTANT |                          |                       |                          |
| APPROVED                                       | <input type="checkbox"/> | APPROVED AS COMMENTED | <input type="checkbox"/> |
| REVISE & RESUBMIT                              | <input type="checkbox"/> | NOT APPROVED          | <input type="checkbox"/> |
| CHECKED BY 1                                   | DATE 1                   | CHECKED BY 2          | DATE 2                   |
| APPROVED BY 1                                  |                          | APPROVED BY 2         |                          |
|                                                |                          |                       | SEAL                     |



| FLOOR NAMES          | INDICATOR TYPE                    | BOX SIZE       | CUT OUT SIZE ON FINISHED WALL |
|----------------------|-----------------------------------|----------------|-------------------------------|
| ON "0" FLOOR         | INDIA PTE SWITCH/<br>BUILT-IN FEN | 70(W) X 170(H) | 25(W) X 173(H)                |
|                      | PV1-A102N                         | BOXLESS        | Ø30 HOLE                      |
| ON "B, 1 ~ 5" FLOORS | PV1-A102N                         | BOXLESS        | Ø30 HOLE                      |

ENTRANCE VIEWS, SECTION & PLAN  
FOR P1(01) & P2(02) ELE.

|                         |                   |                                      |    |
|-------------------------|-------------------|--------------------------------------|----|
| ELEVATOR LAYOUT         |                   | REV. SHEET No.                       | 03 |
| ELEV NO                 |                   | 23002966                             |    |
| SOUND ASSESS PROJECTION |                   | CONT. NO.                            |    |
| COOR. & DIMS            | DILA              | MITSUBISHI ELEVATOR INDIA PVT. LTD., |    |
| DESIGNED BY             | 25/11/14          |                                      |    |
| CHECKED BY              | SCALE: 1/20, 1/10 |                                      |    |
| APPROVED BY             | DATE: 17/02/2024  |                                      |    |

Page 1 of 1

## Purchase Order

Original

|                                                                                                                                                                                                                             |  |                                                |  |                           |              |      |                |                                                                                                              |        |          |          |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------|--|---------------------------|--------------|------|----------------|--------------------------------------------------------------------------------------------------------------|--------|----------|----------|-----------|
| From Company: Crescentia Labs Pvt Ltd                                                                                                                                                                                       |  |                                                |  | Delivery Location: GV One |              |      |                | Plot No.15-B, MN Park Phase-1Sy No. 230 to 243Turkapally<br>Hyderabad,Telangana,500078<br>Ansari,04066335551 |        |          |          |           |
| GSTNO:36AADCB2608M1Z0                                                                                                                                                                                                       |  |                                                |  |                           |              |      |                |                                                                                                              |        |          |          |           |
| Supplier Details                                                                                                                                                                                                            |  |                                                |  |                           |              |      |                |                                                                                                              |        |          |          |           |
| M/s. Mitsubishi Elevator India Pvt. Ltd.<br>5-4-94 to 97 Lala I landmark, 402 M.G Road<br>Secunderabad, TG, 500003<br>GSTIN:36AAICMI338G1ZK<br>Mr. CH.Raghavendra Prasad, 7337365389<br>infohyderabad@mitsubishielevator.in |  |                                                |  |                           |              |      |                |                                                                                                              |        |          |          |           |
| SNo.                                                                                                                                                                                                                        |  | Item Name                                      |  | Qty                       | Rate         | Dis% | Taxable Amount |                                                                                                              | GST%   |          |          |           |
|                                                                                                                                                                                                                             |  |                                                |  |                           |              |      |                |                                                                                                              | Amount |          |          |           |
|                                                                                                                                                                                                                             |  |                                                |  |                           |              |      | IGST%          | CGST%                                                                                                        | SGST%  | IGST AMT | CGST AMT |           |
| 1                                                                                                                                                                                                                           |  | EQPT2822-Equipment-Lift--<br>15/16pax-Nos.     |  | 2.00                      | 15,02,060.16 | 0%   | 0%             | 9%                                                                                                           | 9%     | 0        | 2,70,371 | 2,70,371  |
| Addl Spec                                                                                                                                                                                                                   |  | Atrium lift 15 pax, 6 stops, Duplex operation. |  |                           |              |      |                |                                                                                                              |        |          |          |           |
|                                                                                                                                                                                                                             |  |                                                |  |                           |              |      |                |                                                                                                              |        | 0        | 2,70,371 | 2,70,371  |
|                                                                                                                                                                                                                             |  |                                                |  |                           |              |      |                |                                                                                                              |        |          |          | 35,44,862 |
| Rupees in words : Thirty Five Lakhs Forty Four Thousands Eight Hundred And Sixty Two Only.                                                                                                                                  |  |                                                |  |                           |              |      |                |                                                                                                              |        |          |          |           |
| Total Amount ...                                                                                                                                                                                                            |  |                                                |  |                           |              |      |                |                                                                                                              |        |          |          |           |
| 0 2,70,371 2,70,371 35,44,862                                                                                                                                                                                               |  |                                                |  |                           |              |      |                |                                                                                                              |        |          |          |           |

Additional Specifications

Details as per the attached quotation no- 23002966, dated 01-02-24.

Tax :

Inclusive of GST and other taxes.

Delivery Date :

Within 60 days of PO

Delivery Location :

As given above.

Transport:

Nil

Advance Paid :

Rs. 5,31,730/- ( 15% as advance)



**Payment Terms :**

60% on GA drawings approval and 60 days before delivery of material, 15% after delivery of material, 10% after testing and commissioning 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:**

Terms and conditions given in the letter of confirmation dated 02-02-24 shall apply to this PO.

**Installation:**

Installation to start after delivery of lift and should be completed in 2 months.

**Commissioning:**

Commissioning must be completed on or before 15th June 2024.

**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](mailto: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    | 29 Jan 2024 |
| Site Or Phase                 | GV One                  |  |  | Time    | 12:53:54    |
| For Use In Flat/Villa/Other   | site use purpose        |  |  | Req.No, | 20240129015 |
| Material required before date |                         |  |  |         |             |

| S.No     | Description                            | Qty Required | Qty Available at Site | Order Qty | Last Rate    | Inward No | Date |
|----------|----------------------------------------|--------------|-----------------------|-----------|--------------|-----------|------|
| 1        | EQPT2822-Equipment-Lift--15/16pax-Nos. | 2.00         | 0                     | 2.00      | 17,00,000.00 |           |      |
| Add Spec | Atrium lift 15 persons x6 stops        |              |                       |           |              |           |      |

|             |             |      |          |
|-------------|-------------|------|----------|
| PO Num      | Date        | Type | Status   |
| 20240129014 | 29 Jan 2024 | PO   | Approved |

| Sno | Role                      | User             | Remarks                                             | Date And Time           |
|-----|---------------------------|------------------|-----------------------------------------------------|-------------------------|
| 1   | Const-Data Entry Operator | Bhavani.C        | site use purpose                                    | 29 Jan 2024 12:53:54 pm |
| 2   | Const-Mgr                 | Subba Reddy S.V. | System Generated:This Requisition Has Been Approved | 29 Jan 2024 01:25:14 pm |

|                          |               |
|--------------------------|---------------|
| Prepared By :- Bhavani.C | Approved By:- |
| Sign:-                   | Sign:-        |
| Date :- 29 Jan 2024      | Date:-        |

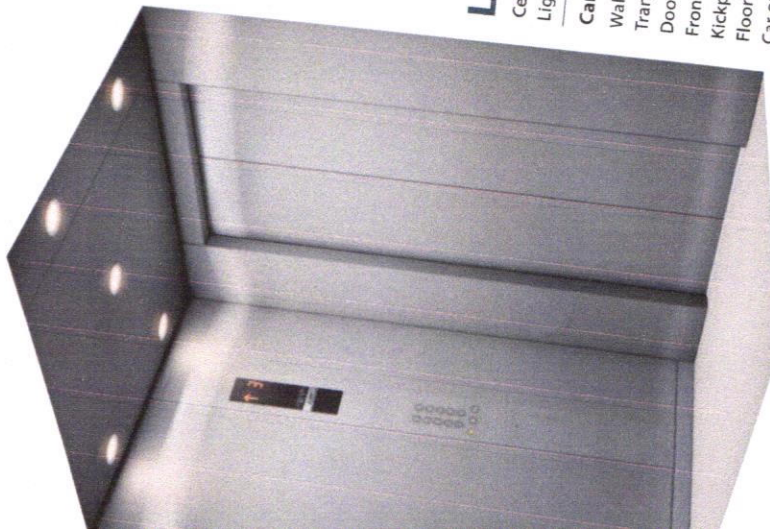
Note: On receipt of material at site write inward number and date in last two columns

MEMO

[illegible]



Mitsubishi Lifts - Atom Lifts  
CAR Design Pro.



APPROVED BY  
03 FEB 2024  
SOHAM MOJIB  
MANAGING DIRECTOR

### L210S LED

Ceiling : Stainless steel hairline-finish  
Lighting : Downlights (LEDs)

#### Car Design Example

- Walls — Stainless steel, hairline-finish
- Transom panel — Stainless steel, hairline-finish
- Doors — Stainless steel, hairline-finish
- Front return panels — Stainless steel, hairline-finish
- Kickplate — Stainless steel, hairline-finish
- Flooring — Stainless steel, hairline-finish
- Car operating panel — Supplied by customer
- Car operating panel — CBV1-N710

\* Emergency exit will be provided as option

### Materials/Finishes

| Materials/Finishes                       | Walls | Transom panel | Doors | Front return panels | Kickplate | Sill |
|------------------------------------------|-------|---------------|-------|---------------------|-----------|------|
| Line-finish                              | S     | S             | S     | S                   |           |      |
| Line-finish with etched pattern (SUS-HE) | O     | O             | O     | O                   | S         |      |
| Finish                                   | O     | O             | O     | O                   |           |      |
| Minum                                    | O     | O             | O     | O                   |           |      |
| Supplied by customer                     |       |               |       |                     |           | S    |

able as an option only when EVRC-C is applied.  
consult us.

### N600S

Ceiling : Stainless steel hairline-finish with rectangular slot pattern for ventilator  
Lighting : Lighting on both sides

#### Car Design Example

- Walls — Painted steel sheet (Neutral beige)
- Transom panel — Painted steel sheet (Neutral beige)
- Doors — Painted steel sheet (Neutral beige)
- Front return panels — Painted steel sheet (Neutral beige)
- Kickplate — Stainless steel, hairline-finish
- Flooring — Stainless steel, hairline-finish
- Car operating panel — Supplied by customer
- Car operating panel — CBV1-C710

### N600

Ceiling : Painted steel sheet (Neutral beige)



### S00S Standard

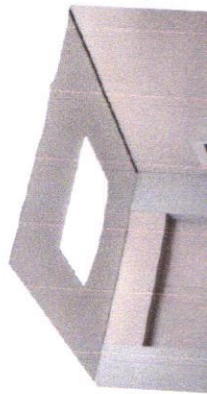
Ceiling : Stainless steel hairline-finish with a milky white resin lighting cover  
Lighting : Central lighting

#### Car Design Example

- Walls — Painted steel sheet (Beige)
- Transom panel — Painted steel sheet (Beige)
- Doors — Painted steel sheet (Beige)
- Front return panels — Stainless steel, hairline-finish
- Kickplate — Stainless steel, hairline-finish
- Flooring — Supplied by customer
- Car operating panel — CBV1-S760

### S00

Ceiling : Painted steel sheet (White)





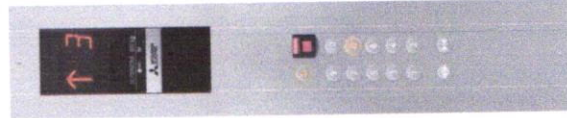
## Car Operating Panels



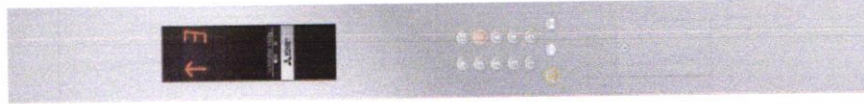
For side wall



For FRP



CBV1-S760<sup>1)</sup>  
(CBV1-S766)<sup>1)</sup>



CBV1-N710<sup>2)</sup>  
(CBV1-N716)<sup>2)</sup>



CBV1-C710<sup>3)</sup>  
(CBV1-C716)<sup>3)</sup>

## Handrail



YH-59S(SUS-HL)

## Infrared Remote Control (EVRC-C) (optional)

A handy accessory, especially for exclusive operation and changing lighting settings, etc.



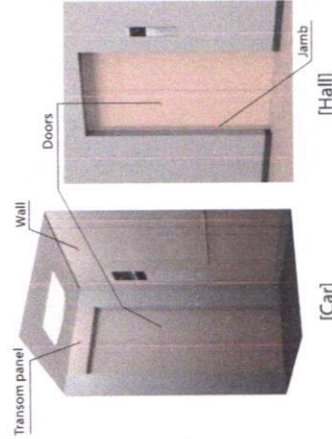
### Available features

- Lighting can be turned on/off.
- Fan can be turned on/off.
- Attendant Service (AS) and Bypass (BP) setting (optional)<sup>4)</sup>

## Color Application

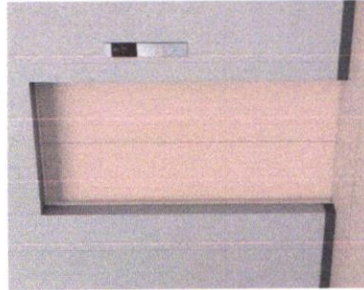
[Car] Walls, Transom Panel and Doors  
[Hall] Jamb and Doors

### Painted finish<sup>2)</sup>

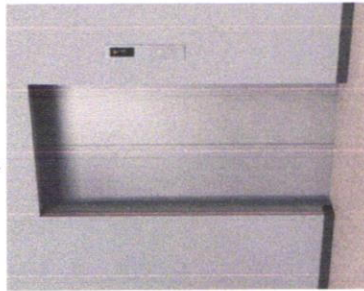


Note:  
<sup>1)</sup> AS or BP feature is applicable as an option only when EVRC-C is applied.  
<sup>2)</sup> For other finishes, please consult us.  
<sup>3)</sup> CBV1-S760, CBV1-N710 & CBV1-C710 will be applicable only P13 & P15.  
<sup>4)</sup> CBV1-C710 & CBV1-N710 will be applicable only P13 & P15 (Except Dweller Cabin).  
 The type and number of the symbols in the diagram are slightly different from the above images. Please consult us for further information such as installation location.

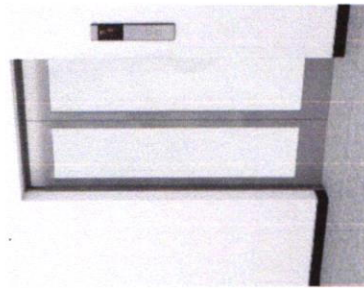
## E-102 Narrow Jamb



Jamb — Painted steel sheet (Light brown)  
 Doors — Painted steel sheet (Light brown)  
 Hall position indicator and button — PIV1-A1010NA



Jamb — Stainless steel, hairline-finish  
 Doors — Stainless steel, hairline-finish  
 Hall position indicator and button — PIV1-C710N



Jamb — Stainless steel, hairline-finish  
 Doors — See-through doors  
 Hall position indicator and button — PIV1-A1010NA

## Hall Finishes

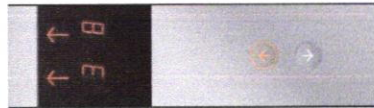
| Materials/Finishes                                            | Jamb | Doors | Sill |
|---------------------------------------------------------------|------|-------|------|
| Painted steel sheet                                           | S    | S     | S    |
| Stainless steel, hairline-finish                              | O    | O     | O    |
| Stainless steel, hairline-finish with etched pattern (SUS-HB) | O    | O     | O    |
| Stainless steel, Gold Finish                                  | O    | O     | O    |
| Extruded hard aluminum                                        |      |       | S    |

## Hall Position Indicators and Buttons

With Plastic Case



PIV1-A1010NA<sup>Standard</sup>  
 PIV1-A1010BA



PIV1-A1020NA<sup>Standard</sup>  
 PIV1-A1020BA



PIV1-C710N



PIV1-C720N



FE Switch  
 FE-C60



HLV-A16S



HLH-A16S



Ref: 23002966

Date: 01-02-2024

**SOLD TO**

**M/S. Crescentia Labs Pvt Ltd**  
**Turkapally, Genome Valley,**  
**Telangana 500078**

**SHIP TO ADDRESS:**

**M/S. Crescentia Labs Pvt Ltd (GV1)**  
**Turkapally, Genome Valley,**  
**Telangana 500078**

Kind Attn:

Dear Sir,

**Sub: Proposed Mitsubishi Elevators for "M/S. Crescentia Labs Pvt Ltd", Turkapally, Telangana.**

Mitsubishi Elevator India Private Limited (hereinafter referred to as "IMEC") thank **M/S. Crescentia Labs Pvt Ltd** hereinafter referred to as "Customer" for your valuable enquiry for the subject project and are pleased to submit IMEC detailed proposal for the same.

**About Mitsubishi Elevator India (P) Ltd:**

Mitsubishi Elevator India (P) Ltd, (IMEC) was formed in the year 2013 and the manufacturing unit was set up in the year 2016 at Vemgal Industrial area, Kolar District, Karnataka.

This State-of-the art manufacturing facility produces world class elevators in India and ensures our commitment to offer the highest safety standards, total reliability and excellent quality DeLITE is Mitsubishi Elevator India Pvt Ltd ( IMEC) latest contribution to the "Make in India" initiative. ' website <https://www.mitsubishielevator.in/>.

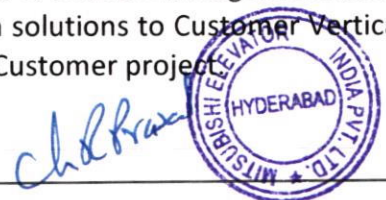
Our Vemgal Factory has the site area of 22 acres and the building area of 6.3 acres. It has a testing tower facility of approx. 41M high and field training centre. The operation started in 15<sup>th</sup> Sep 2016, and the production capacity of 5000 units per year. Employee strength of around 200.

All the manufacturing process are approved by Mitsubishi elevator's mother factory, Inazawa works, Japan, which ensures the highest quality.

Each & Every critical items are being monitored and guided by Japanese experts.

IMEC has regional offices in 7 major cities in India and satellite office in 12 cities and maintenance centres at 4 cities.

IMEC has presence in Major Hotel, IT Office, Retail, Commercial & Residential segments. IMEC team shall be glad to assist the Customer in offering optimum solutions to Customer Vertical Transportation needs and look forward to be associated with Customer project.





## Conditions of Agreement

### **1. Specification of Equipment:**

The specifications offered by IMEC shall be as per **APPENDIX I**. The equipment shall be manufactured and supplied from IMEC factory in Bangalore, India. In case of any variation between tender specifications, terms and conditions and IMEC final offer, the latter shall prevail. Any descriptive matter and illustrations from brochures furnished along with the proposal are approximate and generic in nature.

### **2. Terms of Delivery**

The Elevator materials for the subject project shall be delivered at site within 03 months from the date of receipt of the Signed Contract by either parties or release of payment as agreed in the Contract or approval of IMEC layout drawings or finalization of specification, whichever is later.

### **3. Installation Completion:**

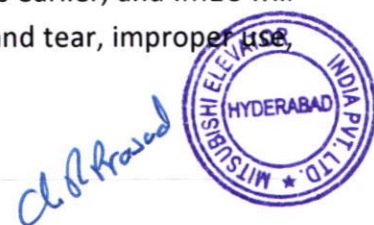
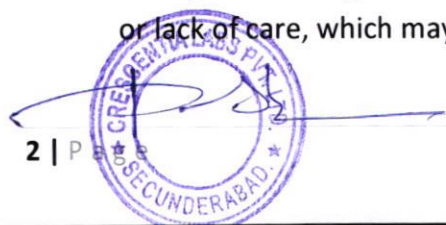
The scope of work is inclusive of installation, testing and commissioning of 2 no's Elevator. The installation will be completed within 1.5 months from the date of receipt of all materials at project site and subject to receipt of payments as agreed in the Contract, the hoist way and machine room completed in all respects, including the preparatory works, along with permanent power supply being handed over to IMEC for IMEC uninterrupted usage for the above period and related services. The site should be ready in all aspects to commence installation immediately upon receipt of materials at site. **Elevator Shafts need to be handover to Mitsubishi 15 days before the material arrival to site.**

### **4. Storage requirements for lift materials:**

Customer shall allocate at the installation site a storage room with weather protection and locking arrangement to store the parts of elevators till the date of completion of handing over of Elevators. The storage room is required at ground floor in the vicinity of the shafts. The storage room shall have adequate lighting arrangement and ventilation. The storage area should be safe, dry, lockable and weather proof. IMEC shall not be liable for any loss or damage occurs due to the poor storage area or the storage area was recommended and allotted as per Customer's discretion.

### **5. Warranty :**

The warranty for the equipment shall be for a period of 18 months from the date of intimation from IMEC that material is ready for dispatch at warehouse or 12 months from the handing over date of each elevator, whichever comes earlier, and IMEC will rectify and make good any defects, not due to ordinary wear and tear, improper use, or lack of care, which may develop during this period.



This warranty (a) does not extend to consequential loss and/or damages and (b) is null and void in case of tampering and/or if maintenance, repairs and modifications are carried out by the unauthorized persons.

**6. Free Maintenance:**

IMEC free maintenance shall be for a period of 12 months, and will commence from the handing over date (Approx. 31-12-2024) of each elevator or 18 months from the date of intimation that material is at warehouse whichever is earlier. The date of commencement of free maintenance will remain unchanged, irrespective of any delay in building completion, availability of permanent power supply, inspection taking over, or commencing use of the elevator.

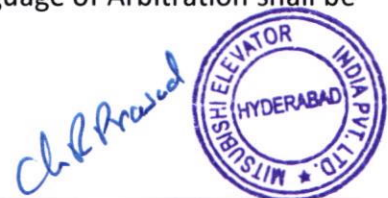
Maintenance will consist of regular examinations and any necessary adjustment and lubrication of the equipment by the competent employees under IMEC direction and supervision. The required supplies and parts will be furnished except such parts as may be needed because of negligence, misuse or accidents not caused by IMEC. All work will be performed during IMEC regular working hours of IMEC regular working days except for emergency minor adjustment call back service, which will be provided during regular working hours and also during any overtime hours. No work or service other than the specifically mentioned is included or intended.

IMEC shall not be liable for any loss, damage, or delay due to any cause beyond our reasonable control including but not limited to acts of government, strikes, fire explosion, theft, floods, riots, civil commotion, war, malicious mischief or act of God. Under no circumstances shall IMEC be liable for consequential damages.

**7. Arbitration:**

All disputes, differences and claims whatsoever which shall at any time arise between the parties hereto or their respective representatives concerning this contract and all other documents in pursuance hereof as to the rights, duties, obligations or liabilities of the parties hereto respectively by virtue of this contract shall be:

- a) First referred to a Senior Personnel of both the parties. If after the meeting, the resolution is not achieved, then,
- b) Shall be referred to arbitration in accordance with the provisions of the arbitration and conciliation act 1996 as amended from time to time. Such arbitration proceedings will take place in Hyderabad and the language of Arbitration shall be in English.





## **8. Brief Specifications and price:**

The brief specifications and price for the elevator(s) shall be as below: Please refer attached Spec Sheet

## **9. Validity:**

Offer Validity: Within 7 days from the date of this offer.

Shipment Validity: Within 30 days from the date of this offer

On acceptance of the offer, the contract is valid up to handover after completion of installation or one year from the date of contract whichever is earlier.

## **10. Terms of Payment:**

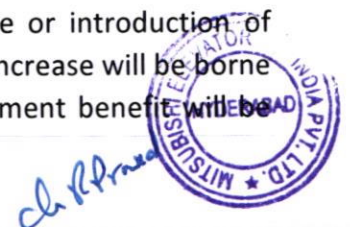
- a. 15% of the Contract Value shall be payable as advance upon signing the Contract.
- b. 60% of the Contract Value shall be payable before commencement of manufacturing the parts of the equipment.
- c. 15% of the Contract Value shall be payable after equipment dispatch from factory.
- d. 10% of the Contract Value shall be paid before handing over of equipment, within 10 days from the date of IMEC declares readiness of handing over and submission of invoice.

**Note:** CEIG License is mandatory requirement from respective State Government (as applicable) to use and run the elevators. We hereby advise customer to obtain CEIG License before using of equipment/ Elevator. Elevator will be made available for beneficial use only after CEIG license has been obtained by customer.

Any payment made after the due date shall bear late payment charges from such date on a per diem basis at the rate of 1.5% per month and will not be disputed later for justification. IMEC reserve the right to dispose of the equipment or to discontinue IMEC work or to withhold the release of completed elevator(s) at any time until overdue payments, with late payment charges, shall have been made as per the terms and conditions and IMEC have assurance satisfactory to IMEC that subsequent payments will be made as they fall due. IMEC shall resume the work subject to IMEC other manufacturing or erection commitments or schedules at that time. Provided that, this will in no way relieve Customer of Customer's liabilities and obligations under this contract. Any delay due to this will automatically extend the contract completion period correspondingly. Handing over shall be subject to receipt of final payment and on unit-wise basis.

## **11. Tax and Duties:**

- Quoted prices are inclusive of taxes and duties prevailing on the date of this proposal.
- "Any increase / decrease in the present taxation structure or introduction of additional taxes by the State/Central/Local Authorities, the increase will be borne by the Customer and in case of decrease necessary adjustment benefit will be





given to the Customer. If any levy, taxes, duties or local body tax applicable at the time of accepting this work order is revised, reviewed, renamed, modified in any manner whatsoever till the time of execution and completion of work order, then the increase will be exclusively borne by the you.

**Details of Taxes:**

| Particulars | Rate |
|-------------|------|
| CGST        | 9%   |
| SGST        | 9%   |
| Total       | 18%  |

**12. Other Conditions:**

Other condition shall be referred to the attached Appendixes.

- a) *Appendix I: Technical Specifications.*
- b) *Appendix II: General Terms & Conditions.*
- c) *Appendix III: Works to be carried out by Customer / Others.*

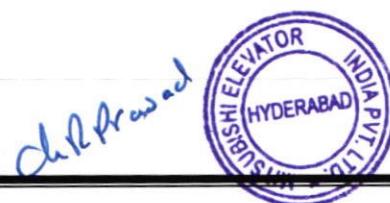
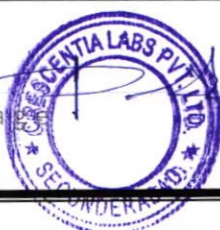
**13.** In case of conflict between the provisions mentioned in this offer letter and the provisions mentioned in the Appendix II: General Terms & Conditions, the provisions mentioned in this offer letter shall supersede the General Terms & Conditions.

**14. Governing Law & jurisdiction:**

This Contract shall be governed by and construed in accordance with the law of India and the Courts in Hyderabad shall have jurisdiction.

This proposal when duly signed by authorized signatories of both parties and stamped, shall constitute the entire contract between IMEC and Customer and all prior proposals, quotations, agreements, understandings, representation and arrangements not incorporated herein are superseded.

| M/S. Crescentia Labs Pvt Ltd |                 | Mitsubishi Elevator India Private Limited |             |
|------------------------------|-----------------|-------------------------------------------|-------------|
| Authorized Signatory         |                 | Authorized Signatory                      |             |
| Name                         | <b>CUSTOMER</b> | Name                                      |             |
| Designation                  |                 | Designation                               | Region Head |
| Date                         |                 | Date                                      |             |
| Stamp                        |                 | Stamp                                     |             |



## APPENDIX II

### GENERAL TERMS AND CONDITIONS

#### 1. Price Variation

The price quoted/confirmed is based on the labour cost as on the date of quotation and for the equipment price is valid (i) till the order loading to factory as agreed in the Contract or 1 year from the date of contract, whichever comes earlier and for the installation price shall be valid (ii) till the date of starting installation as agreed in the Contract or 18 months from the date of contract, whichever comes earlier. In the event of project delay due to reasons attributable to Customer / owner beyond the validity period as mention above for point (i) and (ii), the price shall be subjected to an escalation of 5% year on year.

The same shall be payable by Customer, at the time of amending the order and before start of Installation. If this price variation provision is incorporated in the proposal for more than one elevator, it shall be applied separately to the portions of the price allocated to each elevator.

In the event customer/owner proposed for extension of the price variation beyond the validity without escalation of the price contract, IMEC shall has right to terminate the contract with noticing 60 days in advance, without being payable of any amount to customer, including advance payment made to IMEC.

#### 2. Security Export Control

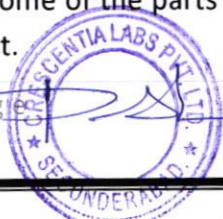
The Customer shall not use any goods, technologies and/or software supplied from IMEC in relation to development, production, use or weapons of mass destruction, or shall not transfer such items to any third party should the Customer know or suspect that those could be used for such an application. Notwithstanding the foregoing, the Customer shall not use Items for military applications, or shall not sell to any third party should the Customer know or suspect that those could be used for such an application without conducting prior consultation with IMEC. Upon IMEC's request, the Customer shall promptly provide IMEC its information relating to Items (e.g. destination, end-user, end-use, end-use location, etc.).

#### 3. Basis of Manufacture

IMEC shall manufacture subject to the following:

- a. Approval of all shop drawings and confirmation of specifications and finishes by the Customer / Consultant.
- b. Receipt of all payments, as agreed in the Contract for commencement of manufacture.

Note: Some of the parts manufactured by IMEC are non-standard and custom made for the contract.





#### 4. Statutory permissions from various authorities

All statutory permissions for starting / executing, completing and handing over the works from various authorities including PWD shall be obtained by the Customer. Fees or any other payments required to be paid, for concerned liaison for getting above work done shall be paid directly by the Customer. IMEC shall coordinate for inspections required as per statutory requirements as applicable on the date of this Contract. However any fees, charges towards license inspectorates and incidental charges for certification of works will be to the Customer's account.

#### 5. Installation

IMEC shall start with Installation at site after following conditions are met:

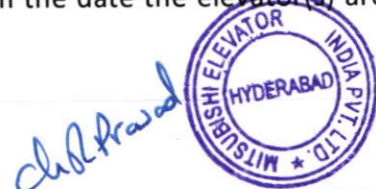
- i) Completion of all technical activities at site as per the IMEC check list
- ii) Fulfillment of Payment Terms as agreed in the Contract.
- iii) Availability of necessary statutory requirements from authorities as per local law.
- iv) If the handing over of the site is delayed from customer side then the installation will be deferred so as to synchronize with the site completion. In view of this, customer will have to grant us the necessary extension in the completion period without imposition of any conditions.
- v) If during the inspection of site, IMEC observe that there is a delay in completion of the hoist way structure or availability of power supply, IMEC may at its discretion delay the final assembly of materials and in such an event, a revised completion date will be established depending upon IMEC present work load. In view of this, customer will have to grant IMEC the necessary extension in the completion period without imposition of any conditions.
- vi) The site should be ready in all aspects to commence installation immediately or maximum within a period of Fifteen (15) days upon receipt of materials at site. In the case of non-readiness of site to commence installation beyond Fifteen (15) days, there will be a corresponding price and time implication towards re-mobilization.

#### 6. Handing over

Upon completion of installation, IMEC erection crew will test and adjust the lift(s) and shall notify two (2) weeks in advance for customer taking over the elevator(s). Customer usage of the elevator(s) will not be permitted until it is officially taken over by the customer.

IMEC do not take any responsibility for delayed handing over of the lift, if the terms of payment are not observed or if Customer obligations as specified are not fulfilled in time or if formalities are delayed due to non-payment of fees or if necessary technical details are missing etc., are not received by IMEC in time without prejudice to IMEC claims under this contract.

If there is any delay in completing the Government inspection formalities due to the reasons attributable to the customer, the elevator(s) will be handed over to the customer and the Free Maintenance Period is deemed to have commenced from the date the elevator(s) are offered to customer for inspection, by IMEC.





## 7. Ownership of material

Till the final payment is made, the Customer cannot claim right of ownership or lien over any materials. IMEC shall have the right to take back/reclaim the possession of the same or any part thereof at the Customer's cost if the Customer fail to make payment as per clause 10 of Master Service Agreement that is Terms of Payment. In case the payment is not made as per the terms of the Contract, IMEC shall have the right to dismantle its elevator / escalator and take the materials supplied back in its possession. This will be without prejudice to IMEC's legal right to recover the unpaid amounts, interest, legal expenses and the cost incurred in dismantling the elevator(s) / escalator(s), logistics cost of moving the same, labour cost arising with such dismantling/moving and all the applicable taxes / duties / cess. IMEC is not bound to furnish any documentary proof in support of such recoveries. The depreciation in the value of the material/resale value shall also be taken into account. In the event this clause is applied, it is agreed between the parties to this Contract that all the dispatched material and installed parts hereunder shall be removed without any material damage to the property to which it is attached and IMEC shall retain the title of thereto until the final payment is made by the Customer under the Contract. Any unutilized material, packing material, etc. remaining after completion of the work shall remain the property of IMEC who shall have the right to take back such material.

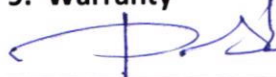
## 8. Free Maintenance Period

IMEC free maintenance shall be for a period of 12 months, and will commence from the handing over date of each elevator ( handing over date : Approx. 31-12-2024) or 18 months from the date of intimation that material is at warehouse whichever is earlier. The date of commencement of free maintenance will remain unchanged, irrespective of any delay in building completion, availability of permanent power supply, inspection taking over, or commencing use of the elevator.

Maintenance will consist of regular examinations and any necessary adjustment and lubrication of the equipment by the competent employees under IMEC direction and supervision. The required supplies and parts will be furnished except such parts as may be needed because of negligence, misuse or accidents not caused by IMEC. All work will be performed during IMEC regular working hours of IMEC regular working days except for emergency minor adjustment call back service, which will be provided during regular working hours and also during any overtime hours. No work or service other than the specifically mentioned is included or intended.

IMEC shall not be liable for any loss, damage, or delay due to any cause beyond our reasonable control including but not limited to acts of government, strikes, fire explosion, theft, floods, riots, civil commotion, war, malicious mischief or act of God. Under no circumstances shall IMEC be liable for consequential damages.

## 9. Warranty





The warranty for the equipment shall be for a period of 18 months from date of intimation from IMEC that material is ready for shipment at warehouse or 12 months from the, handing over date of each elevator, whichever comes earlier, and IMEC will rectify and make good any defects, not due to ordinary wear and tear, improper use, or lack of care, which may develop during this period.

This warranty (a) does not extend to consequential loss and/or damages and (b) is null and void in case of tampering and/or if maintenance, repairs and modifications are carried out by the unauthorized persons.

#### **10. Payment and Free Maintenance for Multiple Units**

Every elevator in a contract of multiple units will be considered as individual equipment. The commencement of free maintenance and final payment for each elevator will not be linked to any other elevator of the group or of the Contract. IMEC shall be entitled to payment and commence free maintenance period as and when each elevator is completed physically. IMEC shall have the right to suspend the installation activities for other units in the group, due to delay in the final payment of the earlier elevator. IMEC shall also have the right to change the dispatch and installation schedule of the full project if the payment is not received as per terms of the Contract. IMEC shall not be held responsible for any delay due to the above circumstances.

#### **11. Insurance**

IMEC shall take necessary Erection and All Risk Insurance coverage for supply and installation elevators at the Customer's site.

#### **12. Reconditioning / Replacement of Materials**

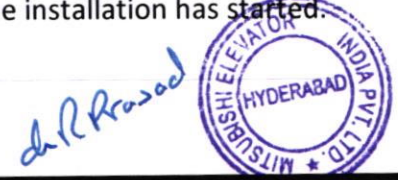
In case the materials / components at project site cannot be installed due to non-availability of proper hoist way, power supply issue, theft, pilferage & improper storage resulting in delays attributable to customer, IMEC seek redressal on the following as per the mutually agreed terms / conditions:

- i) Extension of time for Installation & Commissioning
- ii) Investigation on the condition of materials due to one or all the reasons mentioned above
- iii) Extra cost & revision in the contract value due to reconditioning / replacement of components.

#### **13. Cancellation / Termination of Contract**

In the event of cancellation or termination of the Contract, IMEC shall be entitled to claim as follows:

- i) 20% of the Contract Value if the cancellation is before approval of layout drawings
- ii) 70% of the Contract Value if the cancellation is within one month of final approval of layout drawings
- iii) 85% of the Contract Value if the cancellation is after one month of final approval of layout drawings
- iv) 100% of the Contract Value if the cancellation is after the installation has started.





#### 14. Default

IMEC shall retain the right to lien and the right to retake possession of the elevator or any part thereof at Customer cost if default is made by customer in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, extension of time for payment or any security which we might hold, or the sale, mortgage or lease of the premises. This will be without prejudice to our right to recover the unpaid amounts and interest by any means or process or proceedings whatsoever. We shall be entitled to recover from Customer all legal expenses incurred in collecting payments hereunder.

#### 15. Arbitration

All disputes, differences and claims whatsoever which shall at any time arise between the parties hereto or their respective representatives concerning this contract and all other documents in pursuance hereof as to the rights, duties, obligations or liabilities of the parties hereto respectively by virtue of this contract shall be.

- i) First referred to a Senior Personnel of both the parties. If after the meeting, the resolution is not achieved, then it shall be referred to arbitration in accordance with the provisions of the arbitration and conciliation act 1996 as amended from time to time. Such arbitration proceedings will take place in the place of execution of this Contract i and shall be subject to jurisdiction of the courts in Hyderabad and language shall be English.

#### 16. Force Majeure

Under no circumstances shall either party be liable for any loss, damage or delay due to any cause beyond either party's reasonable control, including but not limited to lack of shipping space, embargoes, acts of any Government, strikes, lockouts, fire, accidents, explosion, flood, riots, civil commotion, war, malicious mischief, delays in supplies of raw materials and components at our works due to any or all the reasons, such as energy crises, electricity cut, rail/road transporter's strike, go-slow, bandhs, non-availability of essential raw materials (iron and steel, pig iron, aluminium, copper, silver, brass, stainless steel, various alloys, electrical grade steel, etc.) act of God or the State's enemies, or act of third party. Delay resulting from any cause like epidemic which are beyond either party's reasonable control shall affect the time for completion of the work and the commencement of the free maintenance period. If for any such reasons, IMEC cannot supply the equipment covered by this contract within 28 weeks from the date of Customer acceptance of this proposal, IMEC may at its option, cancel the contract without being liable to pay any damages or compensation. Under no circumstances, shall either party be liable for special, indirect or consequential loss or damages of any kind.

#### 17. Alternation of Specification:

Any modifications or changes, addition or deletion to the approved specifications outlined in this proposal has to be mutually agreed by both the parties in writing. An amendment to Contract in this regard clearly indicating the revisions, contract price / delivery period and other terms and conditions shall be duly executed.

#### 18. Right to Use

The Customer is not entitled to use the elevator under any of the following circumstances:



*Ch. R. Khawad*

- i) For any purpose whatsoever, prior to formal handover by IMEC to the Customer.
- ii) Without release of the full and final payment.
- iii) Building construction not completed. Any unauthorized use or attempt of unauthorized use shall render the warranty and free maintenance period null and void and all subsequent aspects thereof shall be solely at the Customer's own cost and risk.

## 19. Publicity

IMEC shall be entitled to use the project details including but not limited to Customer's name, logos and statement of works as a reference for its publicity / business purposes.

## 20. Confidentiality

Customer acknowledges that all project details including but not limited to technical, commercial and financial data disclosed to Customer by IMEC and/or its affiliates is the proprietary confidential information. Customer shall not disclose any such confidential information to any third party and shall not use any such confidential information for any purpose other than as agreed by the parties herein.

## 21. Successors and Assigns

The provisions of this Contract shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns.

## 22. Assignment

Neither party shall, without the prior written consent of the other party, assign any of its rights or delegate any of its duties under this Contract to any third party.

## 23. Dispatch of Material

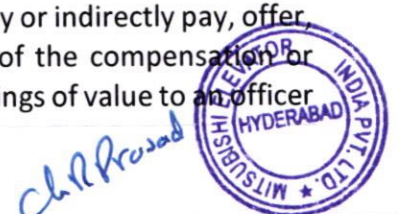
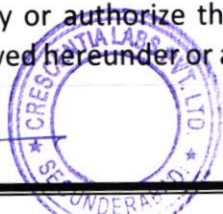
The Customer agree to pay IMEC an additional charge Rs.1,000/- per day per elevator towards the demurrage and warehouse expenses from the date of ready to dispatch, under following conditions;

- a. Request from Customer to delay the delivery of materials at site after start of manufacturing
- b. There is a delay in payment by the customer against "ready for dispatch advice" as per the contract (as applicable)

In this event, the completion date shall be revised accordingly and a new completion date shall be mutually agreed upon

## 24. Anti-Bribery and Anti-Corruption

Each Party represents and warrants that it has not and will not directly or indirectly pay, offer, give or promise to pay or authorize the payment of, any portion of the compensation or reimbursements received hereunder or any other monies or other things of value to an officer





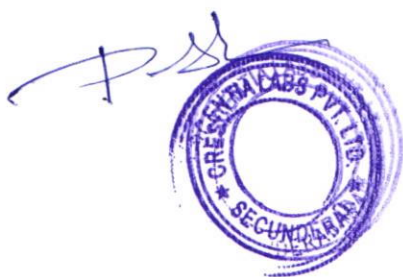
or employee of a government of any department, agency, or instrumentality thereof, an officer or employee of a public international organization; any person acting in an official capacity for or on behalf of any government or department, agency, or instrumentality or public international organization; any political party or official thereof; any candidate for political office; or any other person, individual or entity at the suggestion, request or direction or for the benefit of any of the above-described persons and entities, or engage in acts or transactions otherwise in violation of any applicable anti-bribery legislation, including but not limited to the Indian Prevention of Corruption Act, 1988.

Each Party hereby covenants and agrees that it and its employees and authorized agents will comply with the obligations set out in this Section and Indian Anti Bribery Law and any applicable anti-bribery legislation specified herein, and acknowledges that the other Party's entering into this Contract is conditioned upon such representation and warranty.

Any action by a Party or its agents determined in good faith by the other Party to be in contravention of this Section shall result in termination of this Contract and any other business relationship between the Parties.

## 25. Authorized Signatory

Authorized Signatory is the designated representative of the Customer's organization who is authorized to make commitments under this Contract. Execution of this Contract shall imply that the executant has the capacity and authority to enter into this Contract for and on behalf of his/ her organization.



### Appendix III

#### CUSTOMER CONTRACT OBLIGATIONS FOR ELEVATOR INSTALLATION

##### Elevator Hoist way

##### PIT:

1. Pit depth shall be complied as per the approved IMEC layout drawings
2. Pit shall be clean and free from water, debris and dust, duly plastered and whitewashed before elevator installation.
3. Pit waterproofing is mandatory before elevator installation.
4. Removal of unwanted rods projected in pit.
5. The space underneath the pit must not be occupied.

##### Elevator Entrances:

1. Provision of minimum 300 mm height RCC lintel at every floor to the entire width of the shaft to fix the elevator entrance equipment as per IMEC layout drawing.
2. Finished Floor level to be marked at all floors inside / outside of the shaft before elevator installation.
3. Entrance opening, cut-out for hall call button, position indicator, FE/FER switches etc. to be provided as per IMEC layout drawing.
4. To provide lockable type full height steel barricades with kick plate for the elevator entrances during installation.

##### Elevator Shaft:

1. Elevator shaft shall be constructed as per approved IMEC layout drawing, dry and free from water, debris and dust, illuminated, ventilated, duly plastered & whitewashed before elevator installation
2. Overhead should be complied as per the approved IMEC layout drawings.
3. Smoke vent hole to be provided as per approved IMEC layout drawing to meet fire department regulations.
4. Separator beams to be provided and fixed at every bracket span before elevator installation as per approved IMEC layout drawing when the hoist way dimensions exceed the standard allowable requirement or elevator shaft constructed by brick, hollow or pre-cast concrete (if applicable).

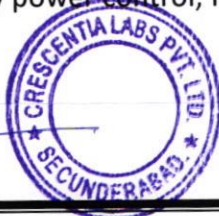




5. ISMB / RCC Band to be provided at Bracket span levels as per the approved IMEC layout drawing when the elevator shaft is constructed by brick.
6. Support angles for entrance jambs to be provided when the hoist way is constructed by brick, hollow or pre-cast concrete as shown in IMEC layout drawings.
7. Removing of unwanted rods projected in shaft, closure of any holes (Tie rod holes) or unwanted openings in the shaft before elevator installation.
8. Provision of scaffolding with working platform and double earthing for Installation activities as per the scaffolding sketch, adjustment of it whenever required and dismantling the same after erection works are completed.
9. Hoisting beams or hooks to be provided in the ceiling in case of machine room less elevator (**MRL**) as per IMEC layout drawing.

#### Electrical works

1. Provision of shaft lightings (two-way switch control at bottom most and top most floors for bulk head light operation).
2. Provision of 15-Amps switch socket with bulk head light at every floor inside shaft as per IMEC layout drawing.
3. Provision of single phase uninterrupted power supply (230 V & 15 A) at every alternate floor for elevator installation purpose.
4. Provision of suitable earth bar strip inside the elevator shaft near the overhead area.
5. Provision and fixing of required isolators as per IMEC layout drawing plus cable supply and installation from electrical room.
6. Provision of uninterrupted power supply 380-415 V, 30 A, 50Hz, 3 Phase and 220-240 V, 15 A, 50 Hz, 1 phase in the top most floor with necessary accessories and terminating in suitable main switches for power and lighting circuits with MCB's, proper earthing and other protective devices necessary to meet legal code requirements.
7. Provision of three phase power supply with separate breaker for group control panel (415V, 50 Hz) in top most floor properly terminated and grounded.
8. Provision and lying out of piping & cabling from elevator top most floor or hoist way to the building lobby / security office / control room as applicable for the Interphone / Telephone / BMS / ~~Supervisory board~~ / MELEV, signal leads, emergency power control, fire alarm, CCTV, card reader etc.



9. ~~In case of WOS (Without Scaffolding) installation method, uninterrupted single phase power supply with 220-240V / 16A / 50 Hz to be provided.~~

#### **Store Room**

1. Provision of suitable safe lockable storeroom arrangement with proper lighting at ground floor of project site nearer to the elevator shaft with safe access to safeguard elevator materials till contract completion period.
2. Pest control availability.
3. Provision of no open trenches, drainage path or cut-out to protect materials against rodents and water.

#### **Others**

1. If there is a tower crane facility at site, the elevator contractor should be allowed its use free of cost for hoisting machinery to the top most landing/ last landing floor.
2. If need arises for multiple shifting of elevator materials from the main stores, the same shall be carried out by customer.
3. Minor builder works (MBW) like chipping / grouting related to elevator installation works.
4. Permission to use building side hoists at free of cost by our Installation staffs to effectively carry out installation activities.
5. Architectural finishing of the machine room floor, walls and floors in the vicinity of the entrance hall after installation has been completed.
6. Countermeasure for direct sunlight on elevator entrance doors with provision of sunshade.
7. Countermeasure for special environment.(If any)
8. The power consumed in installation work and test operations to be provided.
9. Supply and fixing of marble / granite for elevator flooring.
10. General housekeeping in elevator lobby at all floors and dispose of elevator material wooden crates at suitable places.



*Ch. P. Prasad*





| MITSUBISHI ELEVATOR INDIA PVT. LTD.                                                                                                                                                                      |                                   |       |                                                                                                                                  |                               |                                |                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------|-----------------------------|
| PROPOSED COMMERCIAL BUILDING    Project : M/S. Modi Properties - Crescentia Labs Pvt Ltd                                                                                                                 |                                   |       |                                                                                                                                  |                               |                                |                             |
| PRICE SCHEDULE -                                                                                                                                                                                         |                                   |       |                                                                                                                                  |                               | DATE : 30-01-2024              |                             |
| S.NO                                                                                                                                                                                                     | TYPE                              | UNITS | BASIC SPECIFICATION                                                                                                              | UNIT PRICE<br>(WITHOUT TAXES) | TOTAL PRICE<br>(WITHOUT TAXES) | TOTAL PRICE<br>(WITH TAXES) |
| 1                                                                                                                                                                                                        | P01, P02<br>(PASSENGER ELEVATORS) | 2     | PASSENGER ELEVATORS<br>1020 KGS/ 15 PAX - 06 STOPS / 06 OPENINGS - SPEED 1.00 MPS -<br>ACVVVF, WITH MACHINE ROOM LESS EQUIPMENT. | ₹ 15,02,060                   | ₹ 30,04,120                    | ₹ 35,44,862                 |
|                                                                                                                                                                                                          | Total Units                       | 2     | GRAND TOTAL                                                                                                                      |                               |                                |                             |
|                                                                                                                                                                                                          |                                   |       |                                                                                                                                  |                               |                                |                             |
| 1) Any Variation or imposition of any other Taxes or Duties / Levies / Entry Tax / Special Entry Tax etc as effected by State / Central Government to be paid by client directly under prevailing rates. |                                   |       |                                                                                                                                  |                               |                                |                             |
|                                                                                                                                                                                                          |                                   |       |                                                                                                                                  |                               |                                |                             |
| MITSUBISHI ELEVATOR INDIA PVT LTD Price Includes the charges towards,                                                                                                                                    |                                   |       |                                                                                                                                  |                               |                                |                             |
| a) Local Transportation from Factory, Hyderabad Project Site                                                                                                                                             |                                   |       |                                                                                                                                  |                               |                                |                             |
| b) Unloading of Lift Material at site                                                                                                                                                                    |                                   |       |                                                                                                                                  |                               |                                |                             |
| c) Insurance till material is delivered to site.                                                                                                                                                         |                                   |       |                                                                                                                                  |                               |                                |                             |
| d) Free maintenance of 12 Months from the Handing over of elevator pr 18 Months from the date of Handing over Which ever is earlier.                                                                     |                                   |       |                                                                                                                                  |                               |                                |                             |

*[Signature]*



*[Signature]*



REF. NO. LIFT/IMEC-23002966 /RP/S/REV-00

PROJECT : M/S. Crescentia Labs Private Limited

APPENDIX - I

BRIEF TECHNICAL SPECIFICATIONS OF ELEVATORS

|                                                    |                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING                                           | ATRIUM                                                                                                                                                                                                                                                                               |
| ELEVATOR MODEL                                     | MRL                                                                                                                                                                                                                                                                                  |
| USAGE OF ELEVATOR                                  | PASSENGER                                                                                                                                                                                                                                                                            |
| REFERENCE NO.                                      | P1~P2                                                                                                                                                                                                                                                                                |
| MACHINE ROOM LOCATION                              | WITHIN THE SHAFT                                                                                                                                                                                                                                                                     |
| QUANTITY                                           | 1 NO.                                                                                                                                                                                                                                                                                |
| NO OF PERSONS - CAPACITY KGS                       | 1020 KGS / 15 PASSENGER                                                                                                                                                                                                                                                              |
| SPEED ( METERS / SEC )                             | 1 MPS                                                                                                                                                                                                                                                                                |
| CONTROL                                            | AC-VARIABLE VOLTAGE VARIABLE FREQUENCY<br>COMPUTER NETWORK CONTROL GEARLESS<br>DRIVE SYSTEM                                                                                                                                                                                          |
| OPERATION                                          | 2 Car Grouping                                                                                                                                                                                                                                                                       |
| STOPS / OPENINGS                                   | 06 STOPS / 06 OPENINGS,<br>ALL IN SAME SIDE                                                                                                                                                                                                                                          |
| FLOORS SERVED                                      | G,1 ~4,R                                                                                                                                                                                                                                                                             |
| TRAVEL IN METERS (APPROX.)                         | 21.00                                                                                                                                                                                                                                                                                |
| CLEAR HOISTWAY SIZE AVAILABLE MM( W ) X<br>MM( D ) | 1910 x 3000                                                                                                                                                                                                                                                                          |
| HOISTWAY SIZE REQUIRED MM (W) X MM (D)             | 1820 x 2500                                                                                                                                                                                                                                                                          |
| CABIN INTERNAL SIZE MM(W) X MM(D) X MM(H)          | 1100 X 2200 X 2200                                                                                                                                                                                                                                                                   |
| CLEAR CABIN ENTRANCE SIZE MM(W) X MM(H)            | 800 X 2100                                                                                                                                                                                                                                                                           |
| MINIMUM OVERHEAD HEIGHT REQUIRED IN MM             | 4800 MM                                                                                                                                                                                                                                                                              |
| MINIMUM PIT DEPTH <b>REQUIRED</b> IN MM ( H )      | 1500                                                                                                                                                                                                                                                                                 |
| CABIN SIDE WALLS                                   | HAIRLINE FISHNISHED STAINLESS STEEL                                                                                                                                                                                                                                                  |
| CABIN REAR WALL                                    | HAIRLINE FISHNISHED STAINLESS STEEL                                                                                                                                                                                                                                                  |
| CABIN DOORS                                        | <b>TWO PANEL CENTER OPENING SS DOORS<br/>WITH HAIRLINE FINISHED STAINLESS<br/>STEEL FRAME.<br/>TYPE N600S</b>                                                                                                                                                                        |
| ELEVATOR CABIN CEILING TYPE                        | LED SPOT LIGHT PROVIDED. CEILING WILL BE<br>IN Painted By Factory.                                                                                                                                                                                                                   |
| CABIN VENTILLATION                                 | ELECTRIC BLOWER WITH SIDE VENT.<br><b>TYPECBV1-S760</b>                                                                                                                                                                                                                              |
| CABIN OPERATING PANEL TYPE                         | VERTICAL CAR OPERATING PANEL MOUNTED ON<br>THE SIDE WALL OF THE CABIN FOR BETTER<br>OPERATIONAL CONVENIENCE WITH CALL<br>BUTTONS OF MICRO STROKE CLICK TACTILE<br>BUTTONS WHICH ILLUMINATE ON<br>REGISTRATION OF A CALL. FACE PLATE WILL BE<br>IN HAIRLINE FINISHED STAINLESS STEEL. |

*[Handwritten Signature]*



*[Handwritten Signature]*





|                                                            |                                                                                                                                                                                                                                                      |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CABIN POSITION INDICATOR                                   | BUILT-IN DIGITAL LED DISPLAY CAR POSITION INDICATOR WITH DIRECTIONAL ARROWS WILL BE INCORPORATED IN THE CAR OPERATING PANEL TO FACILITATE BETTER VIEW OF THE POSITION OF CAR COMFORTABLY EVEN DURING CROWDED CONDITION.                              |
| CABIN FLOORING                                             | 25MM RECESS WILL BE PROVIDED IN THE CABIN PLATFORM TO TAKE MARBLE / GRANITE FLOORING. FLOORING BY CLIENT.                                                                                                                                            |
| CAR SILLS & LANDING SILLS                                  | EXTRUDED HARD ALUMINIUM                                                                                                                                                                                                                              |
| ENTRANCE FRAME DESIGN AT ALL FLOORS                        | <b>TYPE E-102</b><br>LINTEL AND NARROW JAMB IN HAIRLINE FINISHED STAINLESS STEEL                                                                                                                                                                     |
| LANDING DOORS AT ALL FLOORS                                | <b>TWO PANEL CENTER OPENING SS DOORS WITH HAIRLINE FINISHED STAINLESS STEEL FRAME.</b>                                                                                                                                                               |
| HALL POSITION INDICATORS AT ALL FLOORS                     | <b>TYPE PIV1-A1020NA</b><br>VERTICAL COMBINED UNIT COMPRISING OF DIGITAL HALL POSITION INDICATOR, DIRECTIONAL ARROWS AND MICRO STROKE CLICK TACTILE BUTTONS WHICH SELF ILLUMINATE ON REGISTRATION OF A CALL. FACE PLATE WILL BE IN METAL LIKE RESIN. |
| SAFETY SYSTEM                                              | GRADUAL                                                                                                                                                                                                                                              |
| GUIDE SHOES                                                | ADVANCE SLIDING TYPE                                                                                                                                                                                                                                 |
| POWER SUPPLY FOR TRACTION                                  | 415V, 3PHASE, 50HZ WITH VOLTAGE VARIATION OF + - 5 % ~ -10 %                                                                                                                                                                                         |
| POWER SUPPLY FOR CABIN LIGHTING                            | 240V, 1PHASE, 50HZ WITH VOLTAGE VARIATION OF +5 %                                                                                                                                                                                                    |
| <b>OPERATIONAL &amp; SAFETY FEATURES FOR THE ELEVATOR</b>  |                                                                                                                                                                                                                                                      |
| 1. DOOR OPERATOR - PMS MOTOR WITH AC-VVVF INVERTOR CONTROL | PROVIDED                                                                                                                                                                                                                                             |
| 2. MITSUBISHI EMERGENCY LANDING DEVICE (MELD)              | PROVIDED                                                                                                                                                                                                                                             |
| 3. EMERGENCY BELL (EMB)                                    | PROVIDED                                                                                                                                                                                                                                             |
| 4. EMERGENCY CABIN LIGHTING (ECL)                          | PROVIDED                                                                                                                                                                                                                                             |
| 5. DOOR SENSOR SELF DIAGNOSIS (DODA)                       | PROVIDED                                                                                                                                                                                                                                             |
| 6. AUTOMATIC DOOR SPEED CONTROL (DSAC)                     | PROVIDED                                                                                                                                                                                                                                             |
| 7. REOPEN WITH HALL BUTTON (ROHB)                          | PROVIDED                                                                                                                                                                                                                                             |
| 8. REPEATED DOOR CLOSE (RDC)                               | PROVIDED                                                                                                                                                                                                                                             |
| 9. DOOR NUDGING FEATURE - WITH BUZZER (NDG)                | PROVIDED                                                                                                                                                                                                                                             |
| 10. DOOR LOAD DETECTOR (DLD)                               | PROVIDED                                                                                                                                                                                                                                             |
| 11. MULTI BEAM DOOR SENSOR                                 | PROVIDED                                                                                                                                                                                                                                             |
| 12. SAFE LANDING (SFL)                                     | PROVIDED                                                                                                                                                                                                                                             |
| 13. NEXT LANDING (NXL)                                     | PROVIDED                                                                                                                                                                                                                                             |
| 14. OVERLOAD HOLDING STOP (OLH)                            | PROVIDED                                                                                                                                                                                                                                             |
| 15. CAR FAN SHUT OFF - AUTOMATIC (CFO-A)                   | PROVIDED                                                                                                                                                                                                                                             |
| 16. CAR LIGHT SHUT OFF - AUTOMATIC (CFO-A)                 | PROVIDED                                                                                                                                                                                                                                             |
| 17. FALSE CALL CANCELLING - CAR BUTTON TYPE (FCC-P)        | PROVIDED                                                                                                                                                                                                                                             |

*[Handwritten Signature]*



*Ch R Prasad*



|                                                                                                                                                                              |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 18. FIREFIGHTER'S EMERGENCY OPERATION (FE)                                                                                                                                   | PROVIDED                           |
| 19. VENTILATION FAN                                                                                                                                                          | PROVIDED                           |
| 20. INTER-COMMUNICATION SYSYTEM (ITP)                                                                                                                                        | PROVIDED                           |
| 21. ELEVATOR REMOTE CONTROLLER - CAR (EVRC-C)<br><br>FEATURES OPERATIONAL BY REMOTE CONTROL:<br>a) CAR LIGHTING - ON/OFF<br>b) CAR FAN - ON/OFF<br>c) ATTENDANT SERVICE (AS) | PROVIDED                           |
| 22.HAND RAIL ON CAR WALL ( YH-59S)                                                                                                                                           | PROVIDED ON REAR WALL OF THE CABIN |
| 23. CAR CALL CANCELING (CCC)                                                                                                                                                 | PROVIDED                           |

*[Handwritten signature]*



*Chk Prasad*





| APPENDIX - V                                                                                                                                 |                                                                                                           |                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LIFT/IMEC-23002966 /RP/S/REV-00                                                                                                              |                                                                                                           | DATED : 01-02-2024                                                                                                                                                                                                                                                                                              |
| PROJECT : M/S. Crescentia Labs Private Limited                                                                                               |                                                                                                           |                                                                                                                                                                                                                                                                                                                 |
| RESPONSIBILITY MATRIX - INDICATING SCOPE OF WORKS SHALL FORM PART OF ORDER                                                                   |                                                                                                           |                                                                                                                                                                                                                                                                                                                 |
| ELEVATORS                                                                                                                                    |                                                                                                           |                                                                                                                                                                                                                                                                                                                 |
| SCOPE OF WORKS TO BE CARRIED OUT                                                                                                             | WORK ORDER FOR<br>INSTALLATION ,TESTING &<br>COMMISSIONING<br>M/s. Mitsubishi Elevator India Pvt.<br>Ltd. | WORKS TO BE CARRIED OUT BY<br>OTHER AGENCIES / CLIENT                                                                                                                                                                                                                                                           |
| Minor Builder Work (MBW) like Grouting of Entrance frames, HPI, Machine beams, Buffer channels, Structure Steel Works, Barricades            | NOT APPLICABLE                                                                                            | Client need to arange flush wall both inside ,out side and the entrance of the lift shaft , cutout for hall buttonns ,machine room pockets, grouting of hall call boxes, door frame and machine beams as per approved drgs . Mitsubishi Elevator ensure to coordinate as and when required by your project team |
| Sill Angle with cleats at all entrance , and templete cleats of lifts                                                                        | MITSUBISHI                                                                                                | NOT APPLICABLE                                                                                                                                                                                                                                                                                                  |
| Pit ladder                                                                                                                                   | MITSUBISHI                                                                                                | NOT APPLICABLE                                                                                                                                                                                                                                                                                                  |
| Hoisting Hooks                                                                                                                               | NOT APPLICABLE                                                                                            | Hooks to be provide by client for hoisting the machine during installation as per approved drgs.                                                                                                                                                                                                                |
| Isolators - MCB Type (1 phase & 3 phase) one for each                                                                                        | NOT APPLICABLE                                                                                            | Client has to provide the same as per the power feeder details furnished by Mitsubishi Elevator                                                                                                                                                                                                                 |
| Shaft lighting , Pit switch & White Wash of lift shafts                                                                                      | NOT APPLICABLE                                                                                            | Client has to provide the same as per the details furnished by Mitsubishi Elevator in the approved drgs by client                                                                                                                                                                                               |
| Car flooring                                                                                                                                 | NOT APPLICABLE                                                                                            | Marble / Granite by Client                                                                                                                                                                                                                                                                                      |
| Steel Scaffolding for all elevator to be provided                                                                                            | NOT APPLICABLE                                                                                            | Client has to provide the steel scaffolding as per Mitsubishi Standards at the time of Installation. (Only for IMEC Usage).                                                                                                                                                                                     |
| Power of 3phase and 1 phase                                                                                                                  | NOT APPLICABLE                                                                                            | Client to provide the power supply for erection , testing and commissioning till hand over of elevators at free of cost. Mitsubishi Elevator ensure to coordinate as and when required by your project team                                                                                                     |
| Lockable Storage with Security                                                                                                               | NOT APPLICABLE                                                                                            | Will be in client scope.                                                                                                                                                                                                                                                                                        |
| FFL to be provided at each elevator landing , Hall box cutout & Machine room pocket cutout as per our requirement will be shown in shop drgs | NOT APPLICABLE                                                                                            | All civil works related to this shall be provided by client well in advance as per vendor requirement.                                                                                                                                                                                                          |



*Ch R Prasad*



Procurement/Purchase comparison sheet

Item: GV1

Prepared by: Prabhakar

Date: 29-01-2024

| Rate for lift, Net rate after discount + GST                                                                 |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----|------|--------------|---------------|-------------|--------------|-----------|----------------------|-----------|-------------------------------------|-----------|
| Sl. No.                                                                                                      | Required specifications for Lifts              | UOM | Qty  | Target Price | Johnson Lifts |             | TK Elevators |           | Mitsubishi Elevators |           | Previous Prices                     |           |
|                                                                                                              |                                                |     |      |              | Price         | Amount      | Price        | Amount    | Price                | Amount    | Price                               | Amount    |
| 1                                                                                                            | NW Fore tower lift 15/1020-7-stops-stand alone | Nos | 1.00 | 16,00,000    | 21,20,000     | 21,20,000   | ✓ 16,75,000  | 16,75,000 | 18,28,165            | 18,28,165 | GMR-B Block -15 pax-7 stops-Johnson | 14,45,000 |
| 2                                                                                                            | SE Lift 15/1020 Kgs- 6 Stops-Stand-alone       | Nos | 1.00 |              | 20,80,000     | 20,80,000   | ✓ 16,15,000  | 16,15,000 | 17,61,046            | 17,61,046 | GMR-B Block -15 pax-6 stops-Johnson | 14,10,000 |
| 3                                                                                                            | MS Painted body                                | Nos | 1.00 |              | 19,40,000     | 19,40,000   | ✓ 15,70,000  | 15,70,000 | 16,98,076            | 16,98,076 |                                     |           |
| 4                                                                                                            | Atrium Lift-15/1020Kgs-6-Stops-Duplex          | Nos | 1.00 | 18,00,000    | 20,80,000     | 20,80,000   | 20,02,947    | 20,02,947 | ✓ 17,72,431          | 17,72,431 | GVRC 15 pax-6 stops- Johnson        | 15,75,000 |
| 5                                                                                                            | Atrium Lift-15/1020Kgs-6-Stops-Duplex          | Nos | 1.00 | 18,00,000    | 20,80,000     | 20,80,000   | 20,02,947    | 20,02,947 | ✓ 17,72,431          | 17,72,431 | MPL A Block-15 pax- Thyssenkrup     | 14,60,000 |
| 6                                                                                                            | Chemical stores-14/1000Kgs-3 stops-Stand-alone | Nos | 1.00 |              | -             | -           | 18,45,122    | 18,45,122 | 15,29,712            | 15,29,712 | MPL A Block-15 pax- Thyssenkrup     | 14,60,000 |
| 7                                                                                                            |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 8                                                                                                            |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 9                                                                                                            |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 10                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 11                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 12                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 13                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 14                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
|                                                                                                              |                                                |     |      |              |               | 1,03,00,000 |              |           | 1,07,11,016          |           | 1,03,61,861                         | 73,50,000 |
| Crescentia Labs                                                                                              |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 1 Material required for                                                                                      |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 2 Details of requisitions, required by:                                                                      |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 3 Transport charges                                                                                          |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| Included in the above prices                                                                                 |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 2 months from the date of approval of GAD, Installation will be 1 1/2 month from the date of site readiness. |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 15%                                                                                                          |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 60% on Approval of GA Drawings, 15% on delivery, 10% after commissioning                                     |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| NA                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| NA                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 12 months from the date of Commissioning                                                                     |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| NW, SE Telescopic opening, 900 mm door opening, 1000mm door opening                                          |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| NA                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 4 Delivery period                                                                                            |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 5 Advance                                                                                                    |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 6 Months                                                                                                     |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 15%                                                                                                          |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 60% on Approval of GA Drawings, 15% on delivery, 10% after commissioning                                     |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| NA                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| NA                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 12 months from the date of Commissioning                                                                     |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| NW, SE Telescopic opening, 900 mm door opening, 1000mm door opening                                          |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| NA                                                                                                           |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 6 Payment terms                                                                                              |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 7 Loading cost                                                                                               |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 8 Unloading cost                                                                                             |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 9 Warranty                                                                                                   |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |
| 10 Other term 1                                                                                              |                                                |     |      |              |               |             |              |           |                      |           |                                     |           |

APPROVED BY  
29 JAN 2024  
MANAGING DIRECTOR

APPROVED BY  
29 JAN 2024  
MANAGING DIRECTOR

APPROVED BY  
29 JAN 2024  
MANAGING DIRECTOR

Sub  
Main  
PartAPPROVED BY  
MANAGING DIRECTOR  
29 JAN 2024  
SOLAM MOGI  
MANAGING DIRECTORTK  
1/ 20240129016  
29/1/2024 20240129013  
2/ 20240129015



# Crescentia Labs Pvt. Ltd.

*Draft LOC for approval*

Letter of confirmation

Date:02-02-2024.

To,  
Mr. Ch. Raghavendra Prasad,  
Sr. Engineer,  
M/s. Mitsubishi Elevator India Pvt Ltd,  
5-4-94 to 97 Lala 1 Landmark,  
402, M G Road, Secunderabad,  
TG-Pin code-500003.

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. Minish Parikh,  
Purchase Manager.



*V. Ramish Reddy*  
3/2/24 (MEP)

Accepted & confirmed by:  
Mr. Ch. Raghavendra Prasad,  
Date:

Sign:

# Crescentia Labs Pvt. Ltd.

## Annexure – A

| Details of Vendor/Supplier: |                                   |                                                                                                        |
|-----------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------|
| S No                        | Description                       | Details                                                                                                |
| 1.                          | Name of Company / Firm            | M/s. Mitsubishi Elevator India Pvt Ltd,                                                                |
| 2.                          | Address for communication         | 5-4-94 to 97 Lala 1 Landmark,<br>402, M G Road, Secunderabad,<br>TG-Pin code-500003.                   |
| 3.                          | Primary emails for communications | infohyderabad@mitsubishielelevator.in                                                                  |
| 4.                          | Office mobile/landline            | 040-27546738                                                                                           |
| 5.                          | Branch Manager/Regional Manager   |                                                                                                        |
| 6.                          | Name                              | Mr. Anirban Majumdar                                                                                   |
| 7.                          | Designation                       | Region Head - A.P & Telangana                                                                          |
| 8.                          | Mobile                            | 9903250252                                                                                             |
| 9.                          | Email                             | <a href="mailto:anirban.majumder@mitsubishielelevator.in">anirban.majumder@mitsubishielelevator.in</a> |
| 10.                         | Installation Manager/Engineer     |                                                                                                        |
| 11.                         | Name                              | Mr. Prasad T Vadalmene                                                                                 |
| 12.                         | Designation                       | Manager - Installation                                                                                 |
| 13.                         | Mobile                            | 9989635233                                                                                             |
| 14.                         | Email                             | <a href="mailto:sampath.reddy@mitsubishielelevator.in">sampath.reddy@mitsubishielelevator.in</a>       |
| 15.                         | Sales Manager/Representative      |                                                                                                        |
| 16.                         | Name                              | Mr. Ch. Raghavendra Prasad                                                                             |
| 17.                         | Designation                       | Sr. Engineer                                                                                           |
| 18.                         | Mobile                            | +91 7337365389                                                                                         |
| 19.                         | Email                             | <a href="mailto:Raghavendra.ch@mitsubishielelevator.in">Raghavendra.ch@mitsubishielelevator.in</a>     |
| 20.                         | Accounts Manager/Accountant       |                                                                                                        |
| 21.                         | Name                              | Mr. Tippasani Harinarasimha Redd                                                                       |
| 22.                         | Designation                       | Manager - Finance                                                                                      |
| 23.                         | Mobile                            | 9618227014                                                                                             |
| 24.                         | Email                             | <a href="mailto:hari.t@mitsubishielelevator.in">hari.t@mitsubishielelevator.in</a>                     |
| 25.                         | PAN No.                           | AAICM1338G                                                                                             |
| 26.                         | GST No.                           | 36 AAICM1338G1ZK                                                                                       |
| 27.                         | Company/firm registration no.     |                                                                                                        |
| 28.                         | Bank Account No.                  | 24617630000101                                                                                         |
| 29.                         | Bank Name                         | HDFC Bank                                                                                              |
| 30.                         | Bank Branch                       | Narsapur, Karnataka                                                                                    |
| 31.                         | Bank IFSC/RTGS                    | HDFC0004841                                                                                            |



# Crescentia Labs Pvt. Ltd.

## Annexure B

| Details of Developer/ Purchaser |                                                    |                                                                                       |
|---------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------|
| S. No                           | Description                                        | Details                                                                               |
| 32.                             | Name of Company / Firm                             | Crescentia Labs Pvt Ltd                                                               |
| 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                   | gv1-const@modiproperties.com;<br>mep@modiproperties.in<br>purchase@modiproperties.com |
| 36.                             | Address for delivery and installation of equipment | Sy no. 230-243, Thurkapally, Shamirpet, Medchel- Malkajgiri, Pin code-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                                               | P Minish Parikh                                                                       |
| 43.                             | Designation                                        | Purchase Manager                                                                      |
| 44.                             | Mobile                                             | +91 9515546784                                                                        |
| 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                                               | S.V Subba Reddy                                                                       |
| 53.                             | Designation/ Specialization                        | Project Manager                                                                       |
| 54.                             | Mobile No.                                         | +91 7674808777                                                                        |
| 55.                             | Email id                                           | subbareddy@modiproperties.com                                                         |
| 56.                             | Accountant                                         |                                                                                       |
| 57.                             | Name                                               | K.Swathi                                                                              |
| 58.                             | Designation/ Specialization                        | Accounts Manager                                                                      |
| 59.                             | Mobile No.                                         | +91 8143169690                                                                        |
| 60.                             | Email ID                                           | swathi.k@modiproperties.com                                                           |
| 61.                             | PAN No.                                            | AADCB2608M                                                                            |
| 62.                             | GST No.                                            | 36AADCB2608M1ZO                                                                       |
| 63.                             | Company/firm registration no.                      | 055759                                                                                |
| 64.                             | Bank Account No.                                   | 009763700004299                                                                       |
| 65.                             | Bank Name                                          | Yes Bank                                                                              |
| 66.                             | Bank Branch                                        | S P Road                                                                              |
| 67.                             | Bank IFSC                                          | YESB0000097                                                                           |

## Annexure C

| Commercial terms |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S No             | Description                            | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 68.              | Vendors quotation/ offer letter number | 23002966                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 69.              | Vendors quotation/ offer letter date   | 01-02-2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 70.              | Vendors job work number                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 71.              | Vendors job work date                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 72.              | Developers' Purchase order number.     | 20240129014                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 73.              | Developers Purchase order date:        | 01-02-2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 74.              | Item                                   | Lifts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 75.              | Item specifications                    | <p>Number of passengers -15/1020 kgs -2 Nos, Atrium lifts, Duplex operation.</p> <p>Number of stops-6</p> <p>Floor numbers- B,G,1,2,3,4</p> <p>CAR- S S hairline finish</p> <p>Doors- S S 2 Panel center opening door</p> <p>Color-Hairline finish</p> <p>Speed-1.00 M/S</p> <p>Removable Wipro LED false ceiling should be provided in the car cabin by the vendor.</p> <p>Earthing must be done by using 25mmx6mm GI/Aluminum strip, material shall be provided by the purchaser.</p> |
| 76.              | Payment terms                          | <p>15% advance along with purchase order.</p> <p>60% on approval of engineering drawings and 60 days before delivery of materials.</p> <p>15% After the Material Delivery.</p> <p>10% after testing &amp; and commissioning, handing over of the Lift.</p>                                                                                                                                                                                                                              |
| 77.              | Warranty and AMC:                      | <p>You shall provide comprehensive warranty including labour and parts upto one year from the date of commissioning.</p> <p>Thereafter, AMC charges shall be @4% of the purchase order value+ GST.</p> <p>AMC charges shall be enhanced by 5% every year for 5years.</p> <p>These rates shall hold good for 5 years after warranty period.</p>                                                                                                                                          |



## Annexure D

| Timelines |                                     |                                                                                                                                                                                                                                                                                                                                                           |
|-----------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S No      | Description                         | Details                                                                                                                                                                                                                                                                                                                                                   |
| 78.       | Submission of GA drawings by Vendor | All GA drawings shall be submitted by Vendor to Purchaser within 30 days of the Purchase Order.                                                                                                                                                                                                                                                           |
| 79.       | Approval of GA drawing by Developer | 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           | Material to be delivered on or before 60 days from approval of GA Drawings.<br>All material required for installation and commissioning must be delivered at once.                                                                                                                                                                                        |
| 81.       | Joint inspection of site            | The Purchaser and Vendor shall jointly inspect the site 15 days prior to start of installation. A snag list shall be shared by email.<br>Developer to fix the snag list within 15 days.<br>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                        | Installation must start within 15 days of receipt of all materials.<br>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                       | Commissioning must be completed within 10 days of installation.<br>A joint inspection to be held by Vendor and Purchaser at the time of handing over commissioning report.<br>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            | Packing list of all materials being delivered to site must be provided to Developer at least 3 days in advance.<br>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        | 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. Vendor shall refrain from giving oral instructions at site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 86.         | Communication       | All communication shall be sent in writing by email to the primary emails for communication given herein.<br>Payment related issues to be communicated by email and such emails must also marked to the Developers accountant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 87.         | Request for payment | 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.<br>Request for payment cannot be made to engineers at site.<br>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.<br>Both parties shall share their ledger copies/books of accounts with each other for reconciliation of accounts upon request.                                                                                                                                               |
| 88.         | Security            | Lockable 20' container shall be provided by the developer to the vendor at site for 1 lift and for 2 lifts 40' container will be provided.<br>It shall be your responsibility of the Vendor to secure its material at the site. In case any material is stolen or missing, you shall replenish such material at your cost.<br>In case of unauthorized 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                                 | <p>Original invoices duly signed by authorised representatives shall be sent to the head office of the Developer.</p> <p>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.</p> <p>Final payment shall be made only on receipt of all invoices and commissioning report.</p> |
| 90. | AMC                                     | <p>Warranty period shall commence from the date of receiving commissioning report.</p> <p>AMC shall commence from expiry of warranty period.</p> <p>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.</p>                                                                                                            |
| 91. | Price Validity                          | <p>There shall be no escalation of price during the validity of the PO/ WO.</p> <p>The PO/WO shall be valid up to one year from the date of PO/WO.</p>                                                                                                                                                                                                                                                                                                                           |
| 92. | Change in specifications or other terms | <p>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.</p>                                                                                                                                                                                                                                                                                                  |
| 93. | Escalation                              | <p>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.</p>                                                                                                                                                                                                                                                                                                 |

Vijay  
V. Ramulu Reddy (MEP)  
3/2/24