



REF: TOOT/AMC/RR/25-26/206

Date: 05<sup>th</sup> Jan 2026

To,  
Modi Properties,  
1-10-176, Begumpet Main Road,  
Opp. Hyderabad Public School,  
Hyderabad 500016.

**SUB: OFFER FOR COMPREHENSIVE ANNUAL MAINTANANCE CONTRACT OF  
AIR-CONDITIONING EQUIPMENTS AT YOUR FACILITY SONATA  
SOFTWARE LTD, HYDERABAD.**

Dear Sir,

With reference to the subject works, we thank you very much for the courtesy extended to us and giving us an opportunity to submit our Comprehensive Maintenance Contract Offer for of HVAC units at your facility.

Our detailed scope of work and items covered under AMC, Price, are mentioned in the Annexure I, II &III.

We hope you will find our offer in line with your requirement and looking forward to receive your valued order.

Thanking you and assuring you of our best services at all times, we remain.

Yours Sincerely,

For TOOT MNE Tech Pvt. Ltd

  
TOOT MNE TECH PVT. LTD.  
TOOT  
Ram Reddy AV  
AGM-Projects and Service



**ANNEXURE I**

**EQUIPMENTS COVER UNDER THIS CONTRACT**

Sl. No.	Description	Make	Capacity	Unit	Quantity	Unit
1	Water Cooled Chiller	Trane	200	TR	1	Nos
2	Condenser Water Pump	ABB	20	HP	3	Nos
3	C.W Primary Pump	ABB	12.5	HP	3	Nos
4	C.W Secondary Pump	Burt	20	HP	3	Nos
5	VFDs & Panels for Secondary Pumps				3	Nos
6	Pressurization tank				1	Nos

**ANNEXURE II**

**SCOPE OF WORKS:**

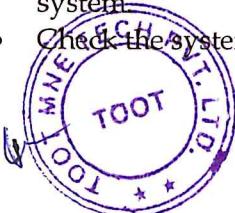
✓ Our Major Services are

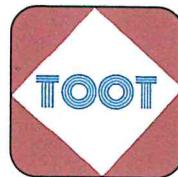
1. Break down call will be attended on priority basis.
2. Chiller oil analysis will be carried out once in a year.
3. De-scaling of water cooled condenser will be carried out once in a year.
4. Toping up the refrigerant in system, if it is required.
5. Any spare part found defective in system it will be replaced with genuine spare parts.

✓ Periodic Inspection & Maintenance for all equipment's

**CHILLER:**

- Checking the functioning of chiller and taking a set of readings and evaluating the same to ensure the satisfactory performance of the plant.
- Check the compressor motor winding & connections.
- Check the oil level in the compressor.
- Check the liquid sight glass to determine the, if there is any refrigerant shortage in system
- Check the system operating pressure and temperature & oil pressure.





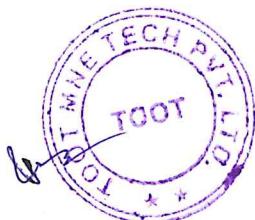
- Inspect the operating control & sequence of operation.
- Checking the starter & contactors and transformer.
- Preventive maintenance service of chiller will be carried out three times in a year.
- Checking the chilled water flow by checking the pressure drop across the chiller.
- Inspect the entire system for any unusual condition such as noise & vibration.
- Comparing the chilled water temperature at full load with the chilled water temperature control.
- Checking the micro processor and safety controls.

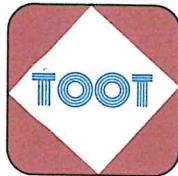
### Pumps:

- Both primary pump and secondary pumps will be checked for any abnormal noise or vibration, periodical greasing is carried out for bearings of pump and motor and bearings will be replaced if necessary for both pump and motors.
- Checking of condenser water pumps and repair the same if required.
- Greasing of condenser water pumps and replaces the bearings if required.
- Repair and Rewinding of pump and motor.

### Exclusion:

- Day to day operation & maintenance, and housekeeping.
- Replacing air filters and humidifier bottle.
- All kind of civil & structural works, false ceiling, etc.
- Sheet metal parts and plastic components, Main MCBs.
- Replacement of cooling/condenser coil, cooler.
- Replacement of VFD, only minor repairs will be covered under AMC.
- Any modification of plant, painting, welding / masonry works.
- Ducting and its accessories like dampers of all types, thermal & acoustic insulation, grills, diffusers, canvas, all types of piping and valves, electrical panel, cabling, control wiring, bulbs & fuses.





### ANNEXURE III

#### PRICE & TERMS OF PAYMENT:

Our CAMC price for covering your plant under this contract proposal including spares as per the details furnished above is Rs.5,21,625/- (Rupees Five Lakhs Twenty-One Thousand Six Hundred and Twenty Five Only) Plus GST.

Our terms of payment will be Half yearly in advance along with work order.

The contract of the AMC period will be for 12 months

The above mentioned price is exclusive of following taxes:

- GST @ 18% extra on total contract value.
- If any statutory taxes variations in future the same will be reflected in our invoice at the time of billing.

#### Limitation of liability:

In no event we will be liable for any consequential losses whatsoever direct or indirect, arising out of or connected with the contract. We will also not be liable for damage or destruction of any part or parts of the equipment which may occur during the process of handling unless it is proved by you that the same was owing to any wrongful act or negligence on the part of our service man. You will be responsible for any injuries to our serviceman arising out of equipment being located in any hazardous premises.

##### a. Arbitration:

All disputes and differences arising out of or connected with this contract failing amicable settlement shall be referred to arbitration under the Indian Arbitration Act, 1940 or any statutory modification thereof for the time being in force and such arbitration shall take place in Hyderabad

##### b. Validity: -

This proposal is valid for 1 month from the date of this offer.

We will not be responsible for any consequential loss arising due to maintenance works being carried out by us

Yours Sincerely,

For TOOT MNE Tech Pvt. Ltd


  
 Ram Reddy A.V.  
 AGM-Projects and Service

