



Project Name: Syngene
Fujitec Offer Letter

Date: February 11, 2026

Customer Details	Customer Name	Modi Properties
	Office Address	Ranigunj
	Customer Contact Person	Meenakshi Goud
	Customer Contact Number	N/A
	Building Segment	Residence
	Site address	Mudichinthalapalli Mudichinthalapalli

Branch Details	Sales Engineer Name:	JANA ANIL KUMAR
	Sales Engineer M. No.:	7075215481
	Sales Engineer Email: -	Anil.J@fujitec.co.in
	Branch Address	Sattva Magnus, Commercial Building Block, 8th floor, Tolichowki, Hyderabad, Telangana-500008

To

Modi Properties

Kind attn – Mr. Meenakshi Goud

Dear Mr. Meenakshi Goud

Thank you for giving us an opportunity to provide a best techno commercial solution for your prestigious project at [Hyderabad](#). We would like to give you a brief synopsis about our company, product and after sales service,

Evolution of Fujitec

Fujitec founded in OSAKA, Japan in 1948, Fujitec Company Limited has its world headquarters in Japan and also has other operational headquarters located in the Americas, Japan, South Asia, East Asia & Europe. With a network of 10 state – of – the – art manufacturing facilities and direct sales and service offices at various locations, the company strives to lead the industry in safety, innovation and quality.

Fujitec's worldwide organisation includes four research and development / Engineering centres which are located in Japan, Singapore, China & The United States.

In Japan Fujitec's "Big Wing" facility house a 170 m research tower, one of the tallest of its kind of the world. Fujitec India's "Big Rise" facility house a 80 m tall test tower tallest in India.

Establishment in Fujitec India

Fujitec India Private Limited is a fully owned subsidiary of Fujitec Company Limited Japan. Established in 2004 in Mumbai to undertake the Marketing, Installation, Testing and Commissioning of Fujitec's range of vertical transportation equipment comprising Elevators, Escalators and Autowalks in India. Fujitec's has rapidly expanded to other parts of the country like Chennai, Pune, Mumbai, Bangalore, Hyderabad, Coimbatore, Delhi, Cochin, Mangalore, Gurgaon, Noida, Mysore, Chandigarh, Punjab Goa & Kolkata. To keep of the growing demand Fujitec set up a state-of-the-art manufacturing facility in the year 2010 at Mahindra World City near Chennai.

We are confident that you will find our proposal in line with your expectation. If you have any queries, please do not hesitate to contact us. The undersigned, backed by the entire Fujitec Company, will be take care for all activities related to this project. Starting from submission of our quotation to the satisfactory handing over of the Elevator, the undersigned will be your single point of contact.

We thank you once again for your interest shown in Fujitec and look forward to receiving your valued order. For more information, kindly visit our website www.fujitecindia.com

Your Sincerely,**For Fujitec India Private Limited**

JANA ANIL KUMAR

DESIGNATION Senior Engineer - Sales**CONTACT NUMBER** 7075215481

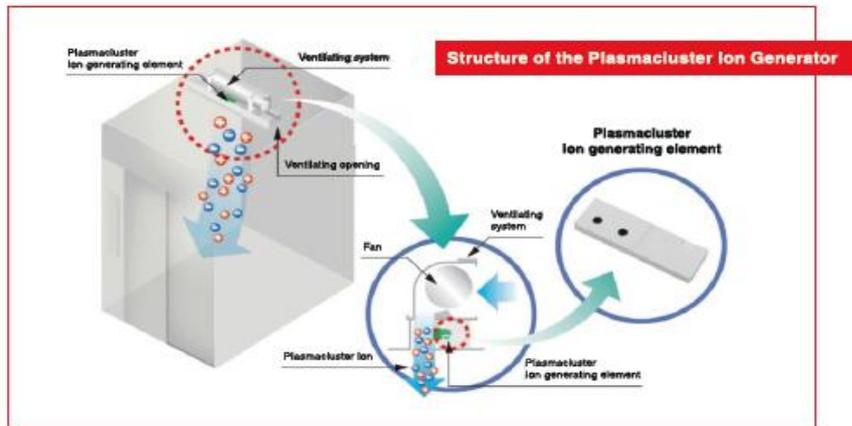
Product highlight some point about product strength

IONFUL - Plasmacluster Ion Generating device

- For the creation of clean and hygienic elevators

Fujitec is the first elevator company to have installed a Plasmacluster Ion Generating device in an elevator. This device built in a car's ventilation unit disinfects airborne mold, bacteria, viruses, allergens and odor molecules as well as creating clean air in the elevator which enhances passenger comfort.

Plasmacluster Technology Demonstrates Effectiveness in Reducing Airborne Novel Coronavirus (SARS-CoV-2)

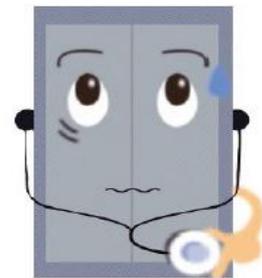


"The Plasmacluster Ion Technology" has been utilized.
"The Plasmacluster Ion" is a trademark of Sharp Co, Ltd.

Night- Time Self- Checking Operation

- A safety enhancement for increased reliability

Mechanical brake conditions are automatically checked by moving the elevator during the night time while not receiving any car and hall calls. This night-time self-checking operation increases passenger safety and contributes to a high after-sales product quality.



Permanent Magnetic Synchronous Gearless Traction Machine

Fujitec's REXIA S elevators are Powered by the gearless traction machines with a permanent magnetic synchronous motor that assures high riding comfort quality and low power consumption.

Door Operator with Permanent Magnetic Synchronous Motor

PM door operator with highly developed transmission mechanism which uses a PM motor as the driving device. Compared with conventional motor driving door operators, around 35% reduction in energy usage is achieved.

With multiple security settings, the adoption of a terminal holding device provides more stable, smooth opening and closing actions, ensuring safe elevator operation.

Fujitec Technical Specifications**Project Pricing Number: P_INQ074924_2026020355_00****Basic Features**

FPT Ref.	INQ074924_2026020409_01
Product	Rexia IN
No Of Units	2
Passenger Capacity	24P
Load (kg)	1632
Speed (m/s)	1.0
No of Openings	5
Hoistway Size	2850 x 2850
Car Size	2000 x 1800 x 2350
Door Opening	1100 x 2100
Door Opening Type	2CO
Car Door Safety	2D-154 Criss Cross Multi-Beam
Total travel	19600
Pit Depth (mm)	1600
Overhead (mm)	4500
Lift Grouping	2 Car-Adjacent

Car & Door Decoration

Car Front Panel	Stainless Steel (304 Grade) - Hairline
Car Rear Panel	Stainless Steel (304 Grade) - Hairline
Car Side Panel	Stainless Steel (304 Grade) - Hairline
Car Door Construction	Standard
Car Door	Stainless Steel (304 Grade) - Hairline
Car Ceiling	CT - IN21 – Stainless Steel (304 Grade) - Hairline
Car Flooring	25mm Recess (Marble By Others)
Handrail	CPH-IN101 – Stainless Steel Polished Finish – Rear Only
Car Sill	Aluminium extruded
Landing Sill	Aluminium extruded

Fixtures & Finishes

Hall Fixtures	IN-INM31
Button Type	Micro Push Button
Car Operating Panel	COB-INM31 – Stainless Steel

Standard Features

INQ074924_2026020409_01

1	Intercom Location	Car-Controller
2	PA-BGM System Interface	Provided
3	Voice Synthesizer (VONIC)	Provided
4	Arrival Chime (In Car)	Provided
5	Fire Alarm Operation	Provided
6	Independent Operation	Provided
7	CCTV Interface	Required - With Twisted pair cable+Co-axial Conveter
8	Ascending Car Overspeed Protection (ACOP)	Provided
9	Controller Cabinet Door Finish	Stainless Steel (304 Grade) - Hairline
10	Unintended Car Movement Protection (UCMP)	Provided
11	Travelling Cable	Standard PVC
12	Hooter	Mainlobby
13	Automatic Releveling	Provided
14	Emergency Backup Required For	60 minutes - For Light
15	Night Time Self Checking Operation	Provided
16	Open Door Warning	Provided
17	Anti - Nuisance Function	Provided
18	Auto Adjustment of Door Open Time	Provided
19	Automatic Return To Mainfloor (For Group Control Operation)	Provided
20	Load By Pass	Provided
21	Overload Warning	Provided
22	Reverse Direction Car Call Cancellation	Provided
23	Wrong Car Call Register Cancellation	Provided
24	Attendant Operation	Provided
25	Next Landing Operation	Provided
26	Fireman / Grounding Operation	Provided
27	Auto - Separation After Elevator Failure (For Group Control Operation)	Provided
28	Restricted Floor Access Operation (By Coded Floor Button)	Provided
29	Buffer Stand	Steel Stand (By Fujitec)
30	Hoistway Wiring Cables	Standard PVC
31	Hoistway Truncking	Plastic
32	Shaft Lighting	By Customer
33	Maximum Decoration Weight (kg)	190 Kg (Including Flooring Weight)
34	Advance Door Opening	Provided
35	Handrail Type	CPH-IN101
36	Handrail Finish	Stainless Steel Polished Finish
37	Handrail Required Sides	Rear Only

Landing Door Details - INQ074924 2026020409 01

Landing Door Panel Finish	No. of Landings
Stainless Steel (304 Grade) - Hairline	5

FUJITEC INDIA PRIVATE LIMITED

(A Subsidiary of Fujitec Co. Ltd., Japan)

Registered office: Plot No. 52, 1st Cross Road, 8th Avenue, Mahindra World City, Chengalpattu,
Chengalpattu (Dist.), PIN - 603 004. Tel.: 044 - 4741 8800

CIN: U29150TN2004PTC068688, Website: www.fujitecindia.com

Project Pricing Number: P_INQ074924_2026020355_00**Basic Features**

FPT Ref.	INQ074924_2026020691_01
Product	Rexia IN
No Of Units	2
Passenger Capacity	20P
Load (kg)	1360
Speed (m/s)	1.0
No of Openings	5
Hoistway Size	2750 x 2850
Car Size	1750 x 1750 x 2350
Door Opening	1100 x 2100
Door Opening Type	2CO
Car Door Safety	2D-154 Criss Cross Multi-Beam
Total travel	19600
Pit Depth (mm)	1600
Overhead (mm)	4500
Lift Grouping	2 Car-Adjacent

Car & Door Decoration

Car Front Panel	Stainless Steel (304 Grade) - Hairline
Car Rear Panel	Stainless Steel (304 Grade) - Hairline
Car Side Panel	Stainless Steel (304 Grade) - Hairline
Car Door Construction	Standard
Car Door	Stainless Steel (304 Grade) - Hairline
Car Ceiling	CT - IN21 - Stainless Steel (304 Grade) - Hairline
Car Flooring	25mm Recess (Marble By Others)
Handrail	CPH-IN101 - Stainless Steel Polished Finish - Rear Only
Car Sill	Aluminium extruded
Landing Sill	Aluminium extruded

Fixtures & Finishes

Hall Fixtures	IN-INM31
Button Type	Micro Push Button
Car Operating Panel	COB-INM31 - Stainless Steel

Standard Features

INQ074924 2026020691 01

1	Intercom Location	Car-Controller
2	PA-BGM System Interface	Provided
3	Voice Synthesizer (VONIC)	Provided
4	Arrival Chime (In Car)	Provided
5	Fire Alarm Operation	Provided
6	Independent Operation	Provided
7	CCTV Interface	Required - With Twisted pair cable+Co-axial Conveter
8	Ascending Car Overspeed Protection (ACOP)	Provided
9	Controller Cabinet Door Finish	Stainless Steel (304 Grade) - Hairline
10	Unintended Car Movement Protection (UCMP)	Provided
11	Travelling Cable	Standard PVC
12	Hooter	Mainlobby
13	Automatic Releveling	Provided
14	Emergency Backup Required For	60 minutes - For Light
15	Night Time Self Checking Operation	Provided
16	Open Door Warning	Provided
17	Anti - Nuisance Function	Provided
18	Auto Adjustment of Door Open Time	Provided
19	Automatic Return To Mainfloor (For Group Control Operation)	Provided
20	Load By Pass	Provided
21	Overload Warning	Provided
22	Reverse Direction Car Call Cancellation	Provided
23	Wrong Car Call Register Cancellation	Provided
24	Attendant Operation	Provided
25	Next Landing Operation	Provided
26	Fireman / Grounding Operation	Provided
27	Auto - Separation After Elevator Failure (For Group Control Operation)	Provided
28	Restricted Floor Access Operation (By Coded Floor Button)	Provided
29	Buffer Stand	Steel Stand (By Fujitec)
30	Hoistway Wiring Cables	Standard PVC
31	Hoistway Truncking	Plastic
32	Shaft Lighting	By Customer
33	Maximum Decoration Weight (kg)	190 Kg (Including Flooring Weight)
34	Advance Door Opening	Provided
35	Handrail Type	CPH-IN101
36	Handrail Finish	Stainless Steel Polished Finish
37	Handrail Required Sides	Rear Only

Landing Door Details - INQ074924 2026020691 01

Landing Door Panel Finish	No. of Landings
Stainless Steel (304 Grade) - Hairline	5

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Chengalpattu (Dist.), PIN - 603 004. Tel.: 044 - 4741 8800CIN: U29150TN2004PTC068688, Website: www.fujitecindia.com

Project Pricing Number: P_INQ074924_2026020355_00**Basic Features**

FPT Ref.	INQ074924_2026011206_03
Product	Rexia S
No Of Units	1
Passenger Capacity	15P
Load (kg)	1020
Speed (m/s)	1.0
No of Openings	6
Hoistway Size	2440 x 2950
Car Size	1600 x 1500 x 2200
Door Opening	900 x 2100
Door Opening Type	2CO
Car Door Safety	2D-154 Criss Cross Multi-Beam
Total travel	24500
Pit Depth (mm)	1500
Overhead (mm)	4100
Lift Grouping	Simplex

Car & Door Decoration

Car Front Panel	Stainless Steel (304 Grade) - Hairline
Car Rear Panel	Stainless Steel (304 Grade) - Hairline
Car Side Panel	Stainless Steel (304 Grade) - Hairline
Car Door Construction	Standard
Car Door	Stainless Steel (304 Grade) - Hairline
Car Ceiling	CT - INS01 - Stainless Steel (304 Grade) - Hairline
Car Flooring	25mm Recess (Marble By Others)
Handrail	CPH-IN101 - Stainless Steel Polished Finish - Rear Only
Car Sill	Aluminium extruded
Landing Sill	Aluminium extruded

Fixtures & Finishes

Hall Fixtures	IN-INM31
Button Type	Micro Push Button
Car Operating Panel	COB-INM31 - Stainless Steel

Standard Features

INQ074924 2026011206 03

1	Intercom Location	Car-Controller
2	Automatic Rescue Device (ARD)	Provided
3	Fire Alarm Operation	Provided
4	Independent Operation	Provided
5	CCTV Interface	Required - With Twisted pair cable+Co-axial Converter
6	Ascending Car Overspeed Protection (ACOP)	Provided
7	Controller Cabinet Door Finish	Stainless Steel (304 Grade) - Hairline
8	Unintended Car Movement Protection (UCMP)	Provided
9	Travelling Cable	Standard PVC
10	Hooter	Mainlobby
11	Automatic Releveling	Provided
12	Emergency Backup Required For	30 minutes - For Light
13	Night Time Self Checking Operation	Provided
14	Anti - Nuisance Function	Provided
15	Auto Adjustment of Door Open Time	Provided
16	Load By Pass	Provided
17	Overload Warning	Provided
18	Reverse Direction Car Call Cancellation	Provided
19	Wrong Car Call Register Cancellation	Provided
20	Attendant Operation	Provided
21	Fireman / Grounding Operation	Provided
22	Restricted Floor Access Operation (By Coded Floor Button)	Provided
23	Buffer Stand	RCC Pedestal (By Customer)
24	Hoistway Wiring Cables	Standard PVC
25	Shaft Lighting	By Customer
26	Maximum Decoration Weight (kg)	120 Kg (Including Flooring Weight)
27	Handrail Type	CPH-IN101
28	Handrail Finish	Stainless Steel Polished Finish
29	Handrail Required Sides	Rear Only

Landing Door Details - INQ074924 2026011206 03

Landing Door Panel Finish	No. of Landings
Stainless Steel (304 Grade) - Hairline	6

Project Pricing Number: P_INQ074924_2026020355_00**Basic Features**

FPT Ref.	INQ074924_2026020471_01
Product	Rexia S
No Of Units	1
Passenger Capacity	15P
Load (kg)	1020
Speed (m/s)	1.0
No of Openings	5
Hoistway Size	2440 x 2950
Car Size	1600 x 1500 x 2200
Door Opening	900 x 2100
Door Opening Type	2CO
Car Door Safety	2D-154 Criss Cross Multi-Beam
Total travel	19600
Pit Depth (mm)	1500
Overhead (mm)	4100
Lift Grouping	Simplex

Car & Door Decoration

Car Front Panel	Stainless Steel (304 Grade) - Hairline
Car Rear Panel	Stainless Steel (304 Grade) - Hairline
Car Side Panel	Stainless Steel (304 Grade) - Hairline
Car Door Construction	Standard
Car Door	Stainless Steel (304 Grade) - Hairline
Car Ceiling	CT - INS01 - Stainless Steel (304 Grade) - Hairline
Car Flooring	25mm Recess (Marble By Others)
Handrail	CPH-IN101 - Stainless Steel Polished Finish - Rear Only
Car Sill	Aluminium extruded
Landing Sill	Aluminium extruded

Fixtures & Finishes

Hall Fixtures	IN-INM31
Button Type	Micro Push Button
Car Operating Panel	COB-INM31 - Stainless Steel

Standard Features

INQ074924 2026020471 01

1	Intercom Location	Car-Controller
2	Automatic Rescue Device (ARD)	Provided
3	Fire Alarm Operation	Provided
4	Independent Operation	Provided
5	CCTV Interface	Required - With Twisted pair cable+Co-axial Conveter
6	Ascending Car Overspeed Protection (ACOP)	Provided
7	Controller Cabinet Door Finish	Stainless Steel (304 Grade) - Hairline
8	Unintended Car Movement Protection (UCMP)	Provided
9	Travelling Cable	Standard PVC
10	Hooter	Mainlobby
11	Automatic Releveling	Provided
12	Emergency Backup Required For	30 minutes - For Light
13	Night Time Self Checking Operation	Provided
14	Anti - Nuisance Function	Provided
15	Auto Adjustment of Door Open Time	Provided
16	Load By Pass	Provided
17	Overload Warning	Provided
18	Reverse Direction Car Call Cancellation	Provided
19	Wrong Car Call Register Cancellation	Provided
20	Attendant Operation	Provided
21	Fireman / Grounding Operation	Provided
22	Restricted Floor Access Operation (By Coded Floor Button)	Provided
23	Buffer Stand	RCC Pedastal (By Customer)
24	Hoistway Wiring Cables	Standard PVC
25	Shaft Lighting	By Customer
26	Maximum Decoration Weight (kg)	120 Kg (Including Flooring Weight)
27	Handrail Type	CPH-IN101
28	Handrail Finish	Stainless Steel Polished Finish
29	Handrail Required Sides	Rear Only

Landing Door Details - INQ074924 2026020471 01

Landing Door Panel Finish	No. of Landings
Stainless Steel (304 Grade) - Hairline	5

Project Pricing Number: P_INQ074924_2026020355_00**Basic Features**

FPT Ref.	INQ074924_2026011282_03
Product	Rexia S
No Of Units	2
Passenger Capacity	15P
Load (kg)	1020
Speed (m/s)	1.0
No of Openings	5
Hoistway Size	2670 x 2950
Car Size	1600 x 1500 x 2200
Door Opening	900 x 2100
Door Opening Type	2CO
Car Door Safety	2D-154 Criss Cross Multi-Beam
Total travel	19600
Pit Depth (mm)	1500
Overhead (mm)	4500
Lift Grouping	2 Car-Adjacent

Car & Door Decoration

Car Front Panel	Stainless Steel (304 Grade) - Hairline
Car Rear Panel	Stainless Steel (304 Grade) - Hairline
Car Side Panel	Stainless Steel (304 Grade) - Hairline
Car Door Construction	Standard
Car Door	Stainless Steel (304 Grade) - Hairline
Car Ceiling	CT - INS01 - Stainless Steel (304 Grade) - Hairline
Car Flooring	25mm Recess (Marble By Others)
Handrail	CPH-IN101 - Stainless Steel Polished Finish - Rear Only
Car Sill	Aluminium extruded
Landing Sill	Aluminium extruded

Fixtures & Finishes

Hall Fixtures	IN-INM31
Button Type	Micro Push Button
Car Operating Panel	COB-INM31 - Stainless Steel

Standard Features

INQ074924 2026011282 03

1	Intercom Location	Car-Controller
2	Automatic Rescue Device (ARD)	Provided
3	Fire Alarm Operation	Provided
4	Independent Operation	Provided
5	CCTV Interface	Required - With Twisted pair cable+Co-axial Conveter
6	Ascending Car Overspeed Protection (ACOP)	Provided
7	Controller Cabinet Door Finish	Stainless Steel (304 Grade) - Hairline
8	Unintended Car Movement Protection (UCMP)	Provided
9	Travelling Cable	Standard PVC
10	Hooter	Mainlobby
11	Automatic Releveling	Provided
12	Emergency Backup Required For	30 minutes - For Light
13	Night Time Self Checking Operation	Provided
14	Anti - Nuisance Function	Provided
15	Auto Adjustment of Door Open Time	Provided
16	Automatic Return To Mainfloor (For Group Control Operation)	Provided
17	Load By Pass	Provided
18	Overload Warning	Provided
19	Reverse Direction Car Call Cancellation	Provided
20	Wrong Car Call Register Cancellation	Provided
21	Attendant Operation	Provided
22	Fireman / Grounding Operation	Provided
23	Restricted Floor Access Operation (By Coded Floor Button)	Provided
24	Buffer Stand	RCC Pedastal (By Customer)
25	Hoistway Wiring Cables	Standard PVC
26	Shaft Lighting	By Customer
27	Maximum Decoration Weight (kg)	120 Kg (Including Flooring Weight)
28	Handrail Type	CPH-IN101
29	Handrail Finish	Stainless Steel Polished Finish
30	Handrail Required Sides	Rear Only

Landing Door Details - INQ074924 2026011282 03

Landing Door Panel Finish	No. of Landings
Stainless Steel (304 Grade) - Hairline	5

FPT Ref	Descriptions	Base Price [Excluding GST]	GST @ 18%	Gross Price	No Of Units	Total Price
INQ074924_2 026020409_0 1	Rexia IN - 1632 kg, 1.0 m/s, 5 Stops 24pax Duplex	₹26,10,280	₹4,69,850	₹30,80,130	2	₹61,60,260
INQ074924_2 026020691_0 1	Rexia IN - 1360 kg, 1.0 m/s, 5 Stops 20pax Duplex	₹24,72,159	₹4,44,989	₹29,17,147	2	₹58,34,294
INQ074924_2 026011206_0 3	Rexia S - 1020 kg, 1.0 m/s, 6 Stops 15pax east	₹12,57,241	₹2,26,303	₹14,83,544	1	₹14,83,544
INQ074924_2 026020471_0 1	Rexia S - 1020 kg, 1.0 m/s, 5 Stops 15 pax West	₹11,86,235	₹2,13,522	₹13,99,757	1	₹13,99,757
INQ074924_2 026011282_0 3	Rexia S - 1020 kg, 1.0 m/s, 5 Stops 15 pax Duplex	₹11,96,630	₹2,15,393	₹14,12,023	2	₹28,24,046
Contract Price including GST				₹1,77,01,901		
Amount in Words – One Crore Seventy Seven Lakh One Thousand Nine Hundred One Rupees Only						

Note –

- 1) *The quotation shall remain valid for a period of 30 days from the date of offer.*
- 2) *The current rate of GST for this work contract of erection of the Elevators is 18%, However, any variation or revision in the Taxes/Rates will be charged and recovered from customer. All local and municipal taxes will be recovered from the customer along with the GST. If any paid by Fujitec to local and municipal authorities.*

- 3) *All the documentary obligation requirements under various laws such as E-Way bills, etc. will be responsibility of respective parties.*
- 4) *Once this offer is accepted and signed by your authorised signatory and subsequently signed by our authorised official shall constitute the works contract between Fujitec and the customer to make this offer a legal and valid contract binding on both parties subject to receipt of advance.*
- 5) *Tax collected at source (TCS) will be collected additionally from the customer as per provisions of 206 C (1H) of income tax act wherever applicable.*

Executed on behalf of <<Manual Entry>>

Sign & Stamp: : 

Name of Authorized Person: : 

Authorized Person Designation: : 

Date: : 

Executed on behalf of FUJITEC INDIA PRIVATE LIMITED

Sign & Stamp: : 

Name of Authorised official: : 

Position in the Organisation: : 

Date: : 

Payment terms

- 30% of the total contract value as advance to be released along with your acceptance of this order.
- 60% of the total contract Value to be released on approval of layout drawings or within 60 days from signing of contract, whichever is earlier.
- 10% of the total contract value to be released prior to start of manufacturing on prorata per Unit basis.

Scope of work

Fujitec Scope	
01	Supply, Installation, Testing and commissioning of the Elevator as per specification agreed
02	Safety barricades

Customer Scope	
01	To design, furnish a properly framed and enclosed Elevator hoist way including pit as shown in the layout drawings and per Fujitec requirement. It has to be painted and water proofed. Close all unwanted holes, cut all steel rods and other protrusions (concrete, mortar) sticking out into the shaft. In case the hoistway is constructed of Block work,

	provide RCC or steel structural beam at various bracket span levels for erection of guide rails as would be shown in our detailed shop drawings.
02	To provide scaffolding with working planks as per Fujitec requirements in the Elevator hoistway, If the height of the Elevator hoistway is more than 30 meters steel scaffolding should be provided.
03	To provide suitably covered weatherproof lockable storage space free from rodents and pests with 200SqFt per Elevator (with necessary illumination and power plug socket) for storing Elevator materials at the ground floor level, near the Elevator hoistway, Prior to arrival of materials.
04	To provide Supporting beams, Steel separator beams, (if applicable) as mentioned in our layout drawings.
05	<u>To furnish a fire proofed, properly lighted and ventilated machine room with lockable steel door which is mandatory requirement as per Elevator Act (and size as per our requirement shown in the layout drawing size) and to ensure proper access thereto. The machine room walls, floor and ceiling will be treated and painted to eliminate the accumulation and circulation of dust. Provide cut out for trap door with locking arrangement and suitable removable steel checkered plate arrangement to cover it. Adequate ventilation /Air Condition to be provided to maintain the temperature level below 40 degrees centigrade</u> For MR.
06	<u>To provide Adequately lighted and ventilated Head room (as per our requirement shown in the layout drawing) The ventilation has to be provided with rain protected Louvers to avoid entry of water into hoistway</u> For MRL.
07	To provide hoisting beams / hooks / cut outs in the <u>machine room</u> For MR, <u>head room</u> For MRL <u>and supply and Install ladder access and machine rooms as mentioned</u> For MR are shown in our layout drawings.
08	To do grouting of button boxes (if Applicable), architraves, all cutting of walls, floors or partition together with any repairs made necessary including any decorative work around all the entrance frame.
09	RCC Lintels at every entrance level as specified in the layout at each landing.
10	Provide Electrical Bulk heads with 5A Power sockets at every Floor Beam Level with Additional Bulk heads (with 5A Sockets and Switches) at pit and Head Room as per requirement of local regulations /act.
11	Permanent 3 phase power with neutral supply along with 2 Independent Copper Earth Wire to be terminated near Elevator <u>Machine room</u> For MR, <u>controller inside hoistway</u> For MRL for each Elevator as per the location shown in the layout drawings.
12	Provide 230v Electric power for hand tools and welding machine for installation activities of Elevator.
13	DB and adequate breakers are required as per Fujitec Requirement and Fujitec Layout. Component failure due to poor power supply and/ or weak earthing will not be covered under free replacement.
14	To furnish and install circuits breakers, lighting arresters, suitable earth leads to <u>machine room</u> For MR, <u>head room</u> For MRL or other devices necessary as per our requirements and to meet the legal code requirements.
15	For intercom, supervisory panel, BMS contacts, other additional specification agreed by Fujitec is being supplied in the Elevators, then the wirings provided by Fujitec shall terminate in the respective <u>machine rooms</u> For MR, <u>controller</u> For MRL. All subsequent works / wiring and including supply and installation of telephones, speakers etc., beyond Elevator controller at OH level will have to be carried out by other contractors on behalf of the customer.
16	Finish Floor level at all entrances prior to installation
17	To obtaining all pre-approvals and post approvals that may be required under the respective State Legislations-Acts and rules and other applicable laws governing the erection, installation and maintenance of Elevators and to pay all fees and incidental expenses that may require in connection with erection of preparation of the structure in which the Elevator equipment is to be erected including any general permit/certificate fees including license fees.
18	To provide and maintain adequate safety and security measures and also retain Fujitec safety infrastructure to prevent any injury to third party or damage, theft or pilferage of material during storage, erection period and until hand over.
19	All statutory permissions for starting / executing, completing and handing over the works from various authorities will be obtained by you. Also, Elevator installation will commence after receiving all necessary statutory approvals applicable as per the state laws. Fees or any other payment required to be paid, for concerned liaison for getting above work done will be paid directly by you. While we will coordinate for inspections required as per statutory requirements as applicable on the date of this order, any expense will be to the customer's account.

Notes:

For MR: Applicable for Elevators with Machine Room.

For MRL: Applicable for Machine Room Less Elevators.

Project Schedule

FUJITEC INDIA PRIVATE LIMITED

(A Subsidiary of Fujitec Co. Ltd., Japan)

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Chengalpattu (Dist.), PIN - 603 004. Tel.: 044 - 4741 8800

CIN: U29150TN2004PTC068688, Website: www.fujitecindia.com

Fujitec shall supply and erect the materials at customer site from the date of customers’ acceptance of this offer as per the below timelines:

Elevator Nos	Delivery in Weeks from the date of Commencement of Manufacture	Erection in Weeks from the date of Delivery of Materials	Total Duration in Weeks
<<Manual Entry>>	<<Manual Entry>>	<<Manual Entry>>	<<Manual Entry>>

The above timelines are subject to the fulfilment of terms of payment, settlement of final technical specifications & finishes and approval of the layout drawings, the store room being ready to receive the materials and the hoistway and the machine room ^{For MR} completed in all respects, inclusive of the preparatory work along with permanent power supply, are handed over to Fujitec for their uninterrupted use and other requirements as described in Customer’s Scope.

MAINTENANCE & SERVICING”

The free maintenance is for a period of 24 + 6 months from the date of initial supply of materials or 24 months from the date of completion of each Elevator, whichever is earlier. Replacement of spare parts during defect liability period shall done based on normal wear and tear and subject to the discretion of M/S Fujitec maintenance norms.

Condition Of Contract

I. Rights, obligations and liabilities of the Customer(s)

1. Price Validity for Manufacture:

The agreed price will be valid for a period of 12 months from the date of this agreement for commencement of manufacturing. Beyond this period the price shall be subject to mutual discussion and renegotiation for further 12 months. If no agreement is reached for 90 days Fujitec may at its option will cancel the order with a cancellation charge as stipulated in the cancellation clause. The Commencement to manufacture is subject to i) Payment as per the agreed terms of payment; and or ii) Submission of data and drawings by Customer required for manufacture of Elevator.

2. Price Validity for Handover:

6 months from the date of Delivery of Material. In case the Handover is not completed within the stipulated period due to (i)non-payment of the agreed amount as per

terms of payment and/or; (ii) Delayed/ non completion of store room, hoistway or machine room ^{For MR} completed in all respects, inclusive of the preparatory work along with permanent power supply; and/or (iii) Delayed/ non handing over of Site to Fujitec for their uninterrupted use; and/or iii) non completion/delayed completion of other requirements as described in Customer’s Scope, then Customer agrees to bear price escalation of 2% of Contract Value per quarter or part thereof. In case Handover gets delayed beyond 2 years from the date of delivery of material, the materials will be inspected for reconditioning cost and the price shall have to be renegotiated and if no agreement is reached for 90 days Fujitec may at its option will cancel the order with a cancellation charge as stipulated in the cancellation clause.

3. The Customer shall furnish to Fujitec, within two weeks from the date of this agreement, all required data for the

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performance of the contract. The Customer shall agree to ensure that the hoist way structure along with preparatory work shall be ready and the proper electric power available in suitable place by the required date, after which Fujitec shall have uninterrupted use for erection and adjustment of the Elevator(s). Should the Customer be unable to provide electric power by the required date and the erection of the equipment has been completed, the Customer shall take over the Elevator(s) and make payments as they fall due in accordance with provisions of this offer/ works contract.

4. If Fujitec is delayed due to customer delays or by any cause that is beyond Fujitec's control, the balance contract value shall be paid to Fujitec within 90 days from the date of materials which are ready for dispatch. Any payment not made on the due date shall bear late payment charges from such date at the rate of 1.5% per month or part thereof which you agree and will not be disputed later for justification. Fujitec reserves the right to dispose of the material, (including right to remove the erected material without being liable to incidental essential damage to your structure / building) or to discontinue work or to withhold the release of completed Elevators erections at any time until overdue payments with late payment charges, shall have been made as per the terms and conditions and Fujitec has satisfactory assurance that subsequent payments will be made as they fall due. Fujitec shall resume the work subject to its other manufacturing and /or erection commitments or schedules at that time. Provided that, this shall in no way relieve the customer of its liabilities and obligations under this contract. Any delay due to this automatically leads to extend the contract completion period correspondingly with applicable time and cost implications. Handing over shall be subject to receipt of final payment inclusive of variations due to delays & on unit wise basis.
5. The title to each Elevator shall pass to the customer when all payments for such Elevator are received. Fujitec shall retain the right to lien and the right to retake possession of the Elevator or any parts 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 Fujitec's right to recover the unpaid amounts and interest by any means or process or proceedings whatsoever. Fujitec shall be entitled to recover from the customer legal expenses incurred in collecting payments hereunder.
6. If for reasons not attributable to Fujitec, workmen have to be moved out of customer site, and then the customer shall pay the additional cost involved in re-deployment of the workforce as & when demanded by Fujitec.
7. The Customer(s) shall be solely responsible and liable for obtaining all pre-approvals and post approvals that may be required under the respective State Legislations-Acts and rules governing the erection, installation and maintenance of Elevators. Such approvals obtained shall be produced at the time of accepting the standard

proposal before entering into works contract with Fujitec. Customer shall indemnify and hold Fujitec harmless against all liability arising out of Customer failure to carry out and comply with any applicable laws/ rules/ regulations or contractual requirements.

8. Customer shall be exclusively responsible for procuring permits/ license from statutory/ Regulatory Authorities, including but not limited to Elevator inspectorate/ PWD Office and pay all necessary fees for such license/ permits and inspection fees.
9. Customer shall be exclusively liable to pay the Cess under the building and other construction workers Welfare Cess Act,1996 wherever applicable without any deduction from the agreed contract value payable to Fujitec.
10. All intellectual property rights in the equipment's including software remain the property of Fujitec Group. The Customer is entitled to a non-exclusive right to use and operate the Equipment for its own purposes. The Customer shall not, either directly or indirectly, reverse engineer, decompile or disassemble any intellectual property right of the Fujitec or any Product or permit to gain access of Fujitec's intellectual property right.

II. Rights, obligations and liabilities of Fujitec

1. It is agreed that Fujitec's workmen shall be given a safe place to work and Fujitec reserves the right to discontinue our work in the building whenever, in our opinion, this provision is being violated.
2. The Equipment supplied under this Contract shall comply with the applicable national or state building codes in effect as of the Contract Date, to the extent such codes apply to the location of supply. Fujitec shall not be responsible for installing, modifying, or upgrading any Equipment, or for performing any additional work required to comply with any legal, regulatory, or other requirements introduced after the Contract Date, unless such changes are technically feasible and parties mutually agree on the additional cost and timeline extension. For new elevators where delivery commences on or after 22 December 2025, Fujitec shall ensure compliance with IS 17900, if applicable. For purposes of this clause, the term "Contract Date" shall refer to the date of Fujitec's Offer Letter.
3. If materials supplied by Fujitec, whether installed or not, are required to be reconditioned/replaced at a later date due to delay on account of (i) non availability of power supply or other incomplete work by the customer, (ii) force majeure conditions, (iii) non-payment of dues, the related cost shall be payable by the customer on demand.
4. Presently Fujitec has its manufacturing unit in Chennai. Based on the technical specifications of the said contract, Fujitec at its sole discretion will source the material either from its factory and/or any other source anywhere in India and/or from overseas.

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5. If during the inspection of site, we observe that there is a delay in completion of the hoistway structure or availability of power supply, Fujitec may at its discretion delay the final assembly of materials and shipment to site so as to synchronize with the hoistway and machine room^{For MR} completion date. In such an event, a fresh completion date will be established depending upon present work load.
6. The equipment offered by Fujitec has been described in attached specifications and complete equipment will be erected as per standard Fujitec design, manufacture and practice. In case of any variation between customer specifications, terms and conditions and Fujitec's quotation/ specifications/ correspondence, the latter shall prevail.
7. Notwithstanding anything contrary in this Agreement, including any indemnities, in no event shall Fujitec be liable to the Customer or third party for any loss of profit, loss of use, loss of contracts, loss of business, loss of customers, loss of good will, contractual liabilities of others or for any indirect or consequential loss or damage, which may be suffered by the Customer or third party. Fujitec's liability will be limited to the extent that Fujitec has caused or contributed to such loss or damage resulting from gross negligence or wilful act on the part of Fujitec, however under no circumstance Fujitec liability shall exceed 10% of Total Contract Value. Fujitec will not be liable in any way for loss or damage caused by third parties. Further, limitation on the Fujitec's liability shall also extend to the liabilities, if any, of the Fujitec's employees or representatives. Fujitec shall not be liable for any damages / indemnity unless customer discharge its liability or perform/ observe the representations, warranties, obligations as per this contract. Fujitec Indemnity Obligation as per this contract shall expire on the date of handover of elevator or termination whichever is applicable.

III. Extension of timelines

Should the agreed period be extended due to (i) failure on Customer part to effect all payment as per agreed terms of payment and/or (ii) failure on Customer part to provide data or approve drawings required for the manufacture of the Elevator; and/or (iii) delay in completion of the hoist way and machine room ^{For MR}, Fujitec will submit for Customer acceptance, the revised price prevailing on the date of such quotation and subject to its acceptance by the Customer, Fujitec will program the supply of material and erection of the equipment. In the absence of Customer acceptance of the revised price and payment of any additional advance that may become due, Fujitec may, at its discretion, cancel the order with a cancellation charge (as stated in the cancellation clause).

IV. Terms & conditions on order cancellation

In the event of cancellation of contract Fujitec shall be entitled to claim as follows,

- a. 10% of the contract value if the order is cancelled before the drawings are prepared.
- b. 30% of the contract value if the order is cancelled after approval of the drawings.
- c. 100% of the contract value if the order is cancelled after the order is released for manufacturing or delivery at customer site.

V. Taxes

The customer may have to additionally pay any tax not mentioned in the **Pricing Summary as per our offer** that may be imposed upon the customer, by any existing or future law and the amount of any tax imposed upon Fujitec, its suppliers or the customer under the statute, Court decision, rule or regulation becoming effective after the date of this agreement which is based upon or incident to the transfer, use, ownership or possession of the materials or equipment involved in the performance hereof or the service rendered.

VI. General terms & conditions

1. **Force majeure:** Under no circumstance shall either the customer or Fujitec be liable for any loss, damage or delay due to any cause beyond their reasonable control, including but not limited to lack of shipping space in cases where imports of materials and parts are required, embargoes, or any acts of Government, strikes, lockouts, fire, accidents, explosion, flood, riots, civil commotion, war, malicious mischief, delays in supplies of raw materials and components at Works due to any or all the reasons, such as energy crisis, electricity cut, rail/road transporter's strike, any crises/event of emergency/ lockdown either in country and/or globally, epidemics, pandemics, go-slow, bandhs, non-availability of essential raw materials (iron and steel, pig iron, aluminum, copper, silver, brass, stainless steel, various alloys, electrical grade steel, etc.), act of God or of the State's enemies, or act of third party. Delay resulting from any cause beyond either parties' reasonable control shall extend the time for completion of the work. If for any such reasons, Fujitec cannot supply the equipment covered by this contract within 24 weeks from agreed contract completion date, Fujitec may at its discretion, cancel the contract without being liable to pay any damages or compensation. Under no circumstances, shall either of party be liable for special, indirect or consequential loss or damages of any kind. For the purpose of this proposal or works contract "Contract completion date" shall mean the total duration in weeks as contained in the **Project Schedule as per our Offer**.
2. Unless otherwise agreed, it is understood that the work will be performed during regular working hours of regular working days. If overtime work is mutually agreed upon and performed, an additional charge therefore, at Fujitec's usual rate for such work, shall be added to the contract price and it will be taxed at the applicable rate of tax for the supply and erection of the Elevators

3. If there are any changes, modifications, additions, deletions or extras to the scope of work outlined in this proposal, which Fujitec agrees to in writing, then, in such event, the contract price and the delivery period will be adjusted accordingly on mutually agreed terms and conditions.
4. If any descriptive matter, drawings or illustrations brochures are furnished with our proposal, they are approximate and submitted only to show the general style, arrangement and dimensions of the machinery offered.
5. This offer shall be deemed to be accepted by the Customer and shall become a works contract only when approved by authorized official. This offer shall constitute the entire contract between Fujitec and the customer and all prior proposals, quotations, agreements, understandings, representations and arrangements not incorporated herein are superseded.
6. This contract shall be deemed to be an indivisible works contract.

VII. Arbitration & reconciliation

All disputes, differences and claims whatsoever which shall at any time arise between the parties hereto or their respective Notes:

For MR: Applicable for Elevators with Machine Room.

For MRL: Applicable for Machine Room Less Elevators.

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 senior managers of both the parties. If after the meeting, the resolution is not achieved then it
- 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 Chennai Only, and shall be subjected to jurisdiction of the Courts in Chennai

VIII. Warranty

Fujitec hereby guarantee the material supplied and the workmanship of the Elevator(s) under this contract for a period of 24 + 6 months from the date of initial supply of materials or 24 months from the date of completion of each Elevator, whichever is earlier, and shall 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 guarantee (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 unauthorized persons. It is the sole responsibility of the Customer to comply with, all the provisions of Real Estate Regulation Act.

FUJITEC INDIA PRIVATE LIMITED

<u>Customer's Statutory Requirement Template</u>		
S. No	Customer's Statutory details	To be Filled by Customer (wherever not applicable please mark as "NA")
1	Customer's Name	
2	Customer's Address	
3	Customer's Mail ID	

4	Customer's Mobile Number	
5	Customer's PAN	
6	Customer's TAN	
7	CIN/ LLPIN/Registration No	
8	Aadhar No.	
9	Customer GST number	
10	Bill To Address	
11	Ship to Address	

Undertaking and Declaration

I/We hereby solemnly undertake/declare that the particulars stated above are true and correct to the best of my/our knowledge and belief. If any changes to the above information during the course of the contract, the same will be notified to you immediately;

Name of Customer Block Letters :

Name of Authorized Official :

Designation :

Place :

Date :

Customer's Signature & Company Seal