

ELEVATOR HANDOVER ACCEPTANCE

OTIS

Date: 20/04/19

Unit No. 52NU8428

Building Name: Paramount Estates

Location Nagaraj

We have examined the elevator installation furnished and completed by you in the above building in terms of contract with you and hereby accept the same.

We confirm that the elevator installation and commissioning work was completed on time - YES / NO.

Signed

Signature of Otis Representative

Name of Person: Shivish Kumar

Name of Person: M. ABDUL KAREEM

Name of Organisation: Modi Properties Pvt Ltd Employee No: 13280

Designation/Title: Project Manager

Acknowledgment

The following keys, necessary for the proper operation of the above elevator, have been handed over to me along with complete instructions on the operations of the elevator.

	Quantity
1. Lobby Panel Keys	01
2. Emergency Door Key	01
3. Utility Cabinet Keys	—
4. Owners Manual (For 200VF & 300VF only)	—
5. Machine Room Keys	—

DEAR CUSTOMERS - PLEASE NOTE THE FOLLOWING

- ◆ The Emergency Door Keys should be kept under lock and keys and handed over to authorized personnel only.
- ◆ The access to elevator machine room is to be given to authorized OTIS personnel only.
- ◆ The Brake Releaser provided in the machine room should be used by authorized personnel only.
- ◆ The Free Otis Service (FOS) / Warranty period will begin from 20/04/19 and will continue for 12 months till 19/04/20.
- ◆ Should any problem arise in the operation of this elevator, please call Otis Service on our toll free number 1800-22-7777 and register your problem giving complete details.

PTO

OTIS

Handover Certificate

We are pleased to inform that we have successfully completed the installation of ONE elevators at Puramount Estates bearing Contract No 52H08428. Our team of experts have carried out all required functional and safety tests on the equipment and found it to be satisfactory in line with the highest standards set by Otis.

With immediate effect, our service department would be maintaining the elevator/s providing Free Otis service for a period of 12 months. Before completion of the Free Service period we urge you to enter into annual maintenance contract with us to ensure that the elevators are uninterruptedly serviced, well maintained for trouble free operations and passenger safety.

In order to prolong the life of the equipment, minimize breakdowns and further improve the services being rendered to you, we seek your kind cooperation in attending to the items of work circled in the list "Recommendations To The Owner" printed on the reverse of this Certificate.

For any technical assistance or help, please call the Otis service center closest to you or you may contact Otisline at 1800227777.



Otis Elevator Company (India) Ltd.

Date: 20/04/19

Construction Executive

NB: This certificate is issued in line with the agreed contractual obligation.

Purchase Order

Page(s) 1 Of 1

09-11-2016 11:49:34

Original / Office Copy / Purchase Div. Copy

025817

From Company : **Paramount Estates**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
T I N No. : 36604868066

OFFICE COPY

Supplier Details

Otis Elevator Company (India) Ltd.
6-3-1090, T.S. R. Towers, Block A, 4th floor, Rajbhavan Road,
Somajiguda, Hyderabad - 500 082.
040-49187534/55
9959094412

Doc No	39427	42776
Doc Date	09-11-2016	
Quote No	52N89940	
Quote Date	01-11-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Siri Khabhampati

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	VAT%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos 1 mps	2.00	1100000.0	0.00	0.00	2200000.00
Total Order Value . . .					2200000.00

Rupees : Twenty Two Lakh(s) Only.

Terms and Conditions :-

Specification / Brand As per your quote dtd. 01/11/2016 for 6 pass, 10 stops lift. model GeN2 - Nova. Shade of lift car and door shall be painted with Munshell Grey.

Payment Terms 10% advance, 80% payment can be in weekly installments starting from 14th Nov. till 20th March, 5% after erection & balance 5% on commissioning.

Tax Against 'C' Form

Delivery Date On or before 31/03/2017 - C block.

Delivery Location Paramount Residency - Phase II
Sy.No. 233, Near Shilpa Layout, Nagaram, Hyderabad.
Phone. Contact: Security 65137111, Admin. - 8374719991

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty 1 year on site Guarantee incl. of parts & labour.

Advance Paid Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank

Other Terms AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated. 09/11/2016 shall apply.

Completion Date Installation testing and commissioning to be completed before 31/12/2017.

Measurement Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.

For **Paramount Estates**

Authorised Signatory

Name : _____

Accepted the above Terms and Conditions

For **Otis Elevator Company (India) Ltd.**Name : B. Ravi RaoDate : 9/11/2016

Requisition Form

Company Name:	Paramount Estates	Date:	05.11.16
Site:	Paramount Avenue	Time:	11:00
Supplier	otis.	Req. No.	42776
Material required before date:		ID No.	32627

No	Description	Size	Quantity	Units	Inward No	Date
1	6 Passengers Automatic Lifts		02	Nos		
2						
3						
4						
5	Note: 10 Stop 10 Openings In C Block					
6						
7						
8						
9						
10						

Remarks: For Passengers lift in C Block

Prepared By	Shirish.K	Approved by	
Sign.& Date	05.11.16	Sign. & Date	

Note: On receipt of material at site write inward number and date in last 2 columns.



Requisition Form

By: NO. 233, Near Shipa Layout, Nagaram, Hyderabad.

Phone. Contact: Security 65137111, Admin. - 8374719991

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty 1 year on site Guarantee incl. of parts & labour.

Advance Paid Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank

Other Terms AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated 09/11/2016 shall apply.

Completion Date Installation testing and commissioning to be completed before 31/12/2017.

Measurement Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.

Conto. no: 8429 - 107. 16/11

Received 24/7/19

For Paramount Estates

Authorised Signatory

Name :

Accepted the above Terms and Conditions
For Otis Elevator Company (India) Ltd.

Name :

Date : 9/11/2016

Request for payment

Division	Purchase Department		
Pay to	OHC Elevator Company India Limited		
Towards	2nd yr AMC for Contract no. 2426 of 8427.		
Amount	Rs. 1,07,994/-	Payment / cheque date	9/12/19
Payment from company	Paramount Estate Owners Association		
Project	PWR-4		
Type of payment	☐ Advance ☐ Part Payment ☐ Balance Payment ☒ Full Payment ☐ PDC ☐ Transfer ☐ Other:		
Payment mode	☒ Cheque ☐ Payorder ☐ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Happay card ☐ Transfer to Happay card ☐ Transfer to petro card ☐ Other:		
Payment to be divided (attach statement)	☐ Yes ☒ No		
PO/WO no.	39411	Requisition no.	42623
Remarks/ Desc.	Amc period from 1/8/19 to 31/7/2020		
Requested by:	Approved by:	Sign	Date
T.D. N. Puri	Prabha	PN	6/12
			APPROVED BY 6 DEC 2019 SOHAM MODI MANAGING DIRECTOR

Note: 1. Use this note for all requests for payment. 2. Do not use for weekly site payments. 3. Use for all transfers to Happay or petro card.

OTIS

United Technologies

Otis Elevator Company (India) LimitedNo.6-3-1090, T.S.R. Towers, 4th Floor, A Block, Rajbhavan Road, Somajiguda, Hyderabad - 500082.
Tel: (91-40) 49187555, Fax: (91-40) 49187557, email: response@otis.com, website: www.otis.com

GST NO: 36AAAC00481E1ZS HSN: 9954 SAC: 998718

P.O. No: 39411

Date: 27-07-2019

Customer Address

Paramount Estates Owners Association
SURVY NO:233, SHILPA NAGAR LAYOUT,
BESIDE ANDHRA BANK, NAGARAM,
HYDERABAD - 500083 , TELANGANA

Dear Customer,

Sub: Renewal of Annual Maintenance Contract of OTIS Elevators at your premises- Paramount Estates Owners Association**Contract No. : MU8426** **No.of Units: 2** **Contract type: M** **Branch ID: SE-Hyderabad - 1**

We take this opportunity to express our sincere gratitude for your patronage and trust reposed in our services during the current tenure of AMC contract. Please be assured of highest degree of services and our relentless efforts to meet with your expectations so that we can continue this relationship in time ahead and make it stronger and long lasting.

We would like to bring to your kind notice that the present AMC is expiring on July 31, 2019. Since you are our esteemed customer we would like to provide the below proposal at special rates for multiyear AMC services. However, you may finalize yearly / Multi-Yearly as per your convenience & strike out which is not applicable. Kindly note, Payment terms will remain unchanged.We propose effective **August 01, 2019** the elevator maintenance price in the existing contract be revised as under

Period	Aug'2019 To Jul'2020				
Basic Amount (Yearly)	91520.00				
CGST (Rate 9%)	8236.80				
SGST (Rate 9%)	8236.80				
Total Amount	107993.60				

Total Amount (Rounded off to nearest rupee) : 107994

Rupees: One Lakh seven thousand nine hundred and ninty four rupees

For any assistance required you may contact our Customer Service Executive **Naveen** his mobile no. **9000019441**. Email: naveenkumar.pvd@otis.com

Yours faithfully,

P. Naveen Kumar
P. Naveen Kumar
OTIS ELEVATOR COMPANY (I) LTD

Turn over

to refer **TERMS & CONDITIONS**
to find **BANK DETAILS** for ease of payment
and our latest **VALUE ADDED PRODUCT**

Registered Office : Otis Elevator Company (India) Ltd.

Magnus Towers, 9th Floor, Mindspace, Link Road, Malad (West), Mumbai - 400 064. Tel.: (91-22) 6679 5151 / 2844 9700

Fax: (91-22) 2844 9791 / 9793 Email: response@otis.com www.otis.com

CIN: U29150MH1953PLC009158| PAN: AAAC00481E

Purchase Order

Page(s) 1 Of 1

09-11-2016 11:49:34

Original / Office Copy / Purchase Div. Copy

025816

From Company : **Paramount Estates**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
T I N No. : 36604868066

Supplier Details

Otis Elevator Company (India) Ltd.
6-3-1090, T.S. R. Towers, Block A, 4th floor, Rajbhavan Road,
Somajiguda, Hyderabad - 500 082.
040-49187534/55
9959094412

Doc No	39411	42623
Doc Date	09-11-2016	
Quote No	52N89940	
Quote Date	01-11-2016	
SupplyType	Supply And Installation	

Kind Attn : **Mr. Siri Khabhampati**

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	VAT%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos 1 mps	2.00	1100000.0	0.00	0.00	2200000.00
Total Order Value . . .					2200000.00

Rupees : Twenty Two Lakh(s) Only.

Terms and Conditions :-

Specification / Brand As per your quote dtd. 01/11/2016 for 6 pass, 10 stops lift. model GeN2 - Nova. Shade of lift car and door shall be painted with Munshell Grey.

Payment Terms 10% advance, 80% payment can be in weekly installments starting from 14th Nov. till 20th March, 5% after erection & balance 5% on commissioning.

Tax Against 'C' Form

Delivery Date On or before 31/01/2017 - A block.

Delivery Location Paramount Residency - Phase II
Sy.No. 233, Near Shilpa Layout, Nagaram, Hyderabad.
Phone. Contact: Security 65137111, Admin. - 8374719991

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty 1 year on site Guarantee incl. of parts & labour.

Advance Paid Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank

Other Terms AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated. 09/11/2016 shall apply.

Completion Date Installation testing and commissioning to be completed before 28/02/2017.

Measurement Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.

Contract no: 8426
8427

For **Paramount Estates**
Authorised Signatory

Name :

Accepted the above terms And Conditions
For **Otis Elevator Company (India) Ltd.**

Name :

Date : 9/11/2016

Purchase Order

Page(s) 1 Of 1

09-11-2016 11:49:34

Original / Office Copy / Purchase Div. Copy

025816

OFFICE COPY

From Company : **Paramount Estates**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
T I N No. : 36604868066

Supplier Details

Otis Elevator Company (India) Ltd.
6-3-1090, T.S. R. Towers, Block A, 4th floor, Rajbhavan Road,
Somajiguda, Hyderabad - 500 082.

040-49187534/55
9959094412

Doc No	39411	42623
Doc Date	09-11-2016	
Quote No	52N89940	
Quote Date	01-11-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Siri Khabhampati

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	VAT%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos 1 mps	2.00	1100000.0	0.00	0.00	2200000.00
Total Order Value . . .					2200000.00

Rupees : Twenty Two Lakh(s) Only.

Terms and Conditions :-

Specification / Brand As per your quote dtd. 01/11/2016 for 6 pass, 10 stops lift. model GeN2 - Nova. Shade of lift car and door shall be painted with Munshell Grey.

Payment Terms 10% advance, 80% payment can be in weekly installments starting from 14th Nov. till 20th March, 5% after erection & balance 5% on commisng.

Tax Against 'C' Form

Delivery Date On or before 31/01/2017 - A block.

Delivery Location Paramount Residency - Phase II
Sy.No. 233, Near Shilpa Layout, Nagaram, Hyderabad.
Phone. Contact: Security 65137111, Admin. - 8374719991

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty 1 year on site Guarantee incl. of parts & labour.

Advance Paid Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank

Other Terms AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated. 09/11/2016 shall apply.

Completion Date Installation testing and commissioning to be completed before 28/02/2017.

Measurement Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.

Contract no. 8426
8427

For **Paramount Estates**

Authorised Signatory

Name :

Accepted the above Terms And Conditions

For **Otis Elevator Company (India) Ltd.**

Name :

Date : 9/11/2016

Requisition Form

Company Name:		Paramount Estates		Date:	10.08.16
Site:		Paramount Avenue		Time:	10:00
Supplier		OTC		Req. No.	42623
Material required before date:		15.09.16		ID No.	31142
No	Description	Size	Quantity	Units	Inward No
1	6 Passengers Automatic Lifts		02	Nos	
2	— pair. / concrete button.				
3					
4					
5	Note: 10 Stop 10 Openings In A Block				
6	get quote for. Thru, OTS, Schneider, Kone, Thyssen-Borup.				
7					
8					
9					
10					
Remarks: For Passengers lift in A Block					
Prepared By		Shirish.K		Approved by	
Sign. & Date		10.08.16		Sign. & Date	

APPROVED BY
10 AUG 2016
SOHAM MEHRA
MANAGING DIR.

Note: On receipt of material at site write inward number and date in last 2 columns.

2000

2000

2000

2000

Annual Maintenance Contract Renewal

OTIS

United Technologies

Otis Elevator Company (India) Limited

No.6-3-1090, T.S.R. Towers, 4th Floor, A Block, Rajbhavan Road, Somajiguda, Hyderabad - 500082.
Tel : (91-40) 49187555, Fax : (91-40) 49187557, email : response@otis.com, website : www.otis.com

GST NO: 36AAAC00481E1ZS HSN: 9954 SAC: 998718

Date: 27-07-2019

Customer Address

Paramount Estates Owners Association
SURVY NO:233, SHILPA NAGAR LAYOUT,
BESIDE ANDHRA BANK, NAGARAM,
HYDERABAD - 500083, TELANGANA

Dear Customer,

Sub: Renewal of Annual Maintenance Contract of OTIS Elevators at your premises- Paramount Estates Owners Association

Contract No. : MU8426 No. of Units: 2 Contract type: M Branch ID: SE-Hyderabad - 1

We take this opportunity to express our sincere gratitude for your patronage and trust reposed in our services during the current tenure of AMC contract. Please be assured of highest degree of services and our relentless efforts to meet with your expectations so that we can continue this relationship in time ahead and make it stronger and long lasting.

We would like to bring to your kind notice that the present AMC is expiring on July 31, 2019. Since you are our esteemed customer we would like to provide the below proposal at special rates for multiyear AMC services. However, you may finalize yearly / Multi-Yearly as per your convenience & ~~strike out which is not applicable~~. Kindly note, Payment terms will remain unchanged. We propose effective August 01, 2019 the elevator maintenance price in the existing contract be revised as under

Period	Aug'2019 To Jul'2020				
Basic Amount (Yearly)	91520.00				
CGST (Rate 9%)	8236.80				
SGST (Rate 9%)	8236.80				
Total Amount	107993.60				

Total Amount (Rounded off to nearest rupee) : 107994

Rupees: One Lakh seven thousand nine hundred and ninety four rupees

For any assistance required you may contact our Customer Service Executive Naveen his mobile no. 9000019441. Email: naveenkumar.pvd@otis.com

Yours faithfully,

P. Naveen Kumar
OTIS ELEVATOR COMPANY (I) LTD

Registered Office : Otis Elevator Company (India) Ltd.

Magnus Towers, 9th Floor, Mindspace, Link Road, Malad (West), Mumbai - 400 064. Tel.: (91-22) 6679 5151 / 2644 8700

Fax: (91-22) 2844 9791 / 9793 Email: response@otis.com www.otis.com

CIN: U29150MH1953PLC009158 PAN: AAAC00481E

Turn over

to refer **TERMS & CONDITIONS**
to find **BANK DETAILS** for ease of payment
and our latest **VALUE ADDED PRODUCTS**

Please detach this slip and return along with payment

ACCEPTANCE COPY (To be returned to OTIS)

Branch ID: SE - HYDERABAD - 1

Contract No. : MU8426 No. of Units: 2 Contract type: M Prop. Price: Rs. [Comments]

Customer Name : Paramount Estates Owners Association, SURVY NO:233, SHILPA NAGAR LAYOUT,
BESIDE ANDHRA BANK, NAGARAM, HYDERABAD - 500083, TELANGANA

PA Effective Date	Payment Mode	Amount	GST @18%	Total Amount	Cheque No.	Date	Bank / Branch
August 01, 2019	Yearly Advance	91520.00	16473.60	107993.60			

We hereby undertake to send TDS Certificate (as applicable) within 30 days from hereafter.

Customer's Name

Customer's Signature

Date

ELEVATOR HANDOVER ACCEPTANCE

OTIS

Date: 09/07/19

Unit No. 52NU8429

Building Name: PARAMOUNT ESTATES

Location NAGARAM

We have examined the elevator installation furnished and completed by you in the above building in terms of contract with you and hereby accept the same.

We confirm that the elevator installation and commissioning work was completed on time - YES / NO.

APPROVED BY

Signed [Signature]
09 JUL 2019
K. SHIRISH KUMAR
PROJECT MANAGER

[Signature]
Signature of Otis Representative

Name of Person: Shirish Kumar . k .

Name of Person: M. ABDUL KAREEM

Name of Organisation: Project Manager

Employee No.: 13280

Designation/Title: Modl Represntatv Int - lts.

Acknowledgment

The following keys, necessary for the proper operation of the above elevator, have been handed over to me along with complete instructions on the operations of the elevator.

	Quantity
1. Lobby Panel Keys	01
2. Emergency Door Key	01
3. Utility Cabinet Keys	1
4. Owners Manual (For 200VF & 300VF only)	1
5. Machine Room Keys	1

DEAR CUSTOMERS - PLEASE NOTE THE FOLLOWING

- ◆ The Emergency Door Keys should be kept under lock and keys and handed over to authorized personnel only.
- ◆ The access to elevator machine room is to be given to authorized OTIS personnel only.
- ◆ The Brake Releaser provided in the machine room should be used by authorized personnel only.
- ◆ The Free Otis Service (FOS) / Warranty period will begin from 09/07/19 and will continue for 12 months till 08/07/20
- ◆ Should any problem arise in the operation of this elevator, please call Otis Service on our toll free number 1800-22-7777 and register your problem giving complete details.

P.T.O

OTIS

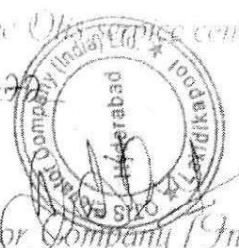
Handover Certificate

We are pleased to inform that we have successfully completed the installation of ONE elevators at PARAMOUNT ESTATES, bearing Contract No 52NV8429. Our team of experts have carried out all required functional and safety tests on the equipment and found it to be satisfactory in line with the highest standards set by Otis.

With immediate effect, our service department would be maintaining the elevator/s providing Free Otis service for a period of 12 months. Before completion of the Free Service period we urge you to enter into annual maintenance contract with us to ensure that the elevators are uninterruptedly serviced, well maintained for trouble free operations and passenger safety.

In order to prolong the life of the equipment, minimize breakdowns and further improve the services being rendered to you, we seek your kind cooperation in attending to the items of work circled in the list "Recommendations To The Owner" printed on the reverse of this Certificate.

For any technical assistance or help, please call the Otis service center closest to you or you may contact Otisline at 1800227777.


Otis Elevator Company (India) Ltd.

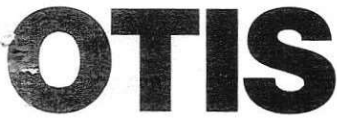
Date: 09/07/20

Construction Executive

NB: This certificate is issued in line with the agreed contractual obligation.

2
2



**OTIS ELEVATOR COMPANY (INDIA) LIMITED**

(Registered & Head office)

9th Floor, Magnus Towers, Mindspace,
Link Road, Malad (West), Mumbai 400 064, Maharashtra

CIN: U29150MH1953PLC009158 PAN: AAACO0481E

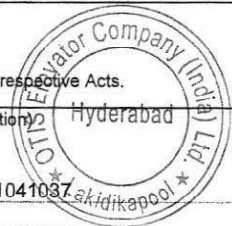
Ph.: (91-22) 6679 5151 Fax: (91-22) 2844 9791

Email: billingsupport.india@otis.com Website: www.otis.com

TAX INVOICE

ORIGINAL FOR RECIPIENT

OTIS ELEVATOR COMPANY (INDIA) LIMITED H.NO. 6-2-30/1 & 2 S S Central A. C. Guard Road Lakidikapool Hyderabad 500004 GST Number : 36AAACO0481E1ZS GST Invoice No : TE/NE/19000424 GST Invoice Date : 10/07/2019 Whether tax payable under RCM : No		Negotiation Number : 521U8426 Invoice ID : U5/19021549 Project No : 521U8426 Contract No : 52NU8429 ✓ Purchase Order No : Purchase Order Date : Place of Supply : Telangana <i>P.O.No: 39427</i>	
Customer Name : M/s.Paramount Estates Billing Address : 5-4-187/3&4, 2nd Floor, Soham Mansio n, M.G.Road - HYDERABAD, Telangana Hyderabad 500003 State & State code : Telangana 36 PAN number : AAJFP4202C GST Number : 36AAJFP4202C1ZP		Site Address : Paramount Estates@Nagaram Mallapur, Nacharam - HYDERABAD, Telangana Hyderabad 500001 State & State code : Telangana 36 PAN number : AAJFP4202C GST Number : 36AAJFP4202C1ZP	
S. No	HSN/SAC	DESCRIPTION	AMOUNT (INR)
1	995466	Charges Towards supply of Additional Parts/Components of Elevators/ Lifts 10.00% Final: CV on commission against contract value of Rs 1100000 ADD : CGST@ 9.00% 8,608.70 ADD : SGST@ 9.00% 8,608.70	95,652.17 17,217.39
Payable Total Rs.			112,869.57
Rupees ONE LAC TWELVE THOUSAND EIGHT HUNDRED SIXTY NINE AND PAISE FIFTY SEVEN ONLY		For Otis Elevator Company (India) Limited	
(Rs. 2870/- is towards increase of tax amount from 15% (erstwhile tax rate) to 18% under GST)			
Terms & Conditions : 1.CASH NOT ACCEPTED 2. Payable on presentation, interest @ 18%p.a. would be levied on delayed payments 3.TDS Certificate under the applicable laws (including but not limited to GST) must be issued as per the timelines prescribed in the respective Acts.		Authorized Signatory 	
We accept RTGS/NEFT Payments : Our Bank Account details (Please indicate Invoice number as reference for further communication) Name of account : Otis Elevator Company (India) Limited Branch : Citi Bank N.A., D N Road, Fort, Mumbai -400001			
MICR Code: 400037002		Account No. 0001041037	IFSC Code: CITI0100000





OTIS ELEVATOR COMPANY (INDIA) LIMITED
(Registered & Head Office)
9th Floor, Magnus Towers, Mindspace,
Link Road, Malad (West), Mumbai 400 064, Maharashtra
CIN : U29150MH1953PLC009158 PAN : AAACO0481E
Ph.: (91-22) 6679 5151 Fax : (91-22) 2844 9791
Email : billingsupport.india@otis.com Website : www.otis.com

TAX INVOICE

ORIGINAL FOR RECIPIENT

OTIS ELEVATOR COMPANY (INDIA) LIMITED H.O. 6-2-30/1 & 2 S S Central A. Lakdikapool Hyderabad 500004 GST Number : 36AAACO0481E1ZS GST Invoice No : TE/NE/19000108 GST Invoice Date : 08/04/2019 Whether tax payable under RCM : No	Negotiation Number : 521U8426 Invoice ID : U5/19011460 Project No : 521U8426 Contract No : 52NU8428 Purchase Order No : Purchase Order Date : Place of Supply : Telangana
Customer Name : M/s. Paramount Estates Billing Address : b-1 167/3&4, 2nd Floor, Soham Mansio n. G. Road - HYDERABAD, Telangana Hyderabad 500003 State & State code : Telangana 36 PAN number : AAJFP4202C GST Number : 36AAJFP4202C1ZP	Site Address : Paramount Estates@Nagaram Mallapur, Nacharam - HYDERABAD, Telangana Hyderabad 500001 State & State code : Telangana 36 PAN number : AAJFP4202C GST Number : 36AAJFP4202C1ZP

C. No	HSN/SAC	DESCRIPTION	AMOUNT (INR)
1	995466	Charges Towards supply of Additional Parts/Components of Elevators/ Lifts 10.00% Final: CV on commission against contract value of Rs 1100000 ADD : CGST@ 9.00% 8,389.83 ADD : SGST@ 9.00% 8,389.83	93,220.34 16,779.66
Payable Total Rs.			110,000.00

Rupees ONE LAC TEN THOUSAND AND PAISE ZERO ONLY

For Otis Elevator Company (India) Limited

(Rs 16,779.66 is towards increase of tax amount from 15% (erstwhile tax rate) to 18% under GST)



Authorized Signatory

Terms & Conditions

1. CASH NOT ACCEPTED
2. Payment on presentation, interest @ 18% p.a. would be levied on delayed payments
3. Tax Certificate under the applicable laws (including but not limited to GST) must be issued as per the timelines prescribed in the respective Acts

We accept RTGS/NFT Payments. Our Bank Account details (Please indicate Invoice number as reference for further communication)

Name of account : Otis Elevator Company (India) Limited
Branch : Citi Bank N.A., D N Road, Fort, Mumbai -400001

Account No. : 0001041037

MICR Code : 400037002

IFSC Code : CITI0100000



murthy@modiproperties.com

From: "Pmr ." <pmr@modiproperties.com>
 Date: 10 April 2019 12:08
 To: "Murthy Purchase" <murthy@modiproperties.com>
 Attach: Scanned from a Xerox Multifunction Device_10042019112117.pdf
 Subject: FW: Scanned from a Xerox Multifunction Device

Regards,

K shirish Kumar
 Project Manager | +91 92468 24540 | shirish@modiproperties.com
 Modiproperties Pvt. Ltd. | www.modiproperties.com
 5-4-12/3 & 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

--- Forwarded message ----

From: "Mulla, Abdul Kareem" <AbdulKareem.Mulla@otis.com>
 To: "prabhakar@modiproperties.com" <prabhakar@modiproperties.com>,
 "pmr@modiproperties.com" <pmr@modiproperties.com>
 Cc: "P, Venkataramana" <Venkataramana.P@otis.com>, "Iragavarapu, Ravi"
 <Ravi.Iragavarapu@otis.com>
 Sent: Wed, 10 Apr 2019 at 11:55 AM
 Subject: FW: Scanned from a Xerox Multifunction Device
 Dear Prabhakar Garu,

Please find the attached final invoice(10%) for the lift 52NU8428 of paramount estates, Nagaram.

Kindly release the payment at the earliest to transfer the lift in to service for handing over.

Thanks & Regards,
 Abdul Kareem

10-04-2019

Request for payment

Division	Purchase Division		
Pay to	OTIS Elevator Company (India) Ltd		
Towards	A/c - 1st of A/c balance lift. Ent. no. 8426 y/8423		
Amount	Rs. 1,03,800/-	Payment / cheque date	13/8/18
Payment from company	Paragon Avenue Owner's Association.		
Project	PNR-4		
Type of payment	☐ Advance ☐ Part Payment ☐ Balance Payment ☒ Full Payment ☐ PDC ☐ Transfer ☐ Other:		
Payment mode	☒ Cheque ☐ Payorder ☐ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Happay card ☐ Transfer to Happay card ☐ Transfer to petro card ☐ Other:		
Payment to be divided (attach statement)	☐ Yes ☒ No		
PO/WO no.	39427 y/ 3944	Requisition no.	42623 y/ 42716
Remarks/ Desc.	This Service shall from 1/8/2018 to 31/7/2019.		
Requested by:	Approved by:	Sign	
T.D. M. M. M.			

Note: 1. Use this note for all requests for payment. 2. Do not use for weekly site payments. 3. Use for all transfers to Happay or petro card.

AGREEMENT FOR OTIS MAINTENANCE

CONTRACT: GOLD

Dated

Between Otis Elevator Company
(India) Limited (OTIS)

and (THE CUSTOMER)

Paramount Avenue Owners Association.

OTIS ELEVATOR COMPANY INDIA LIMITED
6-3-1090, T.S.R. Towers,
4th Floor, "A" Block, Rajbhavan Road
Somajiguda, Hyderabad-500 082.
Tele: 040-49187555

*Paramount Estates - II
5-4-187/3 & 4, 11th Floor,
MG Road, Secunderabad
H-Id - 500003*

CONTRACT NO: *MV8426*

OTIS will maintain THE EQUIPMENT, hereinafter described, in reliable and efficient operating condition, subject to and in accordance with the Terms and Conditions hereof :

MACHINE NUMBERS: *U008426, U008427*

TERMS OF AGREEMENT :

This service shall commence from...*Aug 2018 - Jul 2019*...and shall continue thereafter until terminated. Either party may terminate this Agreement either at the end of first year or at the end of any subsequent year by giving a ninety (90) days' notice in writing.

SECTION 1 - EQUIPMENT

1.1 EQUIPMENT DETAILS :

OTIS agrees to furnish OTIS Maintenance on the following described equipment
(THE EQUIPMENT) :

1.2 LOCATION OF EQUIPMENT :

Paramount Estates

THE CUSTOMER agrees and accepts that OTIS will be relieved from all the legal provisions/ claims, immediately in case of un-authorised repair/access/modification to the elevator done by any other person than an OTIS representative.

The Contract shall be deemed to be concluded at Mumbai and only Courts in this place shall have jurisdiction in the event of any dispute whatsoever.

- 10.4 This proposal, when accepted by THE CUSTOMER and approved by OTIS' Authorised Official shall constitute the Contract between us, and all prior representations or agreements not incorporated herein are superseded.

SECTION 11 - CONTRACT PRICE

The Contract Price is based on the Rate of Rs. 88000.00

(Eighty Eight Thousand only)

Taxes/GST: Extra as applicable.

Basic Price - Rs 88000.00

GST @ 18% - Rs 15840.00

Rs 103840.00

Accepted by **THE CUSTOMER**

OTIS ELEVATOR COMPANY (INDIA) LIMITED

ON : _____

BY : V. Pritham (800825000)

Approved for **OTIS ELEVATOR COMPANY (I) LTD.**
at Mumbai (Maharashtra), India.



SIGNATURE : _____

AUTHORISED OFFICIAL

TITLE : _____

TITLE : _____

DATE : _____

ELEVATOR HANDOVER ACCEPTANCE

OTIS

Date: 25-07-2017

Unit No. 52NU8426/27

Building Name: Paramount Estates

Location Hydrabad

8426 - 89427

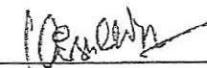
8427 - 89411

We have examined the elevator installation furnished and completed by you in the above building in terms of contract with you and hereby accept the same.

We confirm that the elevator installation and commissioning work was completed on time - YES / NO.

Signed 
Project Manager
PARAMOUNT ESTATES

Name of Person: Santhosh K. P.M.


Signature of Otis Representative

Name of Person: Uma Chaitanya

Name of Organisation: Modi Properties

Designation/Title: Project Manager

Employee No.: 12774

9246824540

Acknowledgment

The following keys, necessary for the proper operation of the above elevator, have been handed over to me along with complete instructions on the operations of the elevator.

	Quantity
1. Lobby Panel Keys	
2. Emergency Door Key	
3. Utility Cabinet Keys	
4. Owners Manual (For 200VF & 300VF only)	
5. Machine Room Keys	

DEAR CUSTOMERS - PLEASE NOTE THE FOLLOWING

- ◆ The Emergency Door Keys should be kept under lock and keys and handed over to authorized personnel only.
- ◆ The access to elevator machine room is to be given to authorized OTIS personnel only.
- ◆ The Brake Releaser provided in the machine room should be used by authorized personnel only.
- ◆ The Free Otis Service (FOS) / Warranty period will begin from 25-07-2017 and will continue for 12 months till 24-07-2018.
- ◆ Should any problem arise in the operation of this elevator, please call Otis Service on our toll free number 1800-22-7777 and register your problem giving complete details.

Purchase Order

(s) 1 Of 1

13-07-2018 14:18:03

Original / Office Copy / Purchase Div.Copy

From Company : **Paramount Estates**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AAJFP4202C1ZP

Supplier Details

Otis Elevator Company (India) Ltd.
6-3-1090, T.S. R. Towers, Block A, 4th floor, Rajbhavan Road,
Somajiguda, Hyderabad - 500 082.

040-49187534/55

9959094412

Doc No	39411	42623
Doc Date	09-11-2016	
Quote No	52N89940	
Quote Date	01-11-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Siri Khabhampati

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos 1 mps	2.00	1,100,000.	0.00	0.00	2,200,000.00
Total Order Value . . .					2,200,000.00
Rupees : Twenty Two Lakh(s) Only.					

Terms and Conditions :-

Specification / Brand	As per your quote dtd. 01/11/2016 for 6 pass, 10 stops lift. model GeN2 - Nova. Shade of lift car and door shall be painted with Munshell Grey.
Payment Terms	10% advance, 80% payment can be in weekly installments starting from 14th Nov. till 20th March, 5% after erection & balance 5% on commising.
Tax	Against 'C' Form
Delivery Date	On or before 31/01/2017 - A block.
Delivery Location	Paramount Residency - Phase II Sy.No. 233, Near Shilpa Layout, Nagaram, Hyderabad. Phone. Contact: Security 65137111, Admin. - 9246824538
Penalty For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	1 year on site Guarantee incl. of parts & labour.
Advance Paid	Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank
Other Terms	AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated. 09/11/2016 shall apply.
Completion Date	Installation testing and commissioning to be completed before 28/02/2017.
Measurment	Nil
Security	You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.
Remarks	

8426
Contract no: 8427

For **Paramount Estates**

Authorised Signatory

Accepted the above Terms And Conditions

For **Otis Elevator Company (India) Ltd.**

Name : _____

Name : _____

Date : __/__/__

Purchase Order

(s) 1 Of 1

13-07-2018 14:18:03

Original / Office Copy / Purchase Div.Copy

From Company : **Paramount Estates**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AAJFP4202C1ZP

Supplier Details

Otis Elevator Company (India) Ltd.
6-3-1090, T.S. R. Towers, Block A, 4th floor, Rajbhavan Road,
Somajiguda, Hyderabad - 500 082.
040-49187534/55
9959094412

Doc No	39427	42776
Doc Date	09-11-2016	
Quote No	52N89940	
Quote Date	01-11-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Siri Khabhampati

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos 1 mps	2.00	1,100,000.	0.00	0.00	2,200,000.00
Total Order Value . . .					2,200,000.00

Rupees : Twenty Two Lakh(s) Only.

Terms and Conditions :-

Specification / Brand As per your quote dtd. 01/11/2016 for 6 pass, 10 stops lift. model GeN2 - Nova. Shade of lift car and door shall be painted with Munshell Grey.

Payment Terms 10% advance, 80% payment can be in weekly installments starting from 14th Nov. till 20th March, 5% after erection & balance 5% on commisng.

Tax Against 'C' Form

Delivery Date On or before 31/03/2017 - C block.

Delivery Location Paramount Residency - Phase II
Sy.No. 233, Near Shilpa Layout, Nagaram, Hyderabad.
Phone. Contact Security 65137111, Admin. - 9246824538

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty 1 year on site Guarantee incl. of parts & labour.

Advance Paid Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank

Other Terms AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated. 09/11/2016 shall apply.

Completion Date Installation testing and commissioning to be completed before 31/12/2017.

Measurment Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.

Remarks

*Contract no. 8426.*For **Paramount Estates**

Authorised Signatory

Accepted the above Terms And Conditions

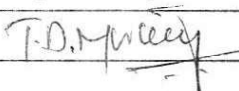
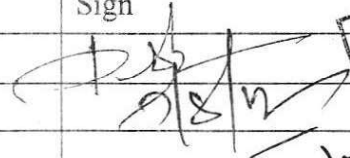
For **Otis Elevator Company (India) Ltd.**

Name : _____

Name : _____

Date : __/__/__

Request for payment

Division	Purchase Division		
Pay to	Otis Elevator Company (India) Ltd		
Towards	AEC - 1st of A/c held left. Ent. no. 8426 y/8427		
Amount	Rs. 1,03,840/-	Payment / cheque date	13/8/18
Payment from company	Pavan Kumar Avenue Owner's Association.		
Project	PMR-4		
Type of payment	☐ Advance ☐ Part Payment ☐ Balance Payment ☒ Full Payment ☐ PDC ☐ Transfer ☐ Other:		
Payment mode	☒ Cheque ☐ Payorder ☐ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Happay card ☐ Transfer to Happay card ☐ Transfer to petro card ☐ Other:		
Payment to be divided (attach statement)	☐ Yes ☒ No		
PO/WO no.	39427 y/ 3944	Requisition no.	42623 y/ 42776
Remarks/ Desc.	This Service shall from 1/8/2018 to 31/7/2019.		
Requested by:	Approved by:	Sign	  APPROVED BY 07 AUG 2018 SOHAM MODI MANAGING DIRECTOR

Note: 1. Use this note for all requests for payment. 2. Do not use for weekly site payments. 3. Use for all transfers to Happay or petro card.

AGREEMENT FOR **OTIS MAINTENANCE**

CONTRACT: GOLD

Dated

Between Otis Elevator Company
(India) Limited (OTIS)

and (THE CUSTOMER)

Paramount Avenue Owners Association.

OTIS ELEVATOR COMPANY INDIA LIMITED
6-3-1090, T.S.R. Towers,
4th Floor, "A" Block, Rajbhavan Road
Somajiguda, Hyderabad-500 082.
Tele: 040-49187555

*Paramount E-states - II
5-4-187/3 & 4, IInd Floor,
MG Road, Secunderabad
H-Id - 500003*

CONTRACT NO: *MV8426*

OTIS will maintain THE EQUIPMENT, hereinafter described, in reliable and efficient operating condition, subject to and in accordance with the Terms and Conditions hereof :

MACHINE NUMBERS: *U008426, U008427*

TERMS OF AGREEMENT :

This service shall commence from...*Aug 2018 - Jul 2019*...and shall continue thereafter until terminated. Either party may terminate this Agreement either at the end of first year or at the end of any subsequent year by giving a ninety (90) days' notice in writing.

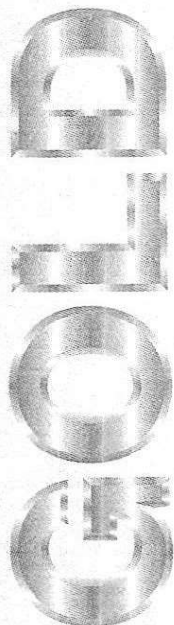
SECTION 1 - EQUIPMENT

1.1 EQUIPMENT DETAILS :

OTIS agrees to furnish OTIS Maintenance on the following described equipment
(THE EQUIPMENT) :

1.2 LOCATION OF EQUIPMENT :

Paramount Estates



THE CUSTOMER agrees and accepts that OTIS will be relieved from all the legal provisions/ claims, immediately in case of un-authorised repair/access/modification to the elevator done by any other person than an OTIS representative.

The Contract shall be deemed to be concluded at Mumbai and only Courts in this place shall have jurisdiction in the event of any dispute whatsoever.

- 10.4 This proposal, when accepted by THE CUSTOMER and approved by OTIS' Authorised Official shall constitute the Contract between us, and all prior representations or agreements not incorporated herein are superseded.

SECTION 11 - CONTRACT PRICE

The Contract Price is based on the Rate of Rs. 88000.00

(Eighty Eight Thousands only)

Taxes/GST: Extra as applicable.

Basic Price - Rs 88000.00

GST @18% - Rs 15840.00

Rs 103840.00

Accepted by **THE CUSTOMER**

OTIS ELEVATOR COMPANY (INDIA) LIMITED

ON : _____

BY : V. Pritham (800825170)

Approved for **OTIS ELEVATOR COMPANY (I) LTD.**
at Mumbai (Maharashtra) India.



SIGNATURE : _____

AUTHORISED OFFICIAL

TITLE : _____

TITLE : _____

DATE : _____

05/2014

For any assistance call **OTIS TOLL FREE NUMBER: 1-800-22-7777**

ELEVATOR HANDOVER ACCEPTANCE

OTIS

Date: 25-07-2017

Unit No. 52NU8426/27

Building Name: Paramount Estates

Location: Hyderabad

8426 - 29027
8427 - 39411

We have examined the elevator installation furnished and completed by you in the above building in terms of contract with you and hereby accept the same.

We confirm that the elevator installation and commissioning work was completed on time - YES / NO.

Signed [Signature]
Project Manager
PARAMOUNT ESTATES

[Signature]
Signature of Otis Representative

Name of Person: [Signature]

Name of Person: [Signature]

ON Behalf of Paramount Avenue

Name of Organisation: Modi Properties

Employee No.: 12774

9246824540

Designation/Title: Project Manager

Acknowledgment

The following keys, necessary for the proper operation of the above elevator, have been handed over to me along with complete instructions on the operations of the elevator.

	Quantity
1. Lobby Panel Keys	
2. Emergency Door Key	
3. Utility Cabinet Keys	
4. Owners Manual (For 200VF & 300VF only)	
5. Machine Room Keys	

DEAR CUSTOMERS - PLEASE NOTE THE FOLLOWING

- ◆ The Emergency Door Keys should be kept under lock and keys and handed over to authorized personnel only.
- ◆ The access to elevator machine room is to be given to authorized OTIS personnel only.
- ◆ The Brake Releaser provided in the machine room should be used by authorized personnel only.
- ◆ The Free Otis Service (FOS) / Warranty period will begin from 25-07-2017 and will continue for 12 months till 24-07-2018.
- ◆ Should any problem arise in the operation of this elevator, please call Otis Service on our toll free number 1800-22-7777 and register your problem giving complete details.

Purchase Order

Page(s) 1 Of 1

13-07-2018 14:18:03

Original / Office Copy / Purchase Div.Copy

From Company : **Paramount Estates**
5-4-187/3 & 4, IIInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AAJFP4202C1ZP

Supplier Details

Otis Elevator Company (India) Ltd.
6-3-1090, T.S. R. Towers, Block A, 4th floor, Rajbhavan Road,
Somajiguda, Hyderabad - 500 082.

040-49187534/55
9959094412

Doc No	39411	42623
Doc Date	09-11-2016	
Quote No	52N89940	
Quote Date	01-11-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Siri Khabhampati

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos 1 mps	2.00	1,100,000.	0.00	0.00	2,200,000.00
Total Order Value . . .					2,200,000.00
Rupees : Twenty Two Lakh(s) Only.					

Terms and Conditions :-

Specification / Brand As per your quote dtd. 01/11/2016 for 6 pass, 10 stops lift. model GeN2 - Nova. Shade of lift car and door shall be painted with Munshell Grey.

Payment Terms 10% advance, 80% payment can be in weekly installments starting from 14th Nov. till 20th March, 5% after erection & balance 5% on commisng.

Tax Against 'C' Form

Delivery Date On or before 31/01/2017 - A block.

Delivery Location Paramount Residency - Phase II
Sy.No. 233, Near Shilpa Layout, Nagaram, Hyderabad.
Phone. Contact: Security 65137111, Admin. - 9246824538

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty 1 year on site Guarantee incl. of parts & labour.

Advance Paid Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank

Other Terms AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated. 09/11/2016 shall apply.

Completion Date Installation testing and commissioning to be completed before 28/02/2017.

Measurment Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.

Remarks

8426
Contract no: 8427

For **Paramount Estates**

Authorised Signatory

Accepted the above Terms And Conditions

For **Otis Elevator Company (India) Ltd.**

Name : _____

Name : _____

Date : __/__/__

Purchase Order

Page(s) 1 Of 1

13-07-2018 14:18:03

Original / Office Copy / Purchase Div. Copy

From Company : **Paramount Estates**
5-4-187/3 & 4, IIInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AAJFP4202C1ZP

Supplier Details

Otis Elevator Company (India) Ltd.
6-3-1090, T.S. R. Towers, Block A, 4th floor, Rajbhavan Road,
Somajiguda, Hyderabad - 500 082.
040-49187534/55
9959094412

Doc No	39427	42776
Doc Date	09-11-2016	
Quote No	52N89940	
Quote Date	01-11-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Siri Khabhampati

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos 1 mps	2.00	1,100,000.	0.00	0.00	2,200,000.00
Total Order Value . . .					2,200,000.00

Rupees : Twenty Two Lakh(s) Only.

Terms and Conditions :-

Specification / Brand As per your quote dtd. 01/11/2016 for 6 pass, 10 stops lift. model GeN2 - Nova. Shade of lift car and door shall be painted with Munshell Grey.

Payment Terms 10% advance, 80% payment can be in weekly installments starting from 14th Nov. till 20th March, 5% after erection & balance 5% on commising.

Tax Against 'C' Form

Delivery Date On or before 31/03/2017 - C block.

Delivery Location Paramount Residency - Phase II
Sy.No. 233, Near Shilpa Layout, Nagaram, Hyderabad.
Phone. Contact: Security 65137111, Admin. - 9246824538

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty 1 year on site Guarantee incl. of parts & labour.

Advance Paid Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank

Other Terms AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated. 09/11/2016 shall apply.

Completion Date Installation testing and commissioning to be completed before 31/12/2017.

Measurment Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.

Remarks

Contract no: 8428.
D7 8429

For **Paramount Estates**

Authorised Signatory

Accepted the above Terms And Conditions

For **Otis Elevator Company (India) Ltd.**

Name : _____

Name : _____

Date : __/__/__

Purchase Order

Page(s) 1 Of 1

13-07-2018 14:18:03

Original / Office Copy / Purchase Div.Copy

From Company : **Paramount Estates**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AAJFP4202C1ZP

Supplier Details

Otis Elevator Company (India) Ltd.
6-3-1090, T.S. R. Towers, Block A, 4th floor, Rajbhavan Road,
Somajiguda, Hyderabad - 500 082.
040-49187534/55
9959094412

Doc No	39427	42776
Doc Date	09-11-2016	
Quote No	52N89940	
Quote Date	01-11-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Siri Khabhampati

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos 1 mps	2.00	1,100,000.	0.00	0.00	2,200,000.00
Total Order Value . . .					2,200,000.00
Rupees : Twenty Two Lakh(s) Only.					

Terms and Conditions :-

Specification / Brand As per your quote dtd. 01/11/2016 for 6 pass, 10 stops lift. model GeN2 - Nova. Shade of lift car and door shall be painted with Munshell Grey.

Payment Terms 10% advance, 80% payment can be in weekly installments starting from 14th Nov. till 20th March, 5% after erection & balance 5% on commising.

Tax Against 'C' Form

Delivery Date On or before 31/03/2017 - C block

Delivery Location Paramount Residency - Phase II
Sy.No. 233, Near Shilpa Layout, Nagaram, Hyderabad.
Phone. Contact: Security 65137111, Admin. - 9246824538

Penalty For Delay Nil

Transportation Cost Included in the above price.

Warranty 1 year on site Guarantee incl. of parts & labour.

Advance Paid Rs. 2,20,000/- through Cheque vide cheq.no. , dtd. drawn on HDFC bank

Other Terms AMC charges shall be @4% on order value=Rs. 44,000/-+Ser.tax per lift. Other terms and conditions mentioned in letter of confirmation dated. 09/11/2016 shall apply.

Completion Date Installation testing and commissioning to be completed before 31/12/2017.

Measurment Nil

Security You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.

Remarks

8428
8429
Contract no: ~~8426~~.

For **Paramount Estates**

Authorised Signatory

Accepted the above Terms And Conditions

For **Otis Elevator Company (India) Ltd.**

Name : _____

Name : _____

Date : __/__/__

Paramount Avenue Owners Association

5-4-187/3&4, MG Road,

Ranigunj

Secunderabad

E-Mail : info@modiproperties.com

Bank Payment Voucher

No. : 75

Dated : 13-Aug-2018

Particulars	Amount
Account : Otis Elevator Company (India) Ltd	1,01,763.00
Through : HDFC SD Road - 50200017601428	
On Account of : <i>Chyrm road to Otis tower</i> Being AMC for Lift this service shall from 01.18.18 to 31.07.19 PO.No.39411 dt. 9.11.16 TDS @ 2% on 103840	
Amount (in words) : Indian Rupees One Lakh One Thousand Seven Hundred Sixty Three Only	
	₹ 1,01,763.00

Prepared by: vedavathi

Approved by *MMW*

Receiver's Signature *Perin 22/8/18*

OTIS

Handover Certificate

We are pleased to inform that we have successfully completed the installation of Two elevators at Paramount Estates, bearing Contract No. 52N48426/27. Our team of experts have carried out all required functional and safety tests on the equipment and found it to be satisfactory in line with the highest standards set by Otis.

With immediate effect, our service department would be maintaining the elevator/s providing Free Otis service for a period of 12 months. Before completion of the Free Service period we urge you to enter into annual maintenance contract with us to ensure that the elevators are uninterruptedly serviced, well maintained for trouble free operations and passenger safety.

In order to prolong the life of the equipment, minimize breakdowns and further improve the services being rendered to you, we seek your kind cooperation in attending to the items of work circled in the list "Recommendations To The Owner" printed on the reverse of this Certificate.

For any technical assistance or help, please call the Otis service center closest to you or you may contact Otisline at 18001030055,
1800227777.

For Otis Elevator Company (India) Ltd.

Construction Executive

Date: 25-07-2017

NB: This certificate is issued in line with the agreed contractual obligation.

RECOMMENDATIONS TO THE OWNER

1. There is no proper lighting arrangement in the machine room / pit / passage leading to the machine room. Kindly arrange to provide tube lights / bulbs, wherever necessary.
2. The machine room does not have proper locking arrangement. Kindly fix a permanent lock and leave the key with a responsible person at site.
3. Use of machine room as a storeroom / residence is contrary to the lift rules which requires the machine room to be free from all obstacles.
4. There is inadequate ventilation in the machine room. Kindly provide air conditioner/exhaust fan with guard in the machine room.
5. The machine room windowpanes are damaged and rainwater can enter into the machine room. Kindly replace the broken panes.
6. There are excess cutouts on the machine room floor. In order to prevent any accident, please arrange to have the same covered.
7. Machine room trap door to be provided & safe.
8. Hoisting beams/hooks to be provided with capacity identified.
9. Railing & ladder to be provided for raised platform in machine room.
10. Separate main switch to be provided for each elevator and car and hoist way lighting in machine room & meter room.
11. The main / light switch in the machine room / meter room are temporary wired & Power supply is temporary. Kindly arrange to get this repaired.
12. Main switch to be grounded correctly
13. 3 Phase ELCB of correct rating to be provided
14. Neutral & earth connection should be as per electrical standards.
15. To avoid water seepage into the machine room / lift pit. Please arrange to have the same waterproofed.
16. The hoist way walls / machine room walls are in shabby condition. They should be whitewashed.
17. Flooring and wall finishes to be completed on all floors. Architraves gap should not be more than 6mm.
18. Fascia to be provided on landings and in pit and is clear from car sill or door vane
19. Hoist way screening /protection to be done.
20. There is no proper means to go down into the pit. Kindly install a ladder to provide easy access to the pit.
21. Do not use the elevator for transporting goods & services.

ELEVATOR HANDOVER ACCEPTANCE



Date: 25-07-2017

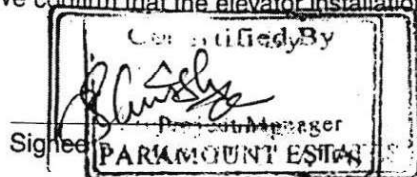
Unit No. 52N/48426/27

Building Name: Paramount Estate

Location Hyderabad

We have examined the elevator installation furnished and completed by you in the above building in terms of contract with you and hereby accept the same.

We confirm that the elevator installation and commissioning work was completed on time - YES / NO.



Signature

[Signature]
Signature of Otis Representative

Name of Person: Shivish Kumar. K
On behalf of Paramount Estate

Name of Person: Viswa. Chaitanya

Name of Organisation: Modi Properties Pvt Ltd Employee No.: 12724

Designation/Title: Project Manager

Acknowledgment

The following keys, necessary for the proper operation of the above elevator, have been handed over to me along with complete instructions on the operations of the elevator.

	Quantity
1. Lobby Panel Keys	
2. Emergency Door Key	
3. Utility Cabinet Keys	
4. Owners Manual (For 200VF & 300VF only)	
5. Machine Room Keys	

DEAR CUSTOMERS - PLEASE NOTE THE FOLLOWING

- ◆ The Emergency Door Keys should be kept under lock and keys and handed over to authorized personnel only.
- ◆ The access to elevator machine room is to be given to authorized OTIS personnel only.
- ◆ The Brake Releaser provided in the machine room should be used by authorized personnel only.
- ◆ The Free Otis Service (FOS) / Warranty period will begin from 25-07-2017 and will continue for 12 months till 24-07-2018.
- ◆ Should any problem arise in the operation of this elevator, please call Otis Service on our toll free number 1800-22-7777 and register your problem giving complete details.

OTIS

Otis Elevator Company (India) Limited
Distribution Center
No 92, Kaidab Ind. Estate,
Phase II Jigani Industrial Area, Anekal Taluk
Bangalore - 560105
Tel.: 080-27825401/2/3 Fax 080-27825404 www.otis.com
PAN No.: AAACO0481E/CIN U29150MH1953PLC009158
TIN 29520095271/CST 29520095271

E-Sugam No S2498594523

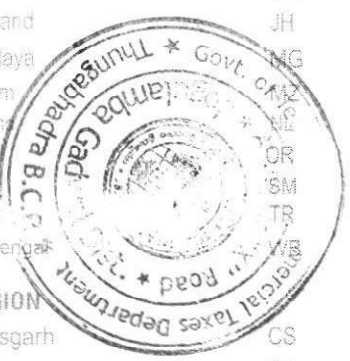
INVOICE		
CONSIGNEE : Paramount Estates 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad, Telangana - 500003. TIN NO : 36604868066		SHIPPING / SITE ADDRESS : Paramount Estates @ Nagaram Mallapur, Nacharam, Hyderabad, Telangana - 500001. INVOICE NO : 17001958 DATE : 19-Apr-2017 PROJECT NO : 52NU8426T429 CONTRACT NO : 52NU8429 NEG NO : 52N89940 PO NO. : - STATE : KR - KARNATAKA
MODE OF TRANSPORT : Road	NO. OF PACKAGES : 62	
VEHICLE REGISTRATION NO.: AP28 TA4127	REELS : -	
TRANSPORT : Shreeji Transport Services Pvt. Ltd	CASES : 40	
LTN NO.: 0238860	LOOSE : 22	
DT: 19-Apr-17		
DESCRIPTION		Amount (Rs.)
SUPPLY OF PARTS AND COMPONENTS OF ELEVATORS AS PER PACKING LIST ATTACHED		7,98,039
CST @2% AGAINST "C" FORM		15,961
Total Value in Rupees Eight Lakh Fourteen Thousand only.		8,14,000
1. CASH NOT ACCEPTED		
2. Payable on presentation, interest @ 18% p.a. would be levied on delayed payments.		
3. TDS Certificates in Form No 16A (if any) should be issued as per the time line prescribed under the Income Tax Act 1961.		
4. We accept RTGS/NEFT Payments - Our Bank Account Details :		
Please include Invoice number as reference for further communication)		
Name of Account	Otis Elevator Company (India) Limited	
Branch	Citi Bank N.A. DN Road, Fort	
Account No.	001041037	
MICR Code	400037002	
IFSC Code	CITI0100000	
FOR OTIS ELEVATOR CO. (INDIA) LIMITED		
FOR EXECUTION OF WORKS CONTRACT		
REGISTERED OFFICE : 9th Floor , Magnus Towers, Mind Spice, Link Road, Malad (West), Mumbai - 400 064		

OUTWARD
OTIS ELEVATOR CO. (I) LTD. Distribution Center
Managed by :- Ceva Freight (I) Pvt. Ltd.
Outward No. 1885
Date: 19/4/17
Security Sign: [Signature]

INWARD	
Inward No: 16106	Dr: 21.4.17
MRN No: 45918	Dr: 24/4/17
Received By: [Signature]	Sign: [Signature]
Paramount Estates	

ALL INDIA STATE-WISE VAT / SALES, CST /ENTRY TAX, LBT (MAH) REGISTRATION NOS.

Sr. No.	State	Abbr	VAT Registration No.	CST Registration No.
NORTHERN REGION				
1	Chandigarh	CH	04420018672	04420018672
2	Delhi	DL	07562000401	07562000401
3	Himachal Pradesh	HP	02010100480	02010100480
4	Haryana	HR	06402500492	06402500492
5	Jammu & Kashmir	JK	01101180230	01101180230
6	Punjab	PN	03401003589	03401003589
7	Rajasthan	RJ	08721601675	08721601675
8	Uttar Pradesh	UP	09650000230	09650000230C
9	Uttaranchal	UC	05000936172	05000936172
SOUTHERN REGION				
1	Andhra Pradesh	AP	37080198007	37080198007
2	Karnataka	KR	29520095271	29520095271
3	Kerala	KL	32010180142	32010180142C
4	Tamilnadu	TN	33730700224	43486
5	Telangana	TE	36080198007	36080198007
EASTERN REGION				
1.	Arunachal Pradesh	AR	12171100157	12171100258 (Central)
2.	Assam	AS	TIN/GST/18960013876	
3.	Bihar	BH	10010126073	10010126170
4.	Jharkhand	JH	20200400418	20200400418
5.	Meghalaya	MG	17130095047	KH (CST)/8197 (Central)
6.	Mizoram	MZ	15120837017	15500805151 (Central)
7.	Nagaland	NL	13502551055	13502121124
8.	Orissa	OR	21911102097	21911102097
9.	Sikkim	SM	11527391515	11527391515 (Central)
10.	Tripura	TR	16041164024	16041164225 (Central)
11.	West Bengal	WB	19200575032	19200575276
WESTERN REGION				
1.	Chhattisgarh	CS	22041505885	22041505885
2.	Goa	GA	30491101937	30491101937
3.	Gujarat	GJ	24073000637	24573000637
4.	Madhya Pradesh	MP	23401201818	23401201818
5.	Maharashtra	MH	27120265468V	27120265468C
6.	Daman	DN	26000009693V	DA/CST/9094 (Central)



MAHARASHTRA VAT

"We hereby certify that my/our registration certificate under the Maharashtra Value Added Tax Act, 2002 is in force on the date on which the sale of the goods specified in this tax invoice is made by me/us and that transaction of sale covered by this tax invoice has been effected by me/us and it shall be accounted for in the turnover sales while filing of the return and the duty tax if any payable on the sale has been paid or shall be paid."

OTIS MAINTENANCE ASSURES PEAK PERFORMANCE OF OTIS ELEVATORS.

REGIONAL OFFICES: 9TH FLOOR, MAGNUS TOWERS, MINDSPACE, LINK ROAD, MALAD (WEST), MUMBAI 400 064 Tel: (91-22) 2844 9700, (91-22) 2844 9701

BENGAL INTELLIGENT PARK BUILDING - DELTA, 4TH FLOOR BLOCK EP&GP, SECTOR V SALT LAKE ELECTRONICS COMPLEX

KOLKATA - 700091 Tel: (91-33) 49524343 / 300 / 301

UNIT NOS. 171, 172, 173, 271 & 272 AGGARWAL CYBER PLAZA - II, PLOT NO. 37, NETAJI SUBHASH PLACE

PITAMPURA, DELHI - 110034. Tel: (91-11) 4606 9000 / 4604 3100

NO. 27, LANGFORD ROAD, SHANTHI NAGAR, BANGALORE - 560 027, Tel: (91-40) 021111507 / 0314500

OTIS

Otis Elevator Company (India) Limited
Distribution Center
No.92, Kaidab Ind. Estate,
Phase II Jigani Industrial Area, Anekal Taluk
Bangalore - 560105
Tel.: 080-27825401/2/3 Fax 080-27825404 www.otis.com
PAN No.: AAAC00481E/CIN U29150MH1953PLC009158
TIN 29520095271/CST 29520095271

E-Sugam No S2498594523

INVOICE

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R.NO.: 0238860	LOOSE : 22
DT: 19-Apr-17	

DESCRIPTION	Amount (Rs.)
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CST @2% AGAINST "C" FORM	15,961
Total Value in Rupees Eight Lakh Fourteen Thousand only.	8,14,000

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 - Payable on presentation, interest @ 18% p.a. would be levied on delayed payments.
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Branch Citi Bank N.A. DN Road, Fort
Account No. 001041037
MICR Code 400037002
IFSC Code CITI0100000

FOR OTIS ELEVATOR CO. (INDIA) LIMITED



FOR EXECUTION OF WORKS CONTRACT

REGISTERED OFFICE : 9th Floor , Magnus Towers, Mind Spice, Link Road, Malad (West), Mumbai - 400 064

OUTWARD	
OTIS ELEVATOR CO., (I) LTD. Distribution Center Managed by :- Ceva Freight (I) Pvt. Ltd.	
Outward No. 1885	
Date: 19/4/17	Time: 19:00
Security Sign: [Signature]	

INWARD	
Inward No: 16106	Dt: 21.4.17
MRN No: 45918	Dt: 24/4/17
Received By: [Signature]	Sign: [Signature]
Paramount Estates	

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5	Jammu & Kashmir	JK	01101180230	01101180230
6	Punjab	PN	03401003589	03401003589
7	Rajasthan	RJ	08721601675	08721601675
8	Uttar Pradesh	UP	09650000230	09650000230C
9	Uttaranchal	UC	05000936172	05000936172

SOUTHERN REGION

1	Andhra Pradesh	AP	37080198007	37080198007
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3	Kerala	KL	32010180142	32010180142C
4	Tamilnadu	TN	33730700224	43486
5	Telangana	TE	36080198007	36080198007

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2.	Assam	AS	TIN/GST/16960013876	
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6.	Mizoram	MZ	15120837017	15500605151 (Central)
7.	Nagaland	NL	13502551055	13502121124
8.	Orissa	OR	21911102097	21911102097
9.	Sikkim	SM	11527391515	11527391515 (Central)
10.	Tripura	TR	16041164024	16041164226 (Central)
11.	West Bengal	WB	19200575082	19200575276

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2.	Goa	GA	30491101937	30491101937
3.	Gujarat	GJ	24073000637	24573000637
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6.	Daman	DN	25000009693V	DA/CST/9094 (Central)

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REGIONAL OFFICES: 9TH FLOOR, MAGNUS TOWERS, MINDSPACE LINK ROAD, MALAD (WEST), MUMBAI-400 084. Tel: (91-22) 2844 9700/2847 5151
BENGAL INTELLIGENT PARK BUILDING - DELTA, 4TH FLOOR BLOCK EP&GP, SECTOR V SALT LAKE ELECTRONICS COMPLEX,

KOLKATA - 700094 Tel: (91-33) 46524343 / 3300 1301

UNIT NOS: 171, 172, 173, 271 & 272 AGGARWAL CYBER PLAZA - II, PLOT NO C-7, NETAJI SUBHASH PLACE,

PITAMPURA - DELHI - 110034, Tel: (91-11) 4606 9000 / 4606 9100

NO. 27, LANGFORD ROAD, SHANTHI NAGAR, BANGALORE - 560 027, Tel: (91-80) 22111199 / 40314500

Contract Number		Region	ISC	Location		Hyderabad	Loading Data		LR No. 023860	
Customer P O No		52N18429		No Of Stops		0	Vehicle Registration Number		AP28 TA4127	
Equipment Type		VXN		Equipment Description		Gen2 No a VXN	Transport ID		891356 SHREEH TRANSPORT SERVICES PVT L R Date 19-04-17	
Site Address		Paramount Estates of Nagaram		Consignee Name		Paramount Estates of Nagaram	Actual Ship Date		19-04-17	
904716		Mallapur, Nacharam		Consignee Address		Paramount Estates of Nagaram	Order		17001331 SI 00708	
500001		TE		904716		5-4187/3&mp, 4, 2nd Floor, Saham Miniso	n, N/G Road			
500003		TE								

No Items To Follow

