

put

APPROVED BY
26 APR 2019
SOHAM MODI
MANAGING DIRECTOR

MEMO

DATE & FROM:	TO & REMARKS.
06/05/19 Babbar	Parashuram is telling that the Lift they want is for 5 stops. Instead of 4. But requirement is for 4 stops; then the whole thing has to be change the Quote / Pricing. Kindly suggest <i>Change spec 1.</i> APPROVED BY 06 MAY 2019 SOHAM MODI MANAGING DIRECTOR



Silver Oak Villas
Sy No: 295, Cherlapally
HYDERABAD Telangana
500003

Neg No: 52NBB239
Date: 08-May-2019
MODEL CODE: GeN2-Nova_MRL

WE PROPOSE to furnish and erect the installation outlined in the foregoing proposal

Lift Solution	Unit	Price
N6P-5S-PC-MRL MODEL CODE: N6P-4S-PC-MRL	Unit 1	₹8,10,000.00

₹8,10,000.00

Total Cost including delivery and installation

The price/s quoted herein is/are exclusive of all taxes, as currently applicable, whether levied by the Central Government or the State Government. In the event of any amendment or variation in the rate or methodology for charging the applicable taxes, and/or, should be any new levies **(including but not limited to GST)** imposed in respect of this contract, the entire burden of any additional levy shall be borne and payable by you on demand at any time, in addition to the price/s stated herein.

GST 18% ₹9,55,800.00

The price inclusive of GST 18%

₹ 9,55,800.00

In compliance with Section 171 of CGST Act 2017, the contract price has been determined after due consideration of the applicable taxes as on the relevant date (including but not limited to GST) on input side as well as on output side along with the available benefit of input tax credit as per the law

GST Registration Number -----/ Unregistered Dealer

PAN Number -----/PAN NOT APPLICABLE

OTIS ELEVATOR COMPANY (INDIA) LTD.,

**ACCEPTED
IN DUPLICATE ON _____**

SIGNATURE: _____

TITLE : _____

**BY _____
APPROVED FOR OTIS ELEVATOR CO. (I) LTD.
AT MUMBAI (MAHARASHTRA), INDIA**

AUTHORISED OFFICIAL

DATE: _____



Otis Elevator Company (India) Limited

(Registered & Head Office)
9th Floor, Magnus Towers, Mindspace, Link Road, Malad(West),
Mumbai – 400 064
CIN No.: U29150MH1953PLC009158| PAN No: AAACO0481E

26 Delivery and Erection:

- a) We will complete the installation of the elevator within 12 weeks from the date of receipt of order, advance payment, layout approval and settlement of all technical details whichever is later.
 - b) The completion period as stated above is subject to your handing over to us for uninterrupted use a clear dry elevator hoistway structure complete in all respects as per approved layout drawing alongwith preparatory work and power supply 2 weeks before the completion date indicated in (a) above.
 - c) If during the inspection of site, we observe that there is a delay in completion of the hoistway structure or availability of power supply, we may at our option delay the final assembly of materials and shipment to site so as to synchronize with the hoistway and machine room completion date. In such an event, a fresh completion date will be established depending upon minimum installation time indicated in (b) above.
- 27 If for reasons not attributable to Otis, workmen have to be moved out of your site, in such cases you will have to pay the additional cost involved in re-deployment of the workforce as & when demanded by Otis.
- 28 You shall exclusively be responsible for procuring permits/licenses from Statutory/ Regulatory Authorities, including but not limited to Lift Inspectorate/ PWD Office and pay all necessary fees for such licenses/ permits and inspection fees. Otis may however at your request provide necessary support towards technical documentation and respond to and clarify technical queries as may be raised by the statutory authorities.

(Delete whichever is not applicable)

29. Otis India has entered into this Contract with you in good faith and in full reliance upon the representation made by you that you are not named in any of the watchlists issued by the various countries around the world.

In case this representation is found to be incorrect/breached, Otis India shall have the right to immediately cancel the Contract with no further liabilities or obligations on the Contract and be paid for the work performed till such date.

Customer Shall be exclusively liable to pay the Cess under the building & Other construction Workers Welfare Cess Act, 1996 without any deduction from the agreed contract value payable to OTIS.

TERMS OF PAYMENT

Advance: CV as Advance with order	10%
--------------------------------------	-----

Material: CV six weeks prior to supply of materials (before scheduling/Manufact uring)	50%
--	-----

MAS: CV on Material Reaching at Site & Before Erection	30%
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Final: CV before Handing Over the elevator	10%
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CUSTOMERS SCOPE:

1. Two earth pits are to be provided exclusive for each elevators
2. Minor builder works in Customer Scope as per OTIS requirements
3. Storage room for material storage @ Site as per OTIS requirements
4. Power supply (3-phase & 1-phase) to be provided in the hoistway as per OTIS drawing
5. Bulkhead lighting to be provided in the hoistway as per OTIS drawings.
6. Scaffolding to be provided in the hoistway as per OTIS drawings.
7. Hooks/ISM Beams to be placed in Overhead Slab as per OTIS Drawings.



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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 unauthorised persons.

12. We shall not be required to install or alter any equipment requested by Government Authorities at their discretion and not specifically incorporated in the local codes. However, such changes as well as changes in local codes after the date of this proposal if feasible, will be undertaken by us at extra cost.
13. If there are any changes, modifications, additions, deletions or extras to the scope of work outlined in this proposal, which are agreed to by us in writing, then, in such event, the contract price and the delivery period will be adjusted accordingly on mutually agreed terms and conditions.
14. This contract being an indivisible Works Contract, any packing cases, or left over materials or tools tackles, instruments, etc. brought to site are and shall remain our property. We reserve the right to sub-contract the work as and when we deem fit.
15. 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.
16. The equipment offered by us has been described in our attached specifications and complete equipment will be supplied and installed as per standard Otis design, manufacture and practice. In case of any variation between your specifications, terms and conditions and our quotation/specifications/correspondence, the latter shall prevail.
17. If materials supplied by us, 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 you, (ii) force majeure conditions, (iii) non – payment of dues, the related cost shall be payable by you on demand.
18. Presently we have our manufacturing unit in Karnataka. Based on the technical specifications of the said contract and depending on availability and feasibility of transport or material, Otis at its sole discretion will source the material either from its factory and/or any other source anywhere in India and/or from overseas and hence we will not be in a position to furnish the duty payment details in respect of the bought out and imported materials.
19. If you cancel the contract and/or commit a breach of contract and or contract remains dormant for **24 weeks** from signing the contract, we shall be entitled to claim damages and/or compensation, including the costs of the materials and loss of profits/administrative expenses actual or at the rate of 10% of the value of the contract, whichever is higher.
20. All disputes, differences and claims whatsoever which shall at any time arise between the parties hereto or their respective representatives concerning this contract and all other documents in pursuance hereof as to the rights, duties, obligations or liabilities of the parties hereto respectively by virtue of this contract shall be:
 - a) referred to senior managers of both the parties. If the parties fail to arrive at an amicable settlement and resolution of the issues 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 Bengaluru. * only, and shall be subject to jurisdiction of the Courts in Bengaluru.
21. The amount /advance paid as per the terms of contract, will be subject to lien and apportionment over the expenses of the contract by OTIS, subject to condition that same has to be informed to the PARTY in writing. The PARTY agrees that the decision of OTIS will be final in this regard and the party agrees that the same will not be challenged on any legal grounds.
22. This proposal when accepted by you and approved by our authorized official shall constitute the entire contract between us and all prior proposals, quotations, agreements, understandings, representations and arrangements not incorporated herein are superseded.
23. Any change in the terms and conditions of the contract after signing, shall be valid and binding only if the same are in writing and signed by authorized person from Head office of Otis situated in Mumbai.
24. It is agreed that the aggregate liability of Otis, whether under law or contract (including for third party claims) shall be limited to 25% of the Contract Value
25. The contract would be deemed to be concluded at Hyderabad*, after allocation of contract number by Otis.



Otis Elevator Company (India) Limited

(Registered & Head Office)
9th Floor, Magnus Towers, Mindspace, Link Road, Malad(West),
Mumbai – 400 064
CIN No.: U29150MH1953PLC009158| PAN No: AAACO0481E

CONDITIONS OF CONTRACT

1. This Quotations shall remain valid and effective for 30 days from the date of proposal and thereafter shall be subject to change without notice.
2. The agreed contract price shall be valid for **52 weeks** from the date of your acceptance of this proposal. Should the said period be extended beyond this stipulated time due to (i) non- payment of the agreed amount as per clause 5 below; and / or (ii) due to non-submission of data or approved drawings required for the manufacture of the elevator as per clause 4 below ; and / or (iii) delay in completion of the hoistway and machine room, we will submit for your acceptance the revised price prevailing on the date of such quotation and on its acceptance by you, we will programme the supply and installation of the equipment. In the absence of your acceptance of the revised price and payment of any additional advance that may become due, we may at our option, cancel the order with a cancellation charge of 10% of contract value.
3. The adjustment in price resulting from tax variation or imposition of fresh taxes **(including but not limited to GST)** included in this proposal may be claimed by us as soon as the amount thereof is ascertainable and shall be payable on demand.
4. You agree to furnish us, within two weeks from the date of this agreement, all required data for the performance of the contract. You agree that the hoistway structure along with preparatory work shall be ready and the proper electric power available in suitable place by the required date, after which we are to have their uninterrupted use for installation and adjustment of the elevator(s). If you cannot provide electric power by the required date and the installation of the equipment has been completed, you shall take over the elevator(s) and make payments as they fall due for payment in accordance with clause 5 below. Any delay due to this shall result in automatically extending the contract completion period accordingly.
5. Payment shall be made pro rata basis per elevator as follows: 35% of contract value with your acceptance of this proposal, 55% of contract value before scheduling of materials and the remaining 10% of contract value on commissioning or within 30 days of Otis's readiness to commission the equipment with the further provision that if we are delayed by any cause beyond our control, the final 10% will be paid to us within 90 days from the date the materials are ready for dispatch. Partial supplies when made shall be payable on pro rata basis as above. Any payment made after 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. We reserve the right to dispose of the equipment or to discontinue our work or to withhold the release of completed elevator(s) at any time until overdue payments, with late payment charges, shall have been made as per the terms and conditions and we have assurance satisfactory to us that subsequent payments will be made as they fall due. We shall resume the work subject to our other manufacturing and / or erection commitments or schedules at that time. Provided that, this will in no way relieve you of your liabilities and obligations under this Contract. Any delay due to this will automatically extend the contract completion period correspondingly. Handing over shall be subject to receipt of final payment & on unit wise basis.
6. It is agreed that our workmen shall be given a safe place to work and we reserve the right to discontinue our work in the building whenever, in our opinion, this provision is being violated.
7. Unless otherwise agreed, it is understood that the work will be performed during our regular working hours of our regular working days. If overtime work is mutually agreed upon and performed, an additional charge therefore, at our usual rate for such work, shall be added to the contract price.
8. Force majeure: Under no circumstances shall either of us be liable for any loss, damage or delay due to any cause beyond your/our reasonable control, including but not limited to lack of shipping space, embargoes, acts of any Government, strikes, lockouts, fire, accident, explosion, flood, riots, civil commotion, war, malicious mischief, delays in supplies of raw materials and components at our Works due to any or all of the reasons, such as energy crisis, electricity cut, rail/road transporter's strike, go slow, bandhs, non-availability of essential raw materials (iron and steel, pig iron, aluminium, copper, silver, brass, stainless steel, various alloys, electrical grade steel, etc.), act of God or of the State's enemies, or act of third party. Delay resulting from any cause beyond your/our reasonable control shall extend the time for completion of the work and the commencement of the free maintenance period. If for any such reasons, we cannot supply the equipment covered by this contract within **weeks** from the date of your acceptance of this proposal, we may, at our option, cancel the contract without being liable to pay any damages or compensation. Under no circumstances, shall either of us be liable for special, indirect or consequential loss or damages of any kind.
9. The title to each elevator shall pass to you when all payments for such elevator are received. We shall retain the right to lien and the right to retake possession of the elevator or any part thereof at your cost in the event of any default of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, extension of time for payment, or any security which we might hold, or the sale, mortgage or lease of the premises. This will be without prejudice to our right to recover the unpaid amounts and interest by any means or process or proceedings whatsoever. We shall be entitled to recover from you legal expenses incurred in collecting payments hereunder.
10. This contract shall be deemed to be an indivisible works contract.
11. Defect liability period: We hereby guarantee the material supplied and the workmanship of the elevator(s) under this contract for a period of 18 months from the date of initial supply of materials or 12 months from the date of completion of each elevator, whichever is earlier, and we will rectify and make good any defects, not due to ordinary wear and tear, improper use, or lack

Telephone : (022) 6679 5151 / 2844 9700
Visit us at : www.otis.com



Otis Elevator Company (India) Limited

(Registered & Head Office)

9th Floor, Magnus Towers, Mindspace, Link Road, Malad (West),

Mumbai - 400 064

CIN No.: U29150MH1953PLC009158 | PAN No: AAACO0481E

PREPARATORY WORK

You Agree at Your Cost:

- 1 TO FURNISH within two weeks (or sooner if required) from the date of acceptance of this proposal, all required data for the performance of this contract.
- 2 TO DESIGN AND FURNISH a properly framed and enclosed legal elevator hoistway /structure which shall withstand the forces and loads resulting from use of the elevator. The hoistway should be lighted and be treated and painted to minimize the accumulation and circulation of dust.
- 3 TO provide an elevator pit of appropriate depth below the lowest landing and, if required, suitable drains and waterproofing.
- 4 TO provide AND INSTALL necessary hoistway, architraves, brick fascias/steel.
- 5 TO ensure all painting except of elevator material.
- 6 TO perform all cutting of walls, floors or partitions together with any repairs made necessary thereby, including grouting of all bolts, sills, members indicator and button boxes etc., in position.
- 7 TO provide required power at the top floor landing terminating in suitable main switches for power and light circuits with circuit breakers, suitable earthing leads to top floor landing (refer layout) and other electrical protective devices necessary to meet legal code requirements.
- 8 TO provide light outlet point at the middle of the hoistway and a light point in the pit.
- 9 TO arrange, during the erection, electric power of the necessary characteristics to provide illumination and for operation of tools and hoists if required and current for starting, testing and adjusting the elevator.
- 10 TO GUARD AND PROTECT the hoistway.
- 11 TO COMPLETE all work in such time as not to delay our work.
- 12 TO undertake the responsibility in whole or in part to pay and bear pro-rata expense of electric current, or expenses of any nature relating to the rest of the building and other contractor's work (unless provided for herein).
- 13 TO PAY all fees that may be required in connection with the erection or preparation of the structure in which the elevator equipment is to be erected, including any general permit/certificate fees, usually billed by Governmental agency directly to the owner also including license fees for the installation or inspection of the elevator equipment.
- 14 TO PROVIDE suitable weatherproof lockup storage accommodation of approximately 50 Sq.M. per elevator with electric lights for elevator materials at the ground floor level near the hoistway. This should be available well before the arrival of the materials.
- 15 TO PROVIDE and maintain adequate safety and security measures as also retain Otis safety infrastructure to prevent any injury to third party or damage, theft or pilferage of material during storage, erection period and until the elevator is handed over.
- 16 To provide hoisting hooks in the ceiling as per the arrangements shown in the equipment layout, that will support the loads indicated. These hooks must be certified for the loads indicated.
- 17 Provide a niche at the top portion of hoistway as indicated in the GA drawing.
- 18 TO PROVIDE acceptable living accommodation (complete with light, running water & sanitary facilities) for our erection crew at or near to site.
- 19 TO INDEMNIFY and save us harmless against all liability arising out of your failure to carry out and comply with any of the foregoing requirements.

**Otis Elevator Company (India) Limited**

(Registered & Head Office)

9th Floor, Magnus Towers, Mindspace, Link Road, Malad(West),

Mumbai – 400 064

CIN No.: U29150MH1953PLC009158| PAN No: AAAC00481E

MAINTENANCE

Our quotation includes charges towards maintenance for twelve months. The period of this maintenance shall commence from the date of completed installation and handing over of the lift. The date of commencement of this service shall remain firm irrespective of any delay in building completion, availability of permanent power supply, inspection, taking over or commencing use of the elevator.

Maintenance will consist of regular checkups and other necessary adjustment and lubrication of the equipment by trained and competent personnel under our direction and supervision. The required supplies and parts will be provided except such parts as may be necessary due to negligence, misuse or accidents not attributable to the manufacturing deficiencies of the product. Upon your request, special inspections will be carried out should trouble develop between regular inspections and you agree to notify us promptly of any such trouble. All work will be performed during our regular working hours of our regular working days except for emergency and minor adjustment callback service which will be provided during regular working hours and also during any overtime hours. No work or service other than the specifically mentioned is included or intended under the terms and conditions of this contract.

It is agreed that you shall continue to be the exclusive owner of the equipment and thereby the possession or control thereof.

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

Telephone
Visit us at

: (022) 6679 5151 / 2844 9700
: www.otis.com

Purchase Order

Page(s) 1 Of 1

09-05-2019 4:51:09 PM

Original / Office Copy

046031

From Company : **Silver Oak Villas LLP**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36ADBFS3288A2Z7

OFFICE COPY**Supplier Details**

Otis Elevator Company (India) Ltd.
1 st Floor(Part), House no-6-2-30/1&2,SS Central, AC Guards,
Lakdikapool,Hyderabad-500004.
040-491877555
8828020062

Doc No	58087	67677
Doc Date	08-05-2019	
Quote No	52NBB239	
Quote Date	08-05-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Sri Harsha PVM, Engineer NE-Sales

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos GeN2-Nova MRL-N6P-5S-PC-MRL	1.00	810,000.0	0.00	18.00	955,800.00
Total Order Value . . .					955,800.00

Rupees : Nine Lakh(s) Fifty Five Thousand Eight Hundred Only.

Terms and Conditions :-

Specification / Brand	As per your negotiated quote dtd. 8/05/2019 for 6 pass, 5 stops lift. telescopic door opening, powder coated paint-Desert sand, No ARD, simplex operation, machine room less.
Payment Terms	10% advance, 50% After layout submission to site-Before SOVLLP, 30% -On receipt of all material , 10% after handing over the lift.
Tax	GST included
Delivery Date	July 2019 end and Instalation by August 2019 end.
Delivery Location	Silver Oak Villas Phase - IX Sy. No. 291, Cherlapally, Hyderabad, next to Govt. of india mint Phone. Contact: Security 65908777, Eng-9502266233
Penalty For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	1 year on site Guarantee incl. of parts & labour.
Advance Paid	Rs. 95,580/- through Cheque vide cheq.no.515042 , drawn on YES bank
Other Terms	AMC charges shall be @4% on order value=Rs. 31,600/-+ GST 18% per lift. for 1 st year after warranty period, there after 5% increse on AMC charges per lift for 5 years, above order is for club house purpose.
Completion Date	-
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	Nil

For **Silver Oak Villas LLP**

Authorised Signatory

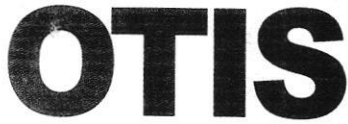
Name :

Name :

Accepted the above Terms And Conditions

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

Date : _/_/

**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/19000245 GST Invoice Date : 03/06/2019 Whether tax payable under RCM : No		Negotiation Number : 52NBB239 Invoice ID : U5/19016894 Project No : 52NBB239 Contract No : 52NB2055 Purchase Order No : 58087 Purchase Order Date : Place of Supply : Telangana	
Customer Name : Silver Oak Villas LLP Billing Address : 5-4-187/3 & 4, IInd Floor, M.G.Road, Sec HYDERABAD 500003 State & State code : Telangana 36 PAN number : ADBFS3288A GST Number : 36ADBFS3288A2Z7		Site Address : Cherlapally HYDERABAD 501301 State & State code : Telangana 36 PAN number : GST Number : 36ADBFS3288A2Z7	
S. No	HSN/SAC	DESCRIPTION	AMOUNT (INR)
1	995466	Charges towards Supply, Erection, Installation and Commissioning of Parts/Components of Lifts/Elevators Advance: CV as Advance with or der or BG as per RR against contract value of Rs 810000 ADD : CGST@ 9.00% 7,290.00 ADD : SGST@ 9.00% 7,290.00	81,000.00 14,580.00
Payable Total Rs.			95,580.00
Rupees NINETY FIVE THOUSAND FIVE HUNDRED EIGHTY AND PAISE ZERO ONLY		For Otis Elevator Company (India) Limited	
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 Account No. 0001041037 IFSC Code: CITI0100000 MICR Code: 400037002			



Otis Elevator Company (India) Limited

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9th Floor, Magnus Towers, Mindspace, Link Road, Malad(West),
Mumbai – 400 064
CIN No.: U29150MH1953PLC009158| PAN No: AAACO0481E

COP	:	COP for stops <= 12 (950mm) in Stainless Steel #4(Hairline)
CAR POSITION INDICATOR	:	Monochrome LCD-Blue Background & White font Dot matrix (LED) Scrolling Display
HALL FIXTURES	:	O2000 Pan Type Fixture ,
HALL FIXTURE FACE PLATE	:	Stainless Steel #4(Hairline)
HALL BUTTON ARRANGEMENT	:	LCD Monochrome type
STANDARD FEATURES	:	• Anti-nuisance Car Call Protection • Independent Service (for Duplex only) • Overload Device • Nudging • Emergency Firemen's Service • Emergency Car Light Unit • Infrared Curtain Door Protection • Door Time Protection • Emergency Alarm Button • Extra Door Time of Lobby & Parking • Door Open/Close Button • Manual Rescue Operation • Belt Inspection Drive • Auto Fan Cut Off
OPTIONS INCLUDED	:	✓ • NO AUTOMATIC RESCUE DEVICE as per Client Request • Intercom



Revised

Otis Elevator Company (India) Limited

(Registered & Head Office)
9th Floor, Magnus Towers, Mindspace, Link Road, Malad(West),
Mumbai – 400 064
CIN No.: U29150MH1953PLC009158| PAN No: AAACO0481E

Date: 08 May 2019
Neg No: 52NBB239

Silver Oak Villas
Sy No: 295, Cherlapally
HYDERABAD Telangana
500003

Dear Sir,
Subj.: Proposal for (1) No. OTIS Electric Traction Elevator for your Site at Silver Oak Villas,
Cherlapally, HYDERABAD, Telangana, 501301

Our Negotiation No. 52NBB239

As desired, we take pleasure in submitting herewith our Proposal Specifications No. 52NBB239 dt. 08 May 2019, in duplicate and layout for (1) No. OTIS Electric Traction Elevator for your subject building.

In the event you decide to place an order on us, kindly sign on all pages and return both copies of our proposal along with the advance payment cheque, when one copy duly approved by our authorized official will be returned to you for your records.

In case you desire any further information / clarification, please do not hesitate to contact us.

We now look forward to receiving your valued order, which we assure you, will receive best OTIS attention always.

Thanking you,

Yours faithfully,

OTIS ELEVATOR COMPANY (INDIA) LTD.

For OTIS ELEVATOR COMPANY (INDIA) LIMITED

Sri Harsha PVM

+91-8828020062

1st Floor (Part), House.No-6-2-30/1&2,
SS Central, AC Guards, Lakdikapool,
Hyderabad-500004
Telangana,
India

Telephone : (022) 6679 5151 / 2844 9700
Visit us at : www.otis.com

Purchase Order

Draft PO for Approval

Page(s) 1 Of 1

08-May-19 3:00:43 PM

Original / Office Copy / Purchase Div.Copy

From Company : **Silver Oak Villas LLP**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36ADBFS3288A2Z7

Supplier Details

Otis Elevator Company (India) Ltd.
1 st Floor(Part), House no-6-2-30/1&2,SS Central, AC Guards,
Lakdikapool,Hyderabad-500004.

GSTIN 36AAAC00481E1ZS

040-491877555

8828020062

Doc No	58087	67677
Doc Date	08-05-2019	
Quote No	52NBB239	
Quote Date	08-05-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Sri Harsha PVM, Engineer NE-Sales

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos GeN2-Nova MRL-N6P-5S-PC-MRL	1.00	810,000.0	0.00	18.00	955,800.00
Total Order Value . . .					955,800.00

Rupees : Nine Lakh(s) Fifty Five Thousand Eight Hundred Only.

Terms and Conditions :-

Specification / Brand	As per your negotiated quote dtd. 8/05/2019 for 6 pass, 5 stops lift. telescopic door opening, powder coated paint-Desert sand, No ARD, simplex operation, machine room less.
Payment Terms	10% advance, 50% After layout submission to site-Before SOVLLP, 30% -On receipt of all material ,10% after handing over the lift.
Tax	GST included
Delivery Date	July 2019 end and Instalation by August 2019 end.
Delivery Location	Silver Oak Villas Phase - IX Sy. No. 291, Cherlapally, Hyderabad, next to Govt. of india mint Phone. Contact: Security 65908777, Eng-9502266233
Penalty For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	1 year on site Guarantee incl. of parts & labour.
Advance Paid	Rs. 95,580/- through Cheque vide cheq.no.515042 , drawn on YES bank
Other Terms	AMC charges shall be @4% on order value=Rs. 31,600/-+ GST 18% per lift. for 1 st year after warranty period, there after 5% increase on AMC charges per lift for 5 years, above order is for club house purpose.
Completion Date	-
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	Nil

Draft PO for Approval

For **Silver Oak Villas LLP**

Authorised Signatory

Accepted the above Terms And Conditions

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

Name : _____

Name : _____

Date : __/__/__

Requisition Form

Company Name:		Silver Oak Villas LLP		Date:		22.03.19	
Site & Phase :		Silver Oak Villas		Time:		16.50	
Supplier				Req. No.		67677	
Material required before date:		20.03.19		ID No.		48063	

No	Description	Size	Quantity	Units	Inward No	Date
1	Automatic Lift (06 Passenger)	6 persons	01	Nos		
2	04 Stops, 04 opening					
3						
4						
5						
6						
7						
8						
9						
10						

Remarks: -For Club house purpose. **Note :- Lift same as PMA Club house.**

Prepared By		K.PURSHOTHAM		Approved by			
Sign.& Date		22.03.19		Sign. & Date			

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

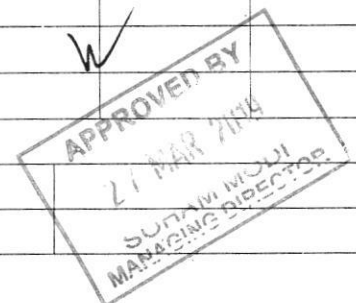
Company Name:		Silver Oak Villas LLP		Date:		16.03.19	
Site & Phase :		Silver Oak Villas		Time:		11.00	
Supplier				Req. No.			
Material required before date:		20.03.19		ID No.			

No	Description	Size	Quantity	Units	Inward No	Date
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

Remarks: - For V.no 41,42,43,44,45,46 Earthing work purpose.

Prepared By		K.PURSHOTHAM		Approved by			
Sign.& Date		22.03.19		Sign. & Date			

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





Otis Elevator Company (India) Limited

(Registered & Head Office)
9th Floor, Magnus Towers, Mindspace, Link Road, Malad(West),
Mumbai – 400 064
CIN No.: U29150MH1953PLC009158| PAN No: AAACO0481E

Silver Oak Villas Sy No: 295, Cherlapally HYDERABAD Telangana 500003	Neg No: 52NBB239 Date: 08 May 2019 MODEL CODE: GeN2-Nova_MRL
---	--

Proposal of (1) nos. OTIS Elevators for your Project at HYDERABAD, Telangana

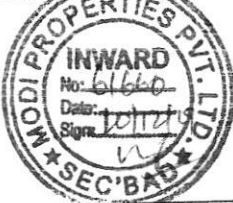
To be furnished and erected in accordance with the following details :

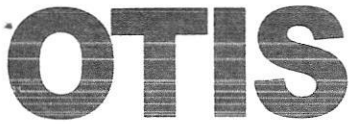
N6P-5S-PC-MRL, Unit 1	
PRODUCT	: GeN2-Nova MRL
DETAILS	: GeN2-Nova_MRL-1MPS
CAPACITY (kgs)	: 408 Kg, 6 persons. ✓
SPEED (mps)	: 1 mps ✓
RISE (m)	: 13 m ✓
STOPS	: 5 Stops With (all opening on the same side) ✓
CONTROLLER TYPE	: LVA-MRL
DRIVE	: VF Regenerative (Closed Loop)
POWER SUPPLY	: 400/415 Volts (3 Phase AC)
OPERATION	: Full collective operation
CAR GROUP	: One car (simplex)
MACHINE	: PM Gearless (Located in shaft on top of guide rails)
TRACTION MEDIA	: Flat Coated Steel Belt
CAR FINISH	: • Rear Mid Panel = Powder Coated Paint – Desert Sand • Rear Corner Panels = Powder Coated Paint- Desert Sand • Side Mid Panels = Powder Coated Paint- Desert Sand • Side Corner Panels = Powder Coated Paint- Desert Sand • Front Panels = Powder Coated Paint- Desert Sand
FALSE CEILING TYPE	: CD-41
FLASE CEILING FINISH	: Cream
VENTILLATION	: Cross flow fan
HAND RAILS	: STEEL POWDER PAINTED BLACK Handrails on rear car panels
FLOORING	: Vinyl Tiles
CAR DOOR FINISH	: Powder Coated Paint- Desert Sand
LANDING DOORS FINISH	: Powder Coated Paint- Desert Sand
PIT DEPTH	: 1350
OVERHEAD	: 4000
HOISTWAY DIMENSIONS (W x D – mm)	: 1600 mm W x 1500 mm D
CAR DIMENSIONS (W x D x H - mm)	: 1000 mm W x 1100 mm D x 2200 mm D
CAR & HOISTWAY DOOR TYPE	: Central opening (CO) doors
DOOR OPENING (W x H - mm)	: 700 mm W x 2000 mm H
DOOR OPERATOR	: DC Door Operator

**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
Website : www.otis.com

TAX INVOICE**ORIGINAL FOR RECIPIENT***Duplicate*

OTIS ELEVATOR COMPANY (INDIA) LIMITED H.NO. 6-2-30/1 & 2 S S Central A. C. Guard Road Lakdikapool Hyderabad 500004 GST Number : 36AAACO0481E1ZS GST Invoice No : TE/NE/19001391 GST Invoice Date : 09/12/2019 Whether tax payable under RCM : No		Negotiation Number : 52NBB239 Invoice ID : U5/19037778 Project No : 52NBB239 Contract No : 52NB2055 Purchase Order No : 58087 Purchase Order Date : Place of Supply : Telangana	
Customer Name : Silver Oak Villas LLP Billing Address : 5-4-187/3 & 4, IInd Floor, M.G.Road, Sec HYDERABAD 500003 State & State code : Telangana 36 PAN number : ADBFS3288A GST Number : 36ADBFS3288A2Z7		Site Address : Cherlapally HYDERABAD 501301 State & State code : Telangana 36 PAN number : GST Number : 36ADBFS3288A2Z7	
S. No	HSN/SAC	DESCRIPTION	AMOUNT (INR)
1	995466	Charges towards Supply, Erection, Installation and Commissioning of Parts/Components of Lifts/Elevators Advance: CV against Approval of Drawing against contract value of Rs 810000 ADD : CGST@ 9.00% 36,450.00 ADD : SGST@ 9.00% 36,450.00	405,000.00 72,900.00
Payable Total Rs.			477,900.00
Rupees FOUR LAC SEVENTY SEVEN THOUSAND NINE HUNDRED AND PAISE ZERO ONLY		For Otis Elevator Company (India) Limited	
		 Authorized Signatory	
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.			
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
Website : www.otis.com

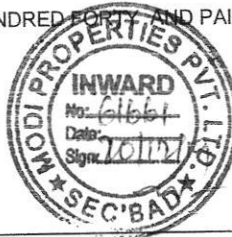
TAX INVOICE**ORIGINAL FOR RECIPIENT***Duplicate*

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/19001440 GST Invoice Date : 16/12/2019 Whether tax payable under RCM : No	Negotiation Number : 52NBB239 Invoice ID : U5/19038510 Project No : 52NBB239 Contract No : 52NB2055 Purchase Order No : 58087 Purchase Order Date : Place of Supply : Telangana
---	---

Customer Name : Silver Oak Villas LLP Billing Address : 5-4-187/3 & 4, IInd Floor, M.G.Road, Sec HYDERABAD 500003 State & State code : Telangana 36 PAN number : ADBFS3288A GST Number : 36ADBFS3288A2Z7	Site Address : Cherlapally HYDERABAD 501301 State & State code : Telangana 36 PAN number : GST Number : 36ADBFS3288A2Z7
---	--

S. No	HSN/SAC	DESCRIPTION	AMOUNT (INR)
1	995466	Charges towards Supply, Erection, Installation and Commissioning of Parts/Components of Lifts/Elevators Material: CV upon material receipt at site against contract value of Rs 810000 ADD : CGST@ 9.00% 21,870.00 ADD : SGST@ 9.00% 21,870.00	243,000.00 43,740.00
Payable Total Rs.			286,740.00

Rupees TWO LAC EIGHTY SIX THOUSAND SEVEN HUNDRED FORTY AND PAISE
 ZERO ONLY

**For Otis Elevator Company (India) Limited****Authorized Signatory****Terms & Conditions :**

- CASH NOT ACCEPTED
- Payable on presentation, interest @ 18%p.a. would be levied on delayed payments
- TDS 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/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

Account No. 0001041037

IFSC Code: CITI0100000

MICR Code: 400037002

Purchase Order

Page(s) 1 Of 1

03-05-2019 1:49:23 PM

Original / Office Copy / Purchase Div. Copy

From Company : **Silver Oak Villas LLP**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36ADBFS3288A2Z7

OFFICE COPY**Supplier Details**

Otis Elevator Company (India) Ltd.
1 st Floor(Part), House no-6-2-30/1&2,SS Central, AC Guards,
Lakdikapool,Hyderabad-500004.
040-491877555
8828020062

Doc No	58087	67677
Doc Date	03-05-2019	
Quote No	52NAN751	
Quote Date	03-12-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Sri Harsha PVM, Engineer NE-Sales

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST%	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos GeN2-Nova MRL-N6P-4S-PC-MRL	1.00	762,712.0	0.00	18.00	900,000.16
Total Order Value . . .					900,000.16

Rupees : Nine Lakh(s) and Paise Sixteen Only.

Terms and Conditions :-

Specification / Brand As per your negotiated quote dtd. 3/05/2019 for 6 pass, 4 stops lift. telescopic door opening, powder coated paint-Desert sand, No ARD, simplex operation, machine room less.

Payment Terms 10% advance, 50% After layout submission to site-Before SOVLLP, 30% -On receipt of all material, 10% after handing over the lift.

Tax GST included

Delivery Date July 2019 end and Instalation by August 2019 end.

Delivery Location Silver Oak Villas Phase - IX
Sy. No. 291, Cherlapally, Hyderabad, next to Govt. of india mint
Phone. Contact: Security 65908777, Eng-9502266233

Penalty For Delay Nil

Transportation Cost Included in the above price.

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

Advance Paid Rs. 90,000/- through Cheque vide cheq.no.515042, drawn on YES bank

Other Terms AMC charges shall be @4% on order value=Rs. 31,600/-+ GST 18% per lift. for 1 st year after warranty period, there after 5% increse on AMC charges per lift for 5 years, above order is for club house purpose.

Completion Date -

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 Nil

For **Silver Oak Villas LLP**

Authorised Signatory

Name : _____

Name : _____

Date : ____/____/____

Accepted the above Terms And Conditions

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

YAHOO! SMALL BUSINESS

Find messages, documents, photos or people

Fw: Req.no 67677 for

Compose

← Back

Archive

Move

Delete

Spam

...

✕

⚙

Inbox 999+

Unread

Starred

Drafts 99

Sent

▼ More

Views Hide

Photos

Documents

Travel

Tutorials

Folders Hide

+ New Folder

NE

Fw: Req.no 67677 for club house Lift 05 stops & 05 Openings.



purshotham@modiproperties.com

To: prabhakar@modiproperties.com

100%

May 6 at 11:34 AM

Dear Prabhakar sir,

This is to inform you for we have raised req.no 67677 for (Club House) Lift purpose.

In that we have mistakenly raised for 4 stops & 04 Openings.

Note:- Please change it to 05 Stops & 05 Openings

Please do the needful.

Regards,

K.Purshotham.

From: purshotham@modiproperties.com

Sent: Monday, March 25, 2019 3:26 PM

To: prabhakar@modiproperties.com

Subject: Fw: Req.no 67677 & 67678

From: purshotham@modiproperties.com

Sent: Friday, March 22, 2019 5:54 PM

To: purchase@modiproperties.com

Purchase Order**Draft PO for Approval**

Page(s) 1 Of 1

18-Apr-19 3:19:03 PM

Original / Office Copy / Purchase Div.Copy

From Company : **Silver Oak Villas LLP**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36ADBFS3288A2Z7

Supplier Details

Otis Elevator Company (India) Ltd.
1 st Floor(Part), House no-6-2-30/1&2,SS Central, AC Guards,
Lakdikapool,Hyderabad-500004.

GSTIN 36AAACO0481E1ZS

040-491877555

8828020062

Doc No	58087	67677
Doc Date	18-04-2018	
Quote No	52NAN751	
Quote Date	03-12-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Sri Harsha PVM, Engineer NE-Sales

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos GeN2-Nova MRL	1.00	762,712.0	0.00	18.00	900,000.16
Total Order Value . . .					900,000.16

Rupees : Nine Lakh(s) and Paise Sixteen Only.

Terms and Conditions :-

Specification / Brand As per your negotiated quote dtd. 03/21/2018 for 6 pass, 4 stops lift. telescopic door opening, powder coated paint-Desert sand, No ARD, simplex operation, machine room less.

Payment Terms 10% advance, 50% After layout submission to site-Before MFG, 30% -On receipt of all material, 10% after handing over the lift.

Tax GST included

Delivery Date -

Delivery Location Silver Oak Villas Phase - IX
Sy. No. 291, Cherlapally, Hyderabad, next to Govt. of india mint
Phone. Contact: Security 65908777, Eng-9502266233

Penalty For Delay Nil

Transportation Cost Included in the above price.

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

Advance Paid Rs. 90,000/- through Cheque vide cheq.no.688440, drawn on YES bank

Other Terms AMC charges shall be @4% on order value=Rs. 31,600/-+ GST 18% per lift. for 1 st year after warranty period, there after 5% increase on AMC charges per lift for 5 years, above order is for club house purpose.

Completion Date -

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 Nil

Draft PO for ApprovalFor **Silver Oak Villas LLP**

Authorised Signatory

Accepted the above Terms And Conditions

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

Name : _____

Name : _____

Date : ____/____/____

Comparative statement of Lifts for SOVLLP Club house												
Prepared by: P Prabhakar												
Date: 15-04-19.												
Sl	Item Description	Automatic Rescue Device Included (A/R)	Cabin	Control system	Speed of Lift	Car inside size	Stops	Price	GST 18%	Discount	Net Price	Payment Terms
1	Johnson Lift, 6 persons-408 Kgs capacity, machine room less	Yes	MS Powder coated, side opening	Simplex	1.25 meters per second	3.5'W x 4'D x 7'H	4.00	889,831.00	160,169.58	-	1,050,000.58	30% Adv with PO 15% After Receipt of Material 45% After Production of material 5% After erection of Lifts 5% After commissioning
2	Otis Lift, 6 persons-408 Kgs capacity, machine room less	NO	MS Powder coated centre opening	Simplex	1 meter per second	3.5'W x 4'D x 7'H	4.00	921,350.00	165,843.00	-	1,087,193.00	35% Advance with PO 55% Material prior to supply 10% Before handing over the elevator
3	Ask Gemini, 6 Persons- 408 kgs capacity machine room less	NO	MS Powder coated center or telescopic opening	Simplex	1 meter per second	4'W x 3'D x 7'H	4.00	760,000.00	136,800.00	-	896,800.00	10% Adv with PO 20% On Rails 20% Car, Frame & Cabin 30% On motor, ropes, weights & gate 17% On Contorilers 3% After Completion We can avoid the tax by labour charges up to 3.5 lakhs including GST

PR

MEMO

DATE & FROM:	TO & REMARKS.
12/4/19 Babblers	Otter & Johnson are regularly getting the Orders they are ok Can we give to Ask Game Lifts suggested!

~~No!~~
Order same as
Pine II club
know!
by
12/4

Purchase Order

Page(s) 1 Of 1

17-Apr-19 5:09:31 PM

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.
1 st Floor(Part), House no-6-2-30/1&2,SS Central, AC Guards,
Lakdikapool,Hyderabad-500004.

GSTIN 36AAACO0481E1ZS

040-491877555

8828020062

Doc No	54993	73601
Doc Date	22-12-2018	
Quote No	52NAN751	
Quote Date	03-12-2016	
SupplyType	Supply And Installation	

Kind Attn : Mr. Sri Harsha PVM, Engineer NE-Sales

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST	Amount
1 5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos GeN2-Nova MRL	1.00	762,712.0	0.00	18.00	900,000.16
Total Order Value . . .					900,000.16

Rupees : Nine Lakh(s) and Paise Sixteen Only.

Terms and Conditions :-

Specification / Brand	As per your negotiated quote dtd. 03/21/2018 for 6 pass, 4 stops lift. telescopic door opening, powder coated paint-Desert sand, No ARD, simplex operation, machine room less.
Payment Terms	10% advance, 50% After layout submission to site-Before MFG, 30% -On receipt of all material , 10% after handing over the lift.
Tax	GST included
Delivery Date	With in 3 months from the date of PO
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. 90,000/- through Cheque vide cheq.no.688440 , drawn on YES bank
Other Terms	AMC charges shall be @4% on order value=Rs. 31,600/-+ GST 18% per lift. for 1 st year after warranty period, there after 5% increse on AMC charges per lift for 5 years, above order is for club house purpose.
Completion Date	Installation testing and commissioning to be completed before 31/03/2019.
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	Nil

For **Paramount Estates**

Authorised Signatory

Accepted the above Terms And Conditions

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

Name : _____

Name : _____

Date : __/__/__