

19/9/12



Note:-

Hardware Calculation agreement
and old Po I have attached
here kindly look in to this

Prashant.

Punehar.

$$\begin{array}{r} 800 \\ \times 1.2 \\ \hline 960 \end{array}$$

$$\begin{array}{r} 1000 \\ \hline 1200 \end{array}$$

See $\frac{800}{960} = 28\%$

75% $\frac{960}{1.2} = 800$

associate
MFC

associate
particleboards

APPROVED BY
22 SEP 2017
SOMM MUDU
MANAGING DIRECTOR
associate
laminates

Letter of confirmation

To
Mr. Christopher Harnnet,
M/s. Linus Consultants,
Jubilee Hills,
Hyderabad.

Sub.: Job work for fabrication of modular kitchens.

Dear Sir,

We hereby confirm the terms and conditions of job work for fabrication of modular kitchens.

1. We will supply 8/9 mm and 17/18 mm double sided laminated particle boards to your workshop directly from the manufacturer.
2. The total cost of fabricating the modular kitchens has been fixed at Rs. 1,000/- per sft for closed cabinets and Rs. 500/- per sft for open cabinets.
3. Work order equal to 40% of the above rates shall be issued towards fabrication of modular kitchens. The balance amount (i.e., 60%) shall be sent to you by way of material like laminated particle boards, hardware, etc.
4. 50% advance shall be paid at the time of issuing work order. Balance amount shall be paid within 7 days of delivery of material and raising of invoice.
5. For purpose of valuation the value of particle boards shall be fixed at Rs. 29.50/- and Rs. 41/- per sft for 8/9 mm and 17/18 mm particle boards respectively, irrespective of the actual cost of purchase. Similarly, values for hardware supplied shall also be fixed on a later date.
6. The designs for flat Type A and B at Mayflower Grande, flat type A to D at Vista Homes and flat types A & B at Paramount Estates shall be finalized. The area of each modular kitchen for these flats has also been finalized. From time to time designs for other flats and villas in our projects shall be finalized.
7. You shall deliver modular kitchens to our sites within 2 weeks of issuing work orders. The material shall be suitably packed for long term storage. You shall provide a packing list along with delivery of material clearly specifying the items included. Separate packing shall be made for each modular kitchen.
8. Cost of cutting, edge binding, fabrication cost, transport cost, packing cost, etc., shall be included in the above price. You shall bill us for job work. Service tax shall be paid extra. TDS shall be deducted.
9. We shall endeavor to deliver a truck load of particle boards to your work shop and the work order for fabrication of modular kitchens for the material delivered to you shall be made within 4 weeks of delivery of material.
10. Installation of the modular kitchen at site shall be done at our cost.
11. You shall provide the warranty of one year from date the of installation against any defects in manufacturing. Prompt and regular service shall be given by you for repair of any manufacturing defects.
12. These rates shall be applicable for a period of one year. These rates shall be applicable to all firms and companies associated with Modi Properties.

13. The body of the kitchen cabinets shall be in Wenge colour and the shutters of the kitchen cabinet shall be in Wenge (80%), Maldo Acacia(10%) or Khaya Mahogany (10%). Work order shall mention the shutter colour required.

We hope you find the above in order.

Please sign a copy of this letter as confirmation of the above.

Thank You.

Yours sincerely,

Soham Modi.

Confirmed & Accepted

Signature: _____

Name: _____

Date: _____

Letter of confirmation

To
Mr. Christopher Harnet,
M/s. Linus Consultants,
Jubilee Hills,
Hyderabad.

Date: 15.12.2016

Sub.: Job work for fabrication of wardrobes.

Dear Sir,

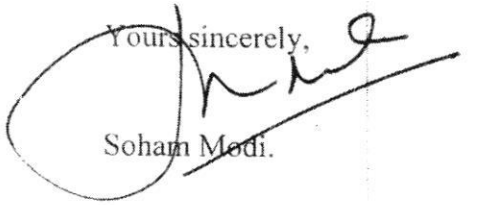
In continuation to our letter dated 22.11.2016 for fabrication of kitchens, we also hereby confirm the terms and conditions of job work for fabrication of wardrobes and the price has been fixed at Rs. 800/- per sft.

Work order equal to 50% of the above rates shall be issued towards fabrication of wardrobes. The balance amount (i.e., 50%) shall be sent to you by way of material like laminated particle boards, hardware, etc.

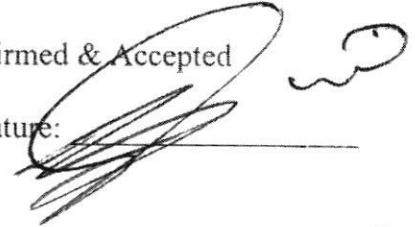
Please sign a copy of this letter as confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.

Confirmed & Accepted

Signature: 

Name: _____

Date: 19/12/2016

25/9/17

Note:-

GST Calculation for
hardware kindly look in to this
Proposal
Puncher.

Calculation of GST price.							
Date	19-09-17 ✓						
S No	Description					Qty.	Units
1	Say base price of an item before 30.06.17 was					100.00	Rs.
2	Rate of excise or service tax					12.50	percentage
3	Excise/service tax amount					12.50	Rs.
4	Base price + tax					112.50	Rs.
5	Rate of CST/VAT					-	percentage
6	CST/VAT amount					-	Rs.
7	Old rate = base price + taxes					112.50	Rs.
8	Applicable GST rate					28.00	percentage
9	GST amount					28.00	Rs.
10	New rate = base price + GST					128.00	Rs.
11	Ratio of new rate/old rate					1.14	ratio
12	Percentage increase in rate					13.78	percentage
13	Item	Wardrobes-KBD ✓					
14	Old rate before GST with all taxes					800.00	Rs.
15	New rate with GST should be					910.22	Rs.
Note:							
Enter rate of service tax, excise duty, VAT and GST as applicable for the item.							
Enter item details							

Calculation of GST price.							
Date	23-09-17						
S No	Description						
1	Say base price of an item before 30.06.17 was					Qty.	Units
2	Rate of excise or service tax					100.00	Rs.
3	Excise/service tax amount					12.50	percentage
4	Base price + tax					12.50	Rs.
5	Rate of CST/VAT					112.50	Rs.
6	CST/VAT amount					-	percentage
7	Old rate = base price + taxes					-	Rs.
8	Applicable GST rate					112.50	Rs.
9	GST amount					28.00	percentage
10	New rate = base price + GST					28.00	Rs.
11	Ratio of new rate/old rate					128.00	Rs.
12	Percentage increase in rate					1.14	ratio
13	Item Wardrobes-KBD					13.78	percentage
14	Old rate before GST with all taxes						
15	New rate with GST should be					900.00	Rs.
						1,024.00	Rs.
Note:							
Enter rate of service tax, excise duty, VAT and GST as applicable for the item.							
Enter item details							

Requisition Form

Company Name:	BNC Estates	Date:	16.09.17
Site & Phase:	May Flower Grande	Time:	10.00
Supplier	Ramulu	Req. No.	84325
Material required before date:	24.09.17	ID No.	

No	Description	Size	Quantity	Units	Inward No	Date
1	Wardrobe 45468	6' x 7'	06	No's		
2						
3						
4						
5						
6						
7						
8						
9						
10						

Remarks: For C - 002, C - 604, C - 802 (Furniture Offered Flats) Fixing Purpose

Prepared By	Subba Reddy	Approved by	
Sign. & Date	16.09.17	Sign. & Date	

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

TO.

M.D.

Company:	Vista Homes									
Site:	Vista Homes									
Subject:	Comparative statement of wardrobe									
Prepared by:	T.D. Murthy									
Date:	12-05-2018									
							Back wardrobe @ 31,500/-			
							Linus Consultants PVT LTD		Our circular rate	
Sl.No.	Items	Size	Quantity in sft/No.	Quantity	Units	Total QTY in sft	Rate per sft	Total	Rate per no	Total
1	Wardrobe	6' x 7' x 24"	42.00	15.00	nos	630.00	750.00	4,72,500.00	25,000.00	3,75,000.00
	GST @18%							85,050.00	-	67,500.00
	Total amount							5,57,550.00		4,42,500.00

T.D. Murthy
12/5/18.

Rsh
12/5/18
~~Compare old & new~~

Old rate
or new rate?

Sir,
New rate
is it approved rate?

14/5/18



murthy@modiproperties.com

From: "Pmr ." <pmr@modiproperties.com>
 Date: 10 January 2019 17:09
 To: "Murthy Purchase" <murthy@modiproperties.com>
 Cc: "Shirish Modi" <shirish@modiproperties.com>; "Prabhakar Purchase" <prabhakar@modiproperties.com>
 Attach: circular no 855C (1).pdf; Req No.73643 Furniture.doc
 Subject: Requesting Rate hike by 10 % to Carpenter

Prabhakar

We require the furniture for flat 421,325 were they have furniture offer we have raised requisition number 73643 for furniture as we dont have the material of MDF in stock contractor Ravinder Chary is ready to do the work with material and he is requesting the rates to be increase by 10% and GST Extra as the circular is made in 2017 April

Do the need full at the earliest

Regards,

K shirish Kumar

Project Manager | +91 92468 24540 | shirish@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

Nok:-

MDF we dont have stock of 18mm but 7.5mm
 & 8mm we have!

PS
 10/1/19



Order breakdown from CIVVS -
 Beds - no change in rate



10-01-2019

Sub.: Guideline rates for furniture works

Internationally more and more homes are sold with furniture. In most western countries kitchen & wardrobes are almost always provided by the builder. In India too the trend is catching on.

In order to meet this requirement these guidelines are being issued for provision of standard furniture being used in our flats and villas. The procedure for making the furniture shall be as follows:

- a. We shall purchase 8 mm and 17/18 mm MDF boards laminated on 2 sides of 2 or 3 colours.
- b. These boards will be provided to our carpenters to make wardrobes, dressing tables, kitchens, etc., as per our standard design.
- c. The carpenters shall get the lipping of sides done using machines by way of job work (Approx. cost of cutting Rs. 5/- per sft and lipping with material Rs. 25/- rft).
- d. Lipping shall be done all sides exposed to usage.
- e. ¼ to ½ inch lipping to be provided at bottom of board in kitchen near the sink.
- f. Good quality hardware like Ebco and Hettich should be used. SS handles of good quality to be provided. Self threaded screws to be used.
- g. In kitchens full box to be prepared wherever specified. The box to rest on 3 or 4" adjustable plastic legs. Board to be provided to cover the plastic legs. Provision for gas cylinder to be made – here do not make box only shutters. Underneath the sink do not make box – only shutters – side walls must reach the floor and must be covered with 4 to 6 mm PVC board. Height of platform should be 32"+/- 1" and depth should be 24". Only on request under the counter kitchen cabinets can be 21 to 24". Over the counter kitchen cabinets must be 12" in depth.
- h. Wardrobes depth can be 21 to 24" as per customers choice.
- i. Dark colour Wenge boards to be used for body in kitchen, furniture, side tables, etc. Shutter and table tops can be of different colours. Purchase has been advised to order 60 to 70% material in dark Wenge colour and balance in two or three other shades. Customers may be given choice of colours for shutters and table tops (from available stock), but not for body.
- j. Estimate of cost has been prepared and lumpsum rate for turnkey works is given under.
- k. Contractor shall provide VAT bills in the name of respective project for items like hardware, glue, nails, lipping and cutting charges, etc.
- l. Like in case of other turnkey contractors, on completion of work, request for payment to be sent to HO as per standard format by email.
- m. Purchase to prepare bills for balance amount after deduction of cost of boards provided and for hardware bills provided.
- n. Accounts to debit cost of boards provided and pay the balance to the contractor.
- o. 35% advance to be paid at the time of WO and balance after completion of work. In case of beds, which are made from plywood, plywood and other materials to be purchased by carpenter. Therefore, pay 50% advance at time of WO as material is not being provided.
- p. Sites to keep record of MDF boards issued to contractor. Deduct cost of board at the rate of Rs. 33/- / Rs. 54/- per sft for 8/17 mm boards, irrespective of our cost of purchase.

Guideline rates inclusive of taxes shall be as follows:

Sl. No	Item description	Amount	Approx. cost of MDF boards
1.	Wardrobe 6' x 7' x 24" (21" to 24")	Rs. 25,000	Rs. 10,700/-
2.	Wardrobe 4' x 7' x 24" (21" to 24")	Rs. 16,000	Rs. 6,200/-
3.	Wardrobe 2' 9" x 7' x 24" (21" to 24")	Rs. 14,000	Rs. 5,500/-
4.	Dressing table 6' x 18" x 12" with mirror	Rs. 3,750/-	Rs. 825/-
5.	Buffet table 4' x 18" x 30"	Rs. 7,000/-	Rs. 2,650/-
6.	TV cabinet 4' x 8" x 12"	Rs. 2,500/-	Rs. 725/-
7.	Centre table 3' x 2' x 15"	Rs. 2,000/-	Rs. 725/-
8.	Side tables 18" x 18" x 18"	Rs. 1,500/-	Rs. 300/-
9.	Kitchen cabinets – under the counter /over the counter, 12"/ 21"/ 24" depth, full box or partial box. Lumpsum rate for complete kitchen calculated on vertical surface area. For under the counter cabinets consider height as 30".	Rs. 700/- per sft, less cost of boards provided	NA
10.	Bed – queen size (mattress size 75" x 60" with two night stands in plywood) Add/deduct for night stand	Rs. 18,500/- Rs. 3,000/-	NA
11.	2 paid of single beds (mattress size 75" x 36") with one night stand Add/deduct for night stand	Rs. 21,000/- Rs. 3,000/-	NA

Note:

1. Designs and photographs of the above items are attached herein.
2. Except for BNC hereafter all kitchens to made by our carpenters. For BNC order kitchens from Linus/Kitchen by design.
3. Pre-fabricated kitchens and wardrobes are being delivered in packed condition by kitchen by design. These are to be installed by our carpenters at our cost. The rates for installation are as follows:
 - a. Kitchen – Rs. 65/- per sft (calculate on the basis which are accessible – do not calculate dead corners or depth).
 - b. Wardrobes – Rs. 50/- per sft.

Soham Modi