Vista Homes Owners Association (20-21)

Payment Voucher

No. : **PAY/~~10081~~** 10085 Dated : **14-Aug-2020**

Particulars	Amount
Account :	
SUP-Priyanka Enterprises	**3,501.00**
Through :	
BANK-HDFC Bank	
On Account of :	
Being cheque issued to Priyanka enterprises towards purchase of flat swings against billn o:263, dt:11-07-2020, po no:68766, dt:10 -07-2020	
Amount (in words) :	
Indian Rupees Three Thousand Five Hundred One Only	
	₹ 3,501.00

Prepared by: lavanya.r@modiproperties.com Approved by Receiver's Signature

Vista Homes Owners Association (20-21)

Journal Voucher

No. : **JOU/10110** Dated : **10-Aug-2020**

Particulars		Debit	Credit
Equipment-URD	*Dr*	**3,501.00**	
To SUP-Priyanka Enterprises			**3,501.00**
On Account of : Being on purchase of flat swing against bill no:263, dt:11-07-2020, po no:68766, dt:10-07 -2020			
		₹ 3,501.00	**₹ 3,501.00**

Prepared by: lavanya.r@modiproperties.com Approved by

99624

Scan ID 44211. (1)

PURCHASE DIVISION
Advice for approval for credit to supplier

Date:	21/7/2020	Prepared by:	K.R. Chagule
PO/WO no.	68766	PO / WO Date.	10/7/2020
Supplier Name	Priyanka Enterprises	PO/WO amount	2,499/-
Firm/Company	Vikas Homes Owners Association	Project	VHOA.
Sl. No.	Bill No.	Bill Date	Bill amount
1.	263	11/7/2020	3,501/-
2.			
3.			
Amount A – Bills total(Excluding Transport &Hamali Charges):			3,501/-

Sl. No.	DC No	DC. Date	MRN No.	DC matches MRN
1.	—	—	81069	☑ Yes ☐ No
2.				☐ Yes ☐ No
3.				☐ Yes ☐ No
4.				☐ Yes ☐ No

Amount B –Other Credits :	—
Amount C –Other Debits :	—
Amount D (D=A+B-C) – Amount to be credited to the supplier:	3,501/-
Amount E – PO / WO value:	2,499/-
Amount F – Difference (A – E):	1,002/-
Quantity received as per PO /WO	☑ Yes ☐ Excess received ☐ Short received ☐ Other (explained below)
Is difference between PO / Bill acceptable?	☐ ~~Yes~~ ☐ ~~No (explained below)~~
Excess / short material received	☑ ~~Approved~~ – within acceptable limits ☐ No (explained below)
Close PO / W?O	☑ Yes ☐ No – wait for balance material ☐ No (explained below)
Advance paid / PDC given (deduct when paying)	☐ ~~Yes – Rs.~~ ____/- ☐ No
Payment – due date	27/7/2020
Remarks:	

due to rate difference.

Approved by	Purchase Officer	Purchase Manager	Procurement Manager	M D	Accounts – receiver of bill	Accountant	Accounts Manager
Sign:	[signature]	[signature]	[signature] APPROVED 22 JUL 2020 MINISH PARIKH MANAGER PROCUREMENT		[signature]		
Date	21/7/2020	22/7					

Notes: 1. In case amount to be credited to supplier and the bills total does not match prepare JV for debit or credit.2. Attach additional sheets if quantity of bills or DCs is more than the space provided. Clearly mark the space provided with 'see attachment'. 3. Purchase Officer can approve Pos/Wosupto Rs. 5,000/-, Purchase Manager upto 25,000/- and Purchase Director thereafter. 4. Attach JV, Office copy of PO/WO, DCs and bills to this advice. 5. In Amount A, exclude transport, Hamali charges, etc and instead include in Amount B. 6. To be approved by accounts manager if bill value exceeds Rs. 10,000/-

GST NO: 36ADIPA6040M1ZL

TAX INVOICE

ORIGINAL

PRIYANKA ENTERPRISES

OK PLAY

Distributors for : Ok Play, Little Genius Wooden Educational Aids,

Shop No. 12, City Towers, Opp. Metro Piller No. 1430, Malakpet, Hyderabad - 500 036.

Tel : 2455 8658, 24546704, Cell : 98490 07177, 9849112001

smile play

EXCLUSIVE MONTESSORI PLAY SCHOOL EQUIPMENT HOUSE
INDOOR & OUTDOOR PLAY GROUND EQUIPMENT

ISO 9001 : 2015

M/s. Vista Homes Owners Association
5-4-187/3 & 4, IInd floor, M.G.Road, Secunderabad-03
Doc No- 68766, dt. 10.7.20 ph. 90009 78917

INVOICE No. 263

DATE : 11/07/2020

Lr No: Lr Dt.: Transporter Name: NO.OF PACKS:

Party's GST NO: PO NO Date State Code:

S. No.	Name of The Product	HSN CODE	QTY	Price	Unit Price	AMOUNT	CGST Rate	CGST Value	SGST Rate	SGST Value	IGST Rate	IGST Value	Total Amount
1	Flat swing		1			2967.00	9	267.03	9	267.03			3501.06
	TOTAL					2967		267.03		267.03			3501.06

INWARD
Inward No: 24956 Dt: 11/07/20
MRN No: 81069 Dt:
Received By: Sign:
Vista Homes

Bank Details :- PRIYANKA ENTERPRISES
AXIS BANK LTD, Dilsukhnagar Branch
A/C NO: 23501020001054&, **IFSC Code:** UTIB0000235
(Or)
HDFC BANK, Malakpet Branch,
A/C No: 02182530000085, **IFSC Code:** HDFC0000218
(Or)
SBI BANK, Sripuram Branch,
A/C No: 36338252074, **IFSC Code:** SBIN0060339

MODI PROPERTIES PVT. LTD. INWARD No. 67557 Date 17/7

Total Amount Before Tax:	2967.00
ADD CGST:	267.03
ADD SGST:	267.03
ADD IGST:	—
Total GST TAX Amount:	534.06
Total AMOUNT:	3501.06

Amount in Words : Three thousand five hundred one Rupee and six paisa

Terms & Conditions:
- Payment to be made by Cheque/DD/NEFT/RTGS in favour of M/s. PRIYANKA ENTERPRISES.
- Our Responsibility ceases as soon as the goods have been delivered to the carriers.
- No claims for Breakages and shortage during transit will not be entertained. All disputes subject to Hyderabad Jurisdiction only.

Receiver's Signature & Stamp:

Received By:

Phone Number:

For **PRIYANKA ENTERPRISES**

Authorised Signatory

Purchase Order

68766
08.07.20 3:08:59

From Company : **Vista Homes Owners Association**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : .

Supplier Details			
PRIYANKA ENTERPRISES	**Doc No**	68766	99624
# S.No.12, City Towers, Nalgonda X Roads, Malakpet, Hyderabad - 500 036.	**Doc Date**	10-07-2020	
	Quote No	Nil	
GSTIN -	**Quote Date**	10-07-2020	
040 - 24558658 / 24546704 9849007177	**SupplyType**	Supply	

Kind Attn : Mr.Janardhan.(janardhan.eduneeds@gmail.com)

Purchase Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	IGST	Amount
1	5110 - Equipment - sports - Swinging Looprung - NA - nos *Flat swing*	1.00	2,118.00	0.00	18.00	2,499.24
				Total Order Value . . .		**2,499.24**

Rupees : Two Thousand Four Hundred Ninty Nine and Paise Twenty Four Only.

Terms and Conditions :-

Specification / Brand	Branded swing with out chains
Payment Terms	After delivery and production of bill
Tax	Included in the above prices
Delivery Date	With in 2 days
Delivery Location	Vista Homes Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school Phone. Contact: 8790166611
Penality For Delay	Nil
Transportation Cost	Nil
Warranty	Nil
Advance Paid	Nil
Other Terms	We reserve the rights to reject the items if not as specified, above order is for site purpose.
Completion Date	Nil
Measurment	Nil
Security	Nil
Remarks	Nil

For ***Vista Homes Owners Association***

Authorised Signatory

Name : ____________

Accepted the above Terms And Conditions

For ***PRIYANKA ENTERPRISES***

Name : ____________

Date : __/__/____

Requisition Form

Company Name:	Vista homes owners association	Date:	09-06-2020
Site & Phase :	Vista homes	Time:	16:00
Supplier		Req. No.	99624
Material required before date:	10-06-2020	ID No.	57531

No	Description	Size	Quantity	Units	Inward No	Date
1	Flat swing	Std	01	Nos		
2						
3	68766					
4						
5						
6						
7						
8						
9						
10						

Remarks: - For children's park purpose

Prepared By	T.Madhu	Approved by	
Sign.& Date	09-06-2020	Sign. & Date	

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

Edit with WPS Office

Vista Homes Owners Association (20-21)

Payment Voucher

No. : **PAY/~~10082~~** 10086 Dated : 14-Aug-2020

Particulars	Amount
Account :	
SUP-Swastik Commerical Corporation	**4,800.00**
Through :	
BANK-HDFC Bank	
On Account of :	
Being cheque issued to Swastik commerical corporation towards purchase of celling fan against bill no:48, dt:2-6-2020, po no:67580, dt:29-05-2020 & chno:001581	
Amount (in words) :	
Indian Rupees Four Thousand Eight Hundred Only	
	₹ 4,800.00

Prepared by: lavanya.r@modiproperties.com Approved by Receiver's Signature

Vista Homes Owners Association (20-21)

Journal Voucher

No. : **JOU/10109** Dated : **10-Aug-2020**

Particulars		Debit	Credit
Electrical-URD	*Dr*	**4,800.00**	
To SUP-Swastik Commerical Corporation			**4,800.00**
On Account of : Being on purchase of electrical material against bill no:048/20-21 dt:2-06-2020, po no:67580, dt:29-05-2020			
		₹ 4,800.00	**₹ 4,800.00**

Prepared by: lavanya.r@modiproperties.com Approved by

③ ID 39484

PURCHASE DIVISION
Advice for approval for credit to supplier

Date:	14/6/20	Prepared by:	Prabhakar
PO/WO no.	67580	PO / WO Date.	29.5.20
Supplier Name	Swastik Commercial Corporation	PO/WO amount	4,800-00
Firm/Company	VHOA	Project	Vista Homes
Sl. No.	Bill No.	Bill Date	Bill amount
1.	048/20-21	2/6/20	4,800-00
2.			
3.			
4.			
Amount A – Bills total(Excluding Transport & Hamali Charges):			4,800-00

Sl. No.	DC No	DC. Date	MRN No.	DC matches MRN
1.			79534	☑ Yes ☐ No
2.				☐ Yes ☐ No
3.				☐ Yes ☐ No

Amount B –Other Credits :_	—
Amount C –Other Debits :_	—
Amount D (D=A+B-C) – Amount to be credited to the supplier:	4800-00
Amount E – PO / WO value:	4800-00
Amount F – Difference (A – E):	—

Quantity received as per PO /WO	☑ Yes ☐ Excess received ☐ Short received ☐ Other (explained below)
Is difference between PO / Bill acceptable?	☐ ~~Yes ☐ No (explained below)~~
Excess / short material received	☐ ~~Approved – within~~ acceptable limits ☐ No (explained below)
Close PO / W?O	☑ Yes ☐ No – wait for balance material ☐ No (explained below)
Advance paid / PDC given (deduct when paying)	☐ Yes – Rs. ✓/- ☐ No
Payment – due date	22/8/20
Remarks:	

Approved by	Purchase Officer	Purchase Manager	Procurement Manager	M D	Accounts – receiver of bill	Accountant	Accounts Manager
Sign:		[signature]			[signature]		
Date		14/6					

Notes: 1. In case amount to be credited to supplier and the bills total does not match prepare JV for debit or credit. 2. Attach additional sheets if quantity of bills or DCs is more than the space provided. Clearly mark the space provided with 'see attachment'. 3. Purchase Officer can approve Pos/Wos upto Rs. 5,000/-, Purchase Manager and Procurement Manager to approve all bills from 5,000/- to 1,00,000/- . 4. Attach JV, Office copy of PO/WO, DCs and bills to this advice. 5. In Amount A, exclude transport, Hamali charges, etc and instead include in Amount B. 6. To be approved by accounts manager if bill value exceeds Rs. 10,000/- 7. MD to approve all bills above 1,00,000/-

Tax Invoice (ORIGINAL FOR RECIPIENT)

Swastik Commercial Corporation 7-2-626(3561/3) R.P.ROAD SECUNDERABAD-500003 Ph.No:040-27705974 GSTIN/UIN: 36AEMPJ3074R1ZS State Name : Telangana, Code : 36 E-Mail : swastikcommercial999@gmail.com	Invoice No. **048/2020-21** Delivery Note Supplier's Ref.	Dated **2-Jun-2020** Mode/Terms of Payment Other Reference(s)
Buyer **Vista Homes Owners Association** 5-4-187/3&4,2nd Floor M.G.Rd Secunderabad State Name : Telangana, Code : 36	Buyer's Order No. **67580 99587** Despatch Document No. Despatched through Terms of Delivery	Dated **29-May-2020** Delivery Note Date Destination

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	**Cg 48" 1200mm Seawind C/fan**	8414	4 NOS	1,016.95	NOS	**4,067.80**
	CGST Output					366.10
	SGST Output					366.10
	Total		4 NOS			**₹ 4,800.00**

MODI PROPERTIES PVT. LTD. ★SEC'BAD★ INWARD No: 65968 Date: 5/6/20 Sign:

Amount Chargeable (in words) E & O E

INR Four Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
8414	4,067.80	9%	366.10	9%	366.10	732.20
Total	4,067.80		366.10		366.10	732.20

Tax Amount (in words) : **INR Seven Hundred Thirty Two and Twenty paise Only**

Company's Bank Details
Bank Name : Dena Bank Account
A/c No. : 056111024016
Branch & IFS Code : R.P.Road & BKDN0610561

Company's PAN : **AEMPJ3074R**

for Swastik Commercial Corporation

Declaration
We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Authorised Signatory

This is a Computer Generated Invoice

INWARD	
Inward No: 24704	Dt: 02/6/20
MRN No: 79534	Dt:
Received By:	Sign:
Vista Homes	

SWASTIK COMMERCIAL CORPORATION Ph: 27705974 [illegible]

Purchase Order

 29-05-2020 12:20:12 PM Or

67580
23.05.20 2:09:44

From Company : **Vista Homes Owners Association**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : .

Supplier Details			
Swastik Commercial Corporation	**Doc No**	67580	99587
3561/3, (7-2-626), R.P.Road, Secunderabad.	**Doc Date**	29-05-2020	
	Quote No	Nil	
GSTIN 36AEMPJ3074R1ZS 27707596	**Quote Date**	28-05-2020	
27705974 9848178680	**SupplyType**	Supply	

Kind Attn : Mohanlal

Purchase Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	GST	Amount
1	4525 - Electrical - other - Ceiling fan - other - nos *white*	4.00	1,200.00	0.00	0.00	4,800.00
					Total Order Value . . .	**4,800.00**

Rupees : Four Thousand Eight Hundred Only.

Terms and Conditions :-

Specification / Brand	All items shall be of 'CG' brand Sea wind model
Payment Terms	After Delivery & Production of bill.
Tax	All taxes included in above price.
Delivery Date	Next day.
Delivery Location	Vista Homes Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school Phone. Contact: 8790166611
Penality For Delay	Nil
Transportation Cost	Transport cost shall be borne by us.
Warranty	Nil
Advance Paid	Nil
Other Terms	We reserve the right items not confirming to qlty & specs. Above order for CLUB HOUSE purpose.
Completion Date	Nil
Measurment	Nil
Security	Nil
Remarks	

For *Vista Homes Owners Association*

Authorised Signatory

Name : ______________

Accepted the above Terms And Conditions

For *Swastik Commercial Corporation*

Name : ______________

Date : __/__/____

Requisition Form

Company Name:	VISTA HOMES OWNERS ASSOSIATION	Date:	23.05.2020
Site & Phase :	PHASE-1	Time:	03:20
Supplier		Req. No.	99587
Material required before date:	28-05-2020		57248

No	Description	Size	Quantity	Units	Inward No	Date
1	Ceiling Fan 67580	Std	04	No's		
2						
3						
4						
5						
6						
7						
8						
9						
10				W		
11						

Remarks: For Club House purpose.

APPROVED BY
29 MAY 2020
SOHAM MODI
MANAGING DIRECTOR

Prepared By	T.MADHU	Approved by	
Sign.& Date	23.05.2020	Sign. & Date	

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

Vista Homes Owners Association (20-21)

Payment Voucher

No. : **PAY/~~10083~~** /0087 Dated : 14-Aug-2020

Particulars	Amount
Account :	
SP-ENTECH PEST CONTROLS	**7,800.00**
On Account **7,800.00 Dr**	
Through :	
BANK-HDFC Bank	
On Account of :	
Being cheque issued to entech pest control towards pest control chagres for the month of july 2020 against bill no:2020/264, dt:01 -08-2020 & ch no:001582	
Amount (in words) :	
Indian Rupees Seven Thousand Eight Hundred Only	
	₹ 7,800.00

Prepared by: lavanya.r@modiproperties.com Approved by Receiver's Signature 18/8/20.

Vista Homes Owners Association (20-21)

Journal Voucher

No. : **JOU/10111** Dated : **14-Aug-2020**

Particulars		Debit	Credit
OIE-Pest Control Charges	*Dr*	**7,800.00**	
To SP-ENTECH PEST CONTROLS			**7,800.00**
On Account **7,800.00 Cr**			
On Account of : Being on pest control for the month of July2020 against bill no:2020/264, dt:01-08 -2020			
		₹ 7,800.00	**₹ 7,800.00**

Prepared by: lavanya.r@modiproperties.com Approved by

ENTECH
PEST CONTROLS

PMA

INVOICE

	M/sVista Home owner Assertions. Sy. No. 193 to 195, Vasavi Siva Nagar Road, Kushaiguda, Secunderabad, Telangana 500062	Bill no:2020/264 Pan No:AJTPM2273M Date:1:08:2020		
Quantity	**Description**	**Rate**	**Per**	**Amount**
	Towards general dis-infestation and rodent control treatment to your complete all floor and Callers month of July-20 (Seven thousand Eight Hundred only)	7800		7800
		Total		7800

E.O.E

Note:1) Bill are due on presentation

2) interest at 18%per annum will be charged on bill outstanding for more than 30 days

3) Please make payment with 7 days after submission

For ENTECH PESTCONTROLS SERVICES

Authorized Signatory

APPROVED BY

11 AUG 2020

PROJECT MANAGER

Certified by:

Sneha.

Asst. Engineer

VISTA HOMES

15-21-150/25, New Balaji Nagar, Colony Kukatpally, Hyderabad-72

Email: entechpestcontrols@gmail.com msreddy_cts@yahoo.co.in

Phone: 8008339292

GST NO:36AJTPM2273M2ZH

INWARD

Inward No: 25072 Dt: 11/8/20

GRN No: Dt:

Received By: Sign:

Vista Homes

Vista Homes Owners Association (20-21)

Payment Voucher

No. : **PAY/~~10084~~** 10088 Dated : 14-Aug-2020

Particulars	Amount
Account :	
SUP-Elegant Enterprises	**11,863.00**
On Account **11,863.00 Dr**	
Through :	
BANK-HDFC Bank	
On Account of :	
Being cheque issued to elegant enterprises towards purchase of electrical material against billn o:0003, dt:15-05-2020, po no:67123, dt:13-05-2020 & ch no:001583	
Amount (in words) :	
Indian Rupees Eleven Thousand Eight Hundred Sixty Three Only	
	₹ 11,863.00

Prepared by: rajyalakshmi@modiproperties.com

Approved by

Receiver's Signature

Vista Homes Owners Association (20-21)

Journal Voucher

No. : **JOU/10112** Dated : **14-Aug-2020**

Particulars		Debit	Credit
Electrical-URD	*Dr*	**11,863.00**	
To SUP-Elegant Enterprises			**11,863.00**
On Account	**11,863.00 Cr**		
On Account of : Being on purchase of contractor, MCCB against bill no:0003, dt:15-05-2020, po no:67123, dt:13-05-2020			
		₹ 11,863.00	**₹ 11,863.00**

Prepared by: rajyalakshmi@modiproperties.com

Approved by

Entered in Tally.

PURCHASE DIVISION
Advice for approval for credit to supplier

Date:	23/5/20	Prepared by:	T. Bhaskar
PO/WO no.	67123	PO / WO Date.	13/5/20
Supplier Name	Elegant E-terp.	PO/WO amount	10695
Firm/Company	VHOA	Project	vista Hav
Sl. No.	Bill No.	Bill Date	Bill amount
1.	0003	15/5/20	11863
2.			
3.			
4.			
Amount A – Bills total(Excluding Transport & Hamali Charges):			11863

Sl. No.	DC No	DC. Date	MRN No.	DC matches MRN
1.	001	15/5/20	78946	☑ Yes ☐ No
2.				☐ Yes ☐ No
3.				☐ Yes ☐ No

Amount B –Other Credits :	–
Amount C –Other Debits :	–
Amount D (D=A+B-C) – Amount to be credited to the supplier:	11863
Amount E – PO / WO value:	10695
Amount F – Difference (A – E):	1168

Quantity received as per PO /WO	☐ Yes ☑ Excess received ☐ Short received ☐ Other (explained below)
Is difference between PO / Bill acceptable?	~~☐ Yes ☐ No (explained below)~~
Excess / short material received	~~☐ Approved – within acceptable limits ☐~~ No (explained below)
Close PO / W?O	☑ Yes ☐ No – wait for balance material ☐ No (explained below)
Advance paid / PDC given (deduct when paying)	☐ Yes – Rs. /- ☑ No
Payment – due date	29/5/20

Remarks: Due to site Requested particular Brand so it difference its acceptable

Approved by	Purchase Officer	Purchase Manager	Procurement Manager	M D	Accounts – receiver of bill	Accountant	Accounts Manager
Sign:	[signature]	[signature]			[signature]		
Date	23/5/20	23/5/20					

Notes: 1. In case amount to be credited to supplier and the bills total does not match prepare JV for debit or credit. 2. Attach additional sheets if quantity of bills or DCs is more than the space provided. Clearly mark the space provided with 'see attachment'. 3. Purchase Officer can approve Pos/Wos upto Rs. 5,000/-, Purchase Manager and Procurement Manager to approve all bills from 5,000/- to 1,00,000/- . 4. Attach JV, Office copy of PO/WO, DCs and bills to this advice. 5. In Amount A, exclude transport, Hamali charges, etc and instead include in Amount B. 6. To be approved by accounts manager if bill value exceeds Rs. 10,000/- 7. MD to approve all bills above 1,00,000/-

GSTIN: 36AJBPK0412E1ZY	☑ Orignal for Receipient	☐ Duplicate for Supplier / Transporter	☐ Triplicate for Supplier	GST INVOICE CASH | CREDIT

Elegant Enterprises

ELEGANT

5-4-187/7/3, Karbala Maidan, M. G. Road, Secunderabad-500003
Phone: 040- 6638-5358, E-mail address: eleganthyd@hotmail.com
Preventers I Annunciators I Switchgears I Starters I Wires & Cables I Capacitors I Panel & Cable Accessories I Oil Seals
Step Down Transfromers I L.E.D Lights I Earthing Equipments I Carbon Brushes I PVC Insulation Tapes I Lugs I Spares

Reverse Charge :	Nil	Transportation Mode :	Not Applicable
Invoice Number :	EE2021-0003	Vehicle/LR Number :	Not Applicable
Invoice Date :	15 May 2020	Date of Supply :	15 May 2020
State :	Telangana — State Code : 36	Place of Supply :	Hyderabad

Details of Buyer I Billed to:

Name : M/s Vista Homes Owners Association	Delivery Challan No. : Not Applicable — Date : - x -
Address : 5-4-187/3 & 4, 2nd Floor, Soham Mansion, Mahatma Gandhi Road, Secunderabad - 500003	Purchase Order No. : 6 7 1 2 3 — Date : 13.05.2020
	Delivery Location : Site: Vista Homes, Sy. No. 193, Kapra, Hyderabad
GSTIN : Non-Regsitered	Term of Payment : ☐ Against Delivery ☐ Against Proforma Invoice ☑ Within 30 days from date of Invoice.
State : Telangana — State Code : 36	

Sl. No.	Description of Goods	HSN/SAC	Quantity	UoM	CGST %	SGST %	IGST %	Rate	Amount
1	C & S 125Amps 4P Contactor TC1D80004	8536	1.00	No's	9.00	9.00	0.00	7153.00	7153.00
2	Schneider 125A 3P 10kA MCCB NKS160R	8536	1.00	No's	9.00	9.00	0.00	2900.00	2900.00

Total Invoice Amount in Words:

Rupees: Eleven Thousand Eight Hundred Sixty Three Only.

Total Amount Before Tax	10,053.00
Add : C G S T	904.77
Add : S G S T	904.77
Add : I G S T	0.00
R/o + Transportation :	0.46
Total Amount	Rs. 11,863.00

Elegant Enterprises Secunderabad

MODI PROPERTIES PVT. LTD. SEC'BAD INWARD No. 65499 Date 19/5/20 Sign

Our Bank Details:

Name of the Bank : HDFC Bank	Account No. : 5 0 2 0 0 0 0 9 7 1 9 7 2 5
Branch Address : Paradise, S.D. Road, Sec-Bad-3	I F S Code : H D F C 0 0 0 0 0 4 2

Receiver's Seal and Signature with Name & Mobile Number

P. Ray 19/5

Terms and Conditions :
1. Goods once sold will not be taken back of exchanged
2. Interest at 24% P. A. will be charged affter .... Days.
3. Our risk & responsibility cease on the delivery of goods.
4. All disputes are subject to Secunderabad Jurisdiction
5. We declare that this invoice shows the actual price of the goods described and that all particulars are true & correct.

for Elegant Enterprises

Authorised Signatory

E & O. E

** Guarantee & Warranty Voids if Proper Earth Connection is not given to LED Light Fixtures.

**No Guarantee & Warranty on Breakages & Burnout.

Material Duly Checked By and Delivered to: Mr. Salva Kumar

Eway Bill No. Not Applicable Dated: Not Applicable

minilec L&T SWITCHGEAR SIEMENS GEM KAYCEE COOPER Bussmann dowell's HMI
PHILIPS Crompton Greaves TEKNIC SG POLYCAB Finolex Cables Limited legrand Capco

Head Office : Block - A ' 413 ' Shanti Bagh Apartments, 7 - 1 - 3, Begumpet, Hyderabad - 5 0 0 0 0 1 6

GSTIN : 36AJBPK0412E1ZY

DELIVERY CHALLAN

Elegant Enterprises

5-4-187/7/3, Karbala Maidan, Mahatma Gandhi Road, Secunderabad- 500003
Phone : 040 - 6638 - 5358 Centrex : 5358 Email : eleganthyd@hotmail.com
Preventers | Annunciators | Switchgears | Starters | Wires & Cables | Capacitors | Panel & Cable Accessories | Oil Seals
Step Down Transfromers | L.E.D Lights | Earthing Equipments | Carbon Brushes | PVC Insulation Tapes | Lugs | Spares

M/s Vista Homes Owners Association	Delivery Challan No. : **EE/2020-2021-001**
5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500003	Date: **15-05/2020**
Delivery Location: Vista Homes, Sy. No. 193, Kapra, Hyderabad	Buyer's GSTIN **Not Registered**
Order No. : 67123	Dated: 13-05/2020

L. R. No. : Not Applicable Date : Sent Via :

Sl. No.	Description of Goods	HSN Code	Quantity	UoM	Unit Rate	Remarks
1	C & S 125Amps 4P Contactor TC1D80004	8536	1.00	No's	7153.00	GST 18% Extra
2	Schneider 125A 3P 10kA MCCB NKS160R	8536	1.00	No's	2900.00	GST 18% Extra
** Material duly checked by and delivered to Mr. Satya Kumar.						

Receivers Stamp and Signature

for Elegant Enterprises

Authorized Signatory

minilec | SIEMENS | dowells | HMI | PHILIPS | TEKNIC | POLYCAB | Finolex Cables Limited | legrand | Capco

H.O. : Block-A, '413', Shanti Bagh Apts., 7-1-3, Begumpet, Hyderabad - 500016

GSTIN : 36AJBPK0412E1ZY DELIVERY CHALLAN

Elegant Enterprises

5-4-187/7/3, Karbala Maidan, Mahatma Gandhi Road, Secunderabad- 500003
Phone : 040 - 6638 - 5358 Centrex : 5358 Email : eleganthyd@hotmail.com

Preventers | Annunciators | Switchgears | Starters | Wires & Cables | Capacitors | Panel & Cable Accessories | Oil Seals
Step Down Transfromers | L.E.D Lights | Earthing Equipiments | Carbon Brushes | PVC Insulation Tapes | Lugs | Spares

M/s Vista Homes Owners Association	Delivery Challan No. : **EE/2020-2021-001**
5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad-500003	Date: **'15-05/2020**
Delivery Location: Vista Homes, Sy. No. 193, Kapra, Hyderabad	Buyer's GSTIN **Not Registered**

Order No. : 67123 Dated: 13-05/2020

L. R. No. : Not Applicable Date : Sent Via :

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MODI PROPERTIES PVT LTD SEC'BAD INWARD No. 38306 Date: 20/5

INWARD
Inward No: 24597 Dt: 15/05/20
MRN No: 78946
Received By: Sign:
Vista Homes

Receivers Stamp and Signature

for Elegant Enterprises

Authorized Signatory

minilec | L&T SWITCHGEAR | SIEMENS | GEM | KAYCEE | COOPER Bussmann | dowell's | HMI
PHILIPS | Crompton Greaves | TEKNIC | SG | POLYCAB | Finolex Cables Limited | legrand | Capco

H.O. : Block-A, '413', Shanti Bagh Apts., 7-1-3, Begumpet, Hyderabad - 500016

Purchase Order

 15-05-2020 10:29:20 AM

67123
06.05.20 1:44:19

From Company : **Vista Homes Owners Association**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : .

Supplier Details			
Elegant Enterprises	**Doc No**	67123	99553
5-4-187/7/3,Karbala Maidan, M.G.Road, Secunderbad-500003.	**Doc Date**	13-05-2020	
	Quote No	Nil	
GSTIN 36AJBPK0412E1ZY	**Quote Date**	13-05-2020	
66385358 9985113450/9885073880	**SupplyType**	Supply	

Kind Attn : Mr.Gaurang Kadakia/Mahesh Kadakia

Purchase Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	GST	Amount
1	4731 - Electrical - other - Contactor - NA - nos *C & S 125A 4 pole contactor type TC1D80004*	1.00	7,153.00	0.00	18.00	8,440.54
2	4760 - Electrical - other - MCCB - Other - nos *125 ams 3p*	1.00	1,911.00	0.00	18.00	2,254.98
	Total Order Value . . .					**10,695.52**

Rupees : Ten Thousand Six Hundred Ninty Five and Paise Fifty Two Only.

Terms and Conditions :-

Specification / Brand All items shall be of L&T brand

Payment Terms After Delivery & Production of bill

Tax Inclusive of all taxes

Delivery Date Next Day.

Delivery Location Vista Homes
Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school
Phone. Contact: 8790166611

Penality For Delay Nil

Transportation Cost Transport cost shall be borne by us.

Warranty 1 yr agaist manuf. defect

Advance Paid Nil

Other Terms We reserve the right to reject items not conforming to quality and specifications.Above order for generator amf pannel purpose

Completion Date Nil

Measurment Nil

Security Nil

Remarks

For *Vista Homes Owners Association*

Authorised Signatory

Name : ____________

Accepted the above Terms And Conditions

For *Elegant Enterprises*

Name : ____________

Date : __/__/____

Estimate/~~Draft PO~~

 13-May-20 3:40:07 PM Original / Office Copy / Purchase Div.Copy

From Company : **Vista Homes Owners Association**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : .

Supplier Details			
Elegant Enterprises 5-4-187/7/3,Karbala Maidan, M.G.Road, Secunderbad-500003.	**Doc No**	67123	99553
	Doc Date	13-05-2020	
	Quote No	Nil	
GSTIN 36AJBPK0412E1ZY	**Quote Date**	13-05-2020	
66385358 9985113450/9885073880	**SupplyType**	Supply	

Kind Attn : Mr.Gaurang Kadakia/Mahesh Kadakia

Estimate/Draft PO for the Supply of following Items.

	Item Name	**Qty**	**Rate**	**Dis%**	**GST**	**Amount**
1	4731 - Electrical - other - Contactor - NA - nos *C & S 125A 4 pole contactor type TC1D80004*	1.00	7,153.00	0.00	18.00	8,440.54
2	4760 - Electrical - other - MCCB - Other - nos *125 ams 3p*	1.00	1,911.00	0.00	18.00	2,254.98
					Total Order Value . . .	**10,695.52**

Rupees : Ten Thousand Six Hundred Ninty Five and Paise Fifty Two Only.

Terms and Conditions :-

Specification / Brand	All items shall be of L&T brand
Payment Terms	After Delivery & Production of bill
Tax	Inclusive of all taxes
Delivery Date	Next Day.
Delivery Location	Vista Homes Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school Phone. Contact: 8790166611
Penality For Delay	Nil
Transportation Cost	Transport cost shall be borne by us.
Warranty	1 yr agaist manuf. defect
Advance Paid	Nil
Other Terms	We reserve the right to reject items not conforming to quality and specifications.Above order for generator amf pannel purpose
Completion Date	Nil
Measurment	Nil
Security	Nil
Remarks	

APPROVED BY
13 MAY 2020
SOHAM MODI
MANAGING DIRECTOR

13/5

For ***Vista Homes Owners Association***
Authorised Signatory

Accepted the above Terms And Conditions
For ***Elegant Enterprises***

Name : ____________ Name : ____________ Date : __/__/____

Requisition Form

Company Name:	Vista Homes Owners Association	Date:	12.05.20
Site & Phase :	Vista Homes	Time:	10:54AM
Supplier		Req. No.	99553
Material required before date:	13.05.20	ID No.	56765

No	Description	Size	Quantity	Units	Inward No	Date
1	MCCB	125Amps	01	No's		
2	Contractor 67123	125Amps	01	No's		
3						
4						
5						
6						
7						
8						
9						
10						

Remarks: For Generator And AMF Panel purpose.

Prepared By	T.MADHU	Approved by	
Sign.& Date	12.05.20.	Sign. & Date	

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

APPROVED FOR ~~CONSTRUCTION~~
13 MAY 2020
SOHAM MODI
MANAGING DIRECTOR

Vista Homes Owners Association (20-21)
M G Road, Ranigunj
Secunderabad
State Name : Telangana, Code : 36

9

Payment Voucher

No. : **PAY/10082** /0089 Dated : **14-Aug-2020**

Particulars	Amount
Account :	
SUP-Johnson Lifts Pvt. Ltd.	**1,61,821.00**
TDS-1.5% Contract	**(-)2,427.00**
Through :	
BANK-HDFC Bank	
On Account of :	
Being cheque issued to johnson lifts pvt ltd ch no : 001633	
Amount (in words) :	
Indian Rupees One Lakh Fifty Nine Thousand Three Hundred Ninety Four Only	
	₹ 1,59,394.00

Prepared by: vijay

Approved by

Receiver's Signature

Request for payment

Division	PURCHASE		
Pay to	Johnson Lifts Pvt Ltd		
Towards	Lifts AMC`s x 4 week PDC		
Amount	1,61,821-00	Payment / cheque date	24-8-20
Payment from company	Vista Homes Owners Association		
Project	Vista Homes		
Type of payment	☑ Advance ☐ Part Payment ☐ Balance Payment ☐ Full Payment ☐ PDC ☐ Transfer ☐ Other:		
Payment mode	☑ Cheque ☐ Pay order ☐ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Happy card ☐ Transfer to Yes bank Expenses card ☐ Transfer to petro card ☐ Other ☐ Pay from suspense account		
Payment to be divided (attach statement)		☐ Yes	☐ No
PO/WO no.	-	Req no	-
Remarks/ Desc.	Lift Contract no-L-H1392, L-H1251, L-G6263, L-H1252, L-G6264, L-H1254		
The amount of Rs.1,61,821 can be paid by 4 weekly instalments as per MD instruction and the balance amount Rs. 1,61,821 can be paid in PDC`s			
Requested by:	Approved by:	Sign	Date
Prabhakar			17-08-20

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.

APPROVED BY
17 AUG 2020
SOHAM MODI
MANAGING DIRECTOR

Johnson lifts AMC`s in instalments				pon
Prepard by: Prabhakar				
Date: 12-08-20.				
Vista Homes Owners Association				
Sl no	Lift No	Amount	AMC no	PO No
1	L-H1392	48,616.00	4th AMC	21928
2	L-H1251	165,675.00	3rd AMC	21982
3	L-G6263	-	3rd AMC	20641
5	L-H1252	-	3rd AMC	21982
6	L-G6264	58,056.00	4th AMC	20823
7	L-H1254	51,295.00	3rd AMC	22200
	Total	323,642.00		

Note:-

Johnson not accepted 12 Instalments. but 50% Advance and balance 50% with PDC's. mail copy attached Kindly suggest me! ← issue PDC's

Pay in 4 weekly instalments by PDC.

APPROVED BY
14 AUG 2020
SOHAM MODI
MANAGING DIRECTOR

Scanned

U&I65

To,
Prabhakar Sir,

Re: Lift AMC - Reg.

From: talla durga prasad Goud (durgaprasad.talla6@gmail.com)

To: murthy@modiproperties.com

Cc: servicesales2hyd@johnsonliftsltd.com; prabhakar@modiproperties.com; purchase@modiproperties.com; bsb.varma@johnsonliftsltd.com

Date: Tuesday, August 11, 2020, 03:04 PM GMT+5:30

Dear sir,

As per trailing mail, kindly release the amc order along with payment 50% advance and 50% payment with pdc cheques..

1254

Note L-H1253 Amc is also not released amc order and payment.so kindly look in and release the amc order along with paymengs to proceed further.

Regards

Durga prasad

On Tuesday, August 11, 2020, dakshina murthy <murthy@modiproperties.com> wrote:

> Dear Durga Prasad,
>
> This is regarding lift AMC, Contract no. L - G6264, L-H1251,L-G6263 & L-H1252 of Vista Homes Owners Association.
>
> Due to this pandemic situation we want to pay a lift amount in 12 weekly installments.
>
> Kindly accept the same.
>
> Regards,
>
> T Dakshina Murthy
>
> Purchase Officer | +91 95022 88044 | purchase@ modiproperties.com
> Modi Properties & Investments Pvt. Ltd. | www. modiproperties.com
> 5 - 4 - 187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
> Don' t just buy a flat or villa! Buy a great lifestyle!
> We build affordable flats & villas in gated communities

--
null

Vista Homes Owners Association (20-21)
M G Road, Ranigunj
Secunderabad
State Name : Telangana, Code : 36

Payment Voucher

No. : **PAY/~~10083~~** 10090 Dated : **14-Aug-2020**

Particulars	Amount
Account :	
SUP-Alluminium Centre (P) Ltd	**3,450.00**
Through :	
BANK-HDFC Bank	
On Account of :	
Being cheque issued to alluminium centre p ltd towards purchase of alluminium ladder ch no : 001634	
Amount (in words) :	
Indian Rupees Three Thousand Four Hundred Fifty Only	
	₹ 3,450.00

Prepared by: vijay

Approved by

Receiver's Signature

Request for payment

Division	Purchase Division		
Pay to	Alumin Centre (P) Ltd		
Towards	Purchase of Al ladder		
Amount	3,540 /-	Payment / cheque date	17/8/20
Payment from company	VHOA		
Project	Vista Homes		
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.	69563	Requisition no.	99740
Remarks/ Desc.	100 % Advance		

Requested by:	Approved by:	Sign	Date
T. Bhanu			13/8/20

APPROVED BY
14 AUG 2020
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.

Purchase Order

 13-08-2020 3:17:10 PM Original / Office Copy / Purchase Div.Copy

From Company : **Vista Homes Owners Association**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : .

Supplier Details			
Aluminium Centre (P) LTD	**Doc No**	69563	99740
5-1-23, Rashtrapathi Road, Secunderbad-500003	**Doc Date**	12-08-2020	
	Quote No	Nil	
GSTIN 36AADCA0255D1Z9	**Quote Date**	18-09-2019	
9573438838 9392079055	**SupplyType**	Supply	

Kind Attn : M.Satyanarayana

Purchase Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	GST	Amount
1	9586 - Tools - Aluminium Ladder - Other - nos *5' 3mm thick*	1.00	3,000.00	0.00	18.00	3,540.00
				Total Order Value . . .		**3,540.00**

Rupees : Three Thousand Five Hundred Fourty Only.

Terms and Conditions :-

Specification / Brand As per details given in the quotation.

Payment Terms 100% as advance

Tax Inclusive of all taxes

Delivery Date Within 7 days

Delivery Location Vista Homes
Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school
Phone. Contact: 8790166611

14/8/20

APPROVED BY
14 AUG 2020
SOHAM MODI
MANAGING DIRECTOR

Penality For Delay Nil

Transportation Cost Transport cost shall be borne by us.

Warranty Nil

Advance Paid Rs./- vide cheq.no......... dtd..... Rs: 3540/-

Other Terms We reserve the right to reject items not conforming to quality and specifications. Above order for site use purpose

Completion Date Nil

Measurment Nil

Security Nil

Remarks

For *Vista Homes Owners Association*

Authorised Signatory

Accepted the above Terms And Conditions

For ***Aluminium Centre (P) LTD***

Name : ____________

Name : ____________

Date : __/__/____

Vista Homes Owners Association (20-21)
M G Road, Ranigunj
Secunderabad
State Name : Telangana, Code : 36

Payment Voucher

No. : **PAY/~~10084~~** 10091 | Dated : **14-Aug-2020**

Particulars	Amount
Account :	
SUP-Johnson Lifts Pvt. Ltd.	**40,455.00**
TDS-1.5% Contract	**(-)607.00**
Through :	
BANK-HDFC Bank	
On Account of :	
Being cheque issued to johnson lifts pvt ltd ch no : 001641	
Amount (in words) :	
Indian Rupees Thirty Nine Thousand Eight Hundred Forty Eight Only	
	₹ 39,848.00

Prepared by: vijay | Approved by | Receiver's Signature

Scan (II)
U8162

(5)

(4)

Request for payment

Division	PURCHASE		
Pay to	Johnson Lifts Pvt Ltd		
Towards	AMC charges for the lifts L-H1392		
Amount	48,616-00	Payment / cheque date	27-7-20
Payment from company	Vista Homes Owners Association		
Project	Vista Homes		
Type of payment	☐ Advance ☐ Part Payment ☐ Balance Payment ☐ Full Payment ☐ PDC ☐ Transfer ☐ Other:		
Payment mode	☐ Cheque ☐ Pay order ☐ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Happy card ☐ Transfer to Yes bank Expenses card ☐ Transfer to petro card ☐ Other ☐ Pay from suspense account		
Payment to be divided (attach statement)		☐ Yes	☐ No
PO/WO no.	21928	Req no	34357
Remarks/ Desc.			
Requested by:	Approved by:	Sign	Date
Prabhakar			24-07-20

APPROVED BY
24 JUL 2020
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.

Annual Maintenance Contract

Platinum

Johnson LIFTS & ESCALATORS

SERV / 08 / QR / 05

SIGNED ON BEHALF OF THE CUSTOMER

2/9/28
H/S Cme

Ref. No: SMC8682 Date: 12-JUN-2020

Lift No./s: L-H1392

Name & Address of Client: VISTA HOMES OWNER'S ASSOCIATION
NO.5-4-187/3 & 4
2ND FLOOR, M G ROAD
SECUNDERABAD, TELANGANA
500003

Installation Address: VISTA HOMES
SY.NO : 193 TO 195
KUSHAIGUDA, HYDERABAD 500062

Contract Amount (Basic) 41200/-Per Lift

SGST 9% + CGST 9% 7416/-

Total Contract Amount **`48616/- Per Lift**

Period of Contract: **From 01/08/2020 To 31/07/2021**

CUSTOMER	JOHNSON LIFTS PRIVATE LIMITED
Name : Prabhakar. P	**Service Sales Exe Name :** T. Durga Prasad
Contact Number : 9502277299	**Contact Number :** 8790424606
Email ID:	**Signature :** T. Durga **Date :** 26/8/20.
Signature (Authorised Signatory): P.S	**Approved By :**
Designation With Seal:	**Signature (Authorised Signatory):**
	Name & Designation:

"NO CASH TRANSACTION ALLOWED"

Payment Should be made only by Cheques / Drafts in favour of Johnson Lifts Private Limited or Electronic Fund Transfer. CONTRACT IS DEEMED TO HAVE BEEN ENTERED ON SIGNING THE CONTRACT AND PAYMENT RECEIVED.

Note : Any taxes, duties, levies imposed by the Central / State Government during the contractual period shall be claimed extra and shall be payable by you on demand.

Our PAN No: AAACJ0838Q CIN NO : U27209TN1981PTC008718 Our GST No. 36AAACJ0838Q1Z7

Branch Office : JOHNSON LIFTS PRIVATE LIMITED
PLOT NO.B-31 (PART) TIE, BALANAGAR, HYDERABAD-500037 Phone No:040-23078881, 23078882, 23078883

3. In case of a reported breakdown being attended by the company which is found to be due to extraneous causes such as failure of power supply, improper closing of doors, unauthorized interference by strangers over which the company has no control, a service charges of Rs. 200/- shall be levied. The Customer will also promptly report details of unsatisfactory operation or irregular performance of the lift to the Company immediately upon notice of the same.
4. All the disputes and differences and claims if any arising out this contract shall be referred to an Arbitrator appointed by the company, and the same shall be governed the provisions of the Arbitration and Conciliation Act.1996. The arbitration shall be in English language. The arbitral award shall be final and binding on the Parties. For this purpose, the courts in Chennai alone shall have exclusive jurisdiction to entertain application if any arising out of the agreement.
5. During the period of servicing, the lift shall not be available for your use but the lift operator should be present till the servicing work is completed.
6. The service contract shall be for a minimum period of one year. However, the parties can opt to terminate this contract by providing two months written notice in advance to the other party.
7. In case of termination / cancellation of Contract, refund of payment if already received, will be made after deducting the charges proportionately towards services already rendered. Further, upon termination, all contractual and legal liabilities with regard to the service and maintenance of lift shall cease to exist with immediate effect and the Company will not be responsible for any incident on the lift from the date of termination.
8. The quotation is valid for a period of 30 days from the date of offer and thereafter Subject to our confirmation.
9. Upon notification by the customer of a breakdown or failure in the elevator, the company shall send as soon as may reasonably be possible during the company's normal working hours, a technician to carry out necessary repairs in order to restore the elevator to satisfactory working condition.
10. On termination of this contract, the company's obligations under this contract shall cease in its entirety.
11. This contract, all amendments hereto, and any issues or controversies arising here from or related hereto, shall be governed by and construed exclusively in accordance with the laws of India.
12. Notwithstanding any other provisions in this contract, in no event shall the Company be liable for any indirect or consequential loss or damage which may be suffered by the Customer or any other party in connection with the contract.
13. All intellectual property rights in the elevator including the software remain the property of Johnson Lifts at all times.
14. The call backs registered with the Company only will be attended to by our authorized service mechanics and these alone will be treated as call backs of the lift.
15. The payments under this contract shall always be done in Demand draft, Cheque or RTGS. **Cash payment will not be accepted at any cost.**

Note: Any taxes, duties, levies Imposed by the Central / State Government during the contractual period shall be claimed extra and shall be payable by you on demand.

As a token of your acceptance please sign and return to us the original and duplicate copies of the contracts together with the payment. We shall sign and return the original contract form for your records.

Head Office : No.1, East Main Road, Anna Nagar Western Extn, Chennai – 600 101
Ph: 044 - 26152003 / 04 / 05 / 06 Fax : 26151614
E-mail : service_support@johnsonliftsltd.com Website : www.johnsonliftsltd.com

(e) Where misuse of equipment not prevented by the customer.

(f) Where materials, components, parts or assemblies are no longer available due to obsolescence or if they are permanently taken out of production by the original supplier, when the supply and use of alternative replacement materials, components, parts or assemblies (as the case may be) shall be at the cost of the customer. In the event, the company considers themselves unable to supply any materials or parts for the purpose of this agreement, this agreement shall forthwith terminate without prejudice to the company's accrued rights and without any liability to the company for such termination.

(g) Where damage or delay is caused due to strikes, lockouts, civil commotion, war, theft, floods, riots, explosion or act of God or cause beyond our control.

(h) Where damage is caused to all or part of the elevator as a consequence of a faulty electrical system, Voltage fluctuations/surge due to internal wiring, short circuits, lightning, thunder, fire, water seepage, flooding etc. it is recommended that the client takes adequate protection from insurance or similar companies to cover the equipment for damages that can occur due to such cases. In such an event, the cost of repair or replacement shall be reimbursed to us without any conditions or limitations.

(i) Where the legal and beneficial ownership of the building is changed.

(j) If, in Company's opinion, the equipment is subjected to unreasonable use.

(k) If the customer is declared as insolvent or a petition for winding up either voluntarily or otherwise is pending before any Tribunal, Court or competent authority.

Section 2

The Customer shall:

1. Keep the machine room under lock and key to prevent pilferage and theft.
2. Keep the sills, machine room and pit clean.
3. Notify the company immediately of any malfunction whatsoever of the elevator and shall shut down the lift and display the shutdown status conspicuously until the arrival of the authorized representatives of the Company and completion of repairs.
4. Prevent misuse or vandalism of the elevator.
5. Ensure that two trained persons in the building are available for emergency rescue of trapped passengers.
6. Not allow any other persons, either his own or a third party to tamper with elevator or rectify any of the elevator components during the subsistence of this contract with the explicit understanding that any breach of this clause shall relieve the company of all further obligations under this contract.
7. Not be entitled to assign this contract or any benefit or interest herein to any other person or external agency, without the prior written consent of the company and at such costs as determined, agreed and executed.
8. Keep the machine room with adequate lighting, cooling, moisture control and ventilation as may be required by the Company for an effective operation of lift.
9. Provide the Company unrestricted ready access to all areas of the building in which the lifts are located.
10. Instruct all users of the lift to operate it in accordance with the Company's instructions at all times.
11. Ensure quality & recommended voltage as per the standard with proper earthing off the lift main. The Company will not guarantee the supply of electricity and no compensation shall be entitled for any damages occurred for due to failure, short circuit, electricity fluctuations etc.
12. Allow the Company's employees free and unhindered access to the Lifts, lobbies and machine rooms.

Section 3

General Terms :

1. If it becomes necessary to replace any components or parts of the lift on account of the reasons quoted under Clause No.9 (Section 1), such work shall be carried out after obtaining your consent and cost of the same will be to your account.
2. The company is not expected to assume liability for injury (other than to its employees) or damage to property resulting from or caused by the elevator during its operation.

Annual Maintenance Contract

Johnson LIFTS & ESCALATORS

Platinum

Section 1.

Johnson Lifts shall :

1. Service the lift/s at regular intervals and as frequently as the company deems necessary based on the age, nature, type, location and condition of the elevator and we will take all reasonable care and maintain the lift equipment in safe and proper working condition.
2. Carry out the service work whenever possible on a day convenient to the customer other than Sundays & Holidays and during regular working hours. Additional costs incurred in carrying out work outside the said timing will be charged as extra for the overtime premium hours.
3. Assume no responsibility for refinishing, repairing the following non-proprietary items of the lift equipment and we have not included for the same in this contract: Car enclosures, car flooring, hoist way enclosure, hoist way and car door, door and gate handles, door beading, door glasses, door frames, sills, push box covers in landings and car electric incoming mains, main switch, EPABX Telephone intercom, all kind of TFT/LED/LCD displays, access control system, fan and light fittings, mirror, alarm bell and buzzer, emergency light , alarm device & batteries.
4. Be entitled to depute its authorized service personnel to attend all call backs during normal working hours, free of charges.
5. Repair/overhaul the lift parts when in our judgment, the conditions warrant and the old parts will be removed and this will become our property.
6. Not depute its service personnel for any other work, which does not come under the purview of the contract. If it becomes necessary or whether required by statutory body or otherwise, the company shall charge you extra and it shall be payable in advance.
7. Replenish the Gear and Motor bearing with necessary Johnson lubricants whenever necessary and all parts of the lift will be checked, cleaned and lubricated to keep them, both mechanically and electrically in perfect working condition.
8. Carry out customary annual safety test to examine all safety devices according to the prescribed standard. The company will not be required to make any other tests. The company will not be required to install new attachments or to make replacements with parts of a different design to the elevator whether or not recommended or directed by Insurance Companies or by Government or Non-governmental authorities.
9. Not be liable for repairing or replacing any lift parts in the following circumstances:
   a) Which in our opinion is damaged or broken due to accident or negligence or misuse or willfully damaged by the users or third party or due to reasons over which the company has no control.
   (b) If the damage caused to the equipment due to failure to observe the operating instructions.
   (c) If the defect occurred due to use of non-recommended spares supplied by third parties.
10. Replace any components or parts of the lift, if it becomes necessary, on account of the reasons quoted under clause No.9, and such work will be carried out after obtaining your consent, the cost of which will be to your account, in addition to the contract charges.
11. Be entitled to charge interest on delayed payment of service and maintenance charges under this Agreement at the rate of 18% per annum after the due date till realization. The Company shall also have the right without prejudice to other remedies to suspend the service and maintenance until such payments are paid in full with interest.
12. By notice in writing to the customer forthwith terminate this contract and / or not be liable for any loss and / or not obliged to make replacements and repairs free of charge, in any of the following circumstances:

(a) If the customer fails to pay the company the amount as and when due under this contract.

(b) Where the company is prevented for a continuous period of 3 months from performing its duties for any reason and for any circumstances beyond its control.

(c) Where without the company's prior written consent, any work within the scope of this contract is carried out by anyone other than the company's authorized service personnel or Agents.

(d) Where, after written notice to the customer about important work or compulsory replacement to be carried out, which are not within the scope of this contract, the customer refuses or fails to carry out the said work / replacements within a reasonable time.

Work Order

 24-Jul-20 3:20:32 PM Original / Office Copy / Purchase Div.Copy

From Company : **Vista Homes**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AAGFV2068P1ZJ

Supplier Details			
Johnson Lifts Private Limited	**Doc No**	21928	34357
Plot No.B- 31,TIE, Balanager, Hyderabad - 500 037.	**Doc Date**	15-01-2014	
	Quote No	JL/52/00007/C00	
GSTIN 36AAACJ0838Q1Z7 23355894	**Quote Date**	15-01-2014	
23073881/82 9391010323/9391009191	**SupplyType**	Supply And Installation	

Kind Attn : Mr. R.V. Rajeshwar Rao/Mr. Alok Gupta

Work Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	GST	Amount
1	5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos *0.66 mps, MS precoated, grey, G + 4 Floors*	1.00	827,000.0	0.00	0.00	827,000.00
	Total Order Value . . .					**827,000.00**

Rupees : Eight Lakh(s) Twenty Seven Thousand Only.

Terms and Conditions :-

Specification / Brand	All items shall be "Enduronic" model, 5stops, Simplex control as per quote.
Payment Terms	10% advance, 60% on receipt of material ready advice, 20% before erection, 5% after erection & balance 5% on commisng.
Tax	All taxes included in above price.
Delivery Date	On or before 31/03/2014 - Club House.
Delivery Location	Vista Homes Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school Phone. Contact: 8790166611
Penality For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	One year on site warranty incl. of parts & labour.
Advance Paid	Rs. 77,400/- vide chq.no. 001508, dtd. 15/01/14 of HDFC Bank.
Other Terms	AMC Rs. 34,790/- (Rs. 30,960/- + 12.36% Sev.tax) lift per annum after the warranty period of one year, with an increase of 5% every year and shall be valid for 5 years after warranty period. Subject to revision of ser.tax.
Completion Date	On or before 01/06/2014.
Measurment	Nil
Security	You shall be responsible for your material at our site against theft or damage. Lockable rooms shall be provided. Lock &Keys in your custody.
Remarks	

For *Vista Homes*

Authorised Signatory

Accepted the above Terms And Conditions

For *Johnson Lifts Private Limited*

Name : ____________

Name : ____________

Date : __/__/____

Scan'D
U8159

Request for payment

Division	PURCHASE		
Pay to	Johnson Lifts Pvt Ltd		
Towards	AMC charges for the lifts L-H1251, L-G6263, L-H1252		
Amount	1,65,672-00	Payment / cheque date	27-7-20
Payment from company	Vista Homes Owners Association		
Project	Vista Homes		
Type of payment	☐ Advance ☐ Part Payment ☐ Balance Payment ☑ Full Payment ☐ PDC ☐ Transfer ☐ Other:		
Payment mode	☑ Cheque ☐ Pay order ☐ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Happy card ☐ Transfer to Yes bank Expenses card ☐ Transfer to petro card ☐ Other ☐ Pay from suspense account		
Payment to be divided (attach statement)		☐ Yes	☑ No
PO/WO no.	21982,20641	Req no	34357, 34791
Remarks/ Desc.			

Requested by:	Approved by:	Sign	Date
Prabhakar			24-07-20

APPROVED BY
24 JUL 2020
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.

Annual Maintenance Contract

Platinum

Johnson
LIFTS & ESCALATORS

SERV / 08 / QR / 05

3rd amc

SIGNED ON BEHALF OF THE CUSTOMER

21982
20641
21982

Ref. No:	**SMC8682** ~~21982~~ ~~20641~~ ~~21982~~ Date: 12-JUN-2020
Lift No./s:	**L-H1251 L-G6263 L-H1252**
Name & Address of Client:	VISTA HOMES OWNER'S ASSOCIATION NO.5-4-187/3 & 4 2ND FLOOR, M G ROAD SECUNDERABAD, TELANGANA 500003
Installation Address:	VISTA HOMES SY.NO : 193 TO 195 KUSHAIGUDA, HYDERABAD 500062
Contract Amount (Basic)	46800/-Per Lift
SGST 9% + CGST 9%	8424/-
Total Contract Amount	**`165672/- for 3Lifts**
Period of Contract:	**From 01/08/2020 To 31/07/2021**

CUSTOMER	**JOHNSON LIFTS PRIVATE LIMITED**
Name : Prabhakar.P	**Service Sales Exe Name :** T. Durga Prasad
Contact Number : 9502277299	**Contact Number :** 8754424606
Email ID:	**Signature :** T-Durga **Date :** 26/8/20.
Signature (Authorised Signatory): P.S	**Approved By :**
Designation With Seal:	**Signature (Authorised Signatory):**
	Name & Designation:

"NO CASH TRANSACTION ALLOWED"

Payment Should be made only by Cheques / Drafts in favour of Johnson Lifts Private Limited or Electronic Fund Transfer. CONTRACT IS DEEMED TO HAVE BEEN ENTERED ON SIGNING THE CONTRACT AND PAYMENT RECEIVED.

Note : Any taxes, duties, levies imposed by the Central / State Government during the contractual period shall be claimed extra and shall be payable by you on demand.

Our PAN No: AAACJ0838Q CIN NO : U27209TN1981PTC008718 Our GST No. 36AAACJ0838Q1Z7

Branch Office : JOHNSON LIFTS PRIVATE LIMITED
PLOT NO.B-31 (PART) TIE, BALANAGAR, HYDERABAD-500037 Phone No:040-23078881, 23078882, 23078883

3. In case of a reported breakdown being attended by the company which is found to be due to extraneous causes such as failure of power supply, improper closing of doors, unauthorized interference by strangers over which the company has no control, a service charges of Rs. 200/- shall be levied. The Customer will also promptly report details of unsatisfactory operation or irregular performance of the lift to the Company immediately upon notice of the same.
4. All the disputes and differences and claims if any arising out this contract shall be referred to an Arbitrator appointed by the company, and the same shall be governed the provisions of the Arbitration and Conciliation Act.1996. The arbitration shall be in English language. The arbitral award shall be final and binding on the Parties. For this purpose, the courts in Chennai alone shall have exclusive jurisdiction to entertain application if any arising out of the agreement.
5. During the period of servicing, the lift shall not be available for your use but the lift operator should be present till the servicing work is completed.
6. The service contract shall be for a minimum period of one year. However, the parties can opt to terminate this contract by providing two months written notice in advance to the other party.
7. In case of termination / cancellation of Contract, refund of payment if already received, will be made after deducting the charges proportionately towards services already rendered. Further, upon termination, all contractual and legal liabilities with regard to the service and maintenance of lift shall cease to exist with immediate effect and the Company will not be responsible for any incident on the lift from the date of termination.
8. The quotation is valid for a period of 30 days from the date of offer and thereafter Subject to our confirmation.
9. Upon notification by the customer of a breakdown or failure in the elevator, the company shall send as soon as may reasonably be possible during the company's normal working hours, a technician to carry out necessary repairs in order to restore the elevator to satisfactory working condition.
10. On termination of this contract, the company's obligations under this contract shall cease in its entirety.
11. This contract, all amendments hereto, and any issues or controversies arising here from or related hereto, shall be governed by and construed exclusively in accordance with the laws of India.
12. Notwithstanding any other provisions in this contract, in no event shall the Company be liable for any indirect or consequential loss or damage which may be suffered by the Customer or any other party in connection with the contract.
13. All intellectual property rights in the elevator including the software remain the property of Johnson Lifts at all times.
14. The call backs registered with the Company only will be attended to by our authorized service mechanics and these alone will be treated as call backs of the lift.
15. The payments under this contract shall always be done in Demand draft, Cheque or RTGS. **Cash payment will not be accepted at any cost.**

Note: Any taxes, duties, levies Imposed by the Central / State Government during the contractual period shall be claimed extra and shall be payable by you on demand.

As a token of your acceptance please sign and return to us the original and duplicate copies of the contracts together with the payment. We shall sign and return the original contract form for your records.

(e) Where misuse of equipment not prevented by the customer.

(f) Where materials, components, parts or assemblies are no longer available due to obsolescence or if they are permanently taken out of production by the original supplier, when the supply and use of alternative replacement materials, components, parts or assemblies (as the case may be) shall be at the cost of the customer. In the event, the company considers themselves unable to supply any materials or parts for the purpose of this agreement, this agreement shall forthwith terminate without prejudice to the company's accrued rights and without any liability to the company for such termination.

(g) Where damage or delay is caused due to strikes, lockouts, civil commotion, war, theft, floods, riots, explosion or act of God or cause beyond our control.

(h) Where damage is caused to all or part of the elevator as a consequence of a faulty electrical system, Voltage fluctuations/surge due to internal wiring, short circuits, lightning, thunder, fire, water seepage, flooding etc. it is recommended that the client takes adequate protection from insurance or similar companies to cover the equipment for damages that can occur due to such cases. In such an event, the cost of repair or replacement shall be reimbursed to us without any conditions or limitations.

(i) Where the legal and beneficial ownership of the building is changed.

(j) If, in Company's opinion, the equipment is subjected to unreasonable use.

(k) If the customer is declared as insolvent or a petition for winding up either voluntarily or otherwise is pending before any Tribunal, Court or competent authority.

Section 2

The Customer shall:

1. Keep the machine room under lock and key to prevent pilferage and theft.
2. Keep the sills, machine room and pit clean.
3. Notify the company immediately of any malfunction whatsoever of the elevator and shall shut down the lift and display the shutdown status conspicuously until the arrival of the authorized representatives of the Company and completion of repairs.
4. Prevent misuse or vandalism of the elevator.
5. Ensure that two trained persons in the building are available for emergency rescue of trapped passengers.
6. Not allow any other persons, either his own or a third party to tamper with elevator or rectify any of the elevator components during the subsistence of this contract with the explicit understanding that any breach of this clause shall relieve the company of all further obligations under this contract.
7. Not be entitled to assign this contract or any benefit or interest herein to any other person or external agency, without the prior written consent of the company and at such costs as determined, agreed and executed.
8. Keep the machine room with adequate lighting, cooling, moisture control and ventilation as may be required by the Company for an effective operation of lift.
9. Provide the Company unrestricted ready access to all areas of the building in which the lifts are located.
10. Instruct all users of the lift to operate it in accordance with the Company's instructions at all times.
11. Ensure quality & recommended voltage as per the standard with proper earthing off the lift main. The Company will not guarantee the supply of electricity and no compensation shall be entitled for any damages occurred for due to failure, short circuit, electricity fluctuations etc.
12. Allow the Company's employees free and unhindered access to the Lifts, lobbies and machine rooms.

Section 3

General Terms :

1. If it becomes necessary to replace any components or parts of the lift on account of the reasons quoted under Clause No.9 (Section 1), such work shall be carried out after obtaining your consent and cost of the same will be to your account.
2. The company is not expected to assume liability for injury (other than to its employees) or damage to property resulting from or caused by the elevator during its operation.

Annual Maintenance Contract

Johnson LIFTS & ESCALATORS

Platinum

Section 1.

Johnson Lifts shall :

1. Service the lift/s at regular intervals and as frequently as the company deems necessary based on the age, nature, type, location and condition of the elevator and we will take all reasonable care and maintain the lift equipment in safe and proper working condition.
2. Carry out the service work whenever possible on a day convenient to the customer other than Sundays & Holidays and during regular working hours. Additional costs incurred in carrying out work outside the said timing will be charged as extra for the overtime premium hours.
3. Assume no responsibility for refinishing, repairing the following non-proprietary items of the lift equipment and we have not included for the same in this contract: Car enclosures, car flooring, hoist way enclosure, hoist way and car door, door and gate handles, door beading, door glasses, door frames, sills, push box covers in landings and car electric incoming mains, main switch, EPABX Telephone intercom, all kind of TFT/LED/LCD displays, access control system, fan and light fittings, mirror, alarm bell and buzzer, emergency light , alarm device & batteries.
4. Be entitled to depute its authorized service personnel to attend all call backs during normal working hours, free of charges.
5. Repair/overhaul the lift parts when in our judgment, the conditions warrant and the old parts will be removed and this will become our property.
6. Not depute its service personnel for any other work, which does not come under the purview of the contract. If it becomes necessary or whether required by statutory body or otherwise, the company shall charge you extra and it shall be payable in advance.
7. Replenish the Gear and Motor bearing with necessary Johnson lubricants whenever necessary and all parts of the lift will be checked, cleaned and lubricated to keep them, both mechanically and electrically in perfect working condition.
8. Carry out customary annual safety test to examine all safety devices according to the prescribed standard. The company will not be required to make any other tests. The company will not be required to install new attachments or to make replacements with parts of a different design to the elevator whether or not recommended or directed by Insurance Companies or by Government or Non-governmental authorities.
9. Not be liable for repairing or replacing any lift parts in the following circumstances:
   a) Which in our opinion is damaged or broken due to accident or negligence or misuse or willfully damaged by the users or third party or due to reasons over which the company has no control.
   (b) If the damage caused to the equipment due to failure to observe the operating instructions.
   (c) If the defect occurred due to use of non-recommended spares supplied by third parties.
10. Replace any components or parts of the lift, if it becomes necessary, on account of the reasons quoted under clause No.9, and such work will be carried out after obtaining your consent, the cost of which will be to your account, in addition to the contract charges.
11. Be entitled to charge interest on delayed payment of service and maintenance charges under this Agreement at the rate of 18% per annum after the due date till realization. The Company shall also have the right without prejudice to other remedies to suspend the service and maintenance until such payments are paid in full with interest.
12. By notice in writing to the customer forthwith terminate this contract and / or not be liable for any loss and / or not obliged to make replacements and repairs free of charge, in any of the following circumstances:

(a) If the customer fails to pay the company the amount as and when due under this contract.

(b) Where the company is prevented for a continuous period of 3 months from performing its duties for any reason and for any circumstances beyond its control.

(c) Where without the company's prior written consent, any work within the scope of this contract is carried out by anyone other than the company's authorized service personnel or Agents.

(d) Where, after written notice to the customer about important work or compulsory replacement to be carried out, which are not within the scope of this contract, the customer refuses or fails to carry out the said work / replacements within a reasonable time.

Work Order

 24-Jul-20 3:20:32 PM Original / Office Copy / Purchase Div.Copy

From Company : **Vista Homes**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AAGFV2068P1ZJ

Supplier Details				
Johnson Lifts Private Limited		**Doc No**	20641	34357
Plot No.B- 31,TIE, Balanager, Hyderabad - 500 037.		**Doc Date**	25-11-2013	
		Quote No	JL/51/E/C00	
GSTIN 36AAACJ0838Q1Z7	23355894	**Quote Date**	25-11-2013	
23073881/82	9391010323/9391009191	**SupplyType**	Supply And Installation	

Kind Attn : Mr. R.V. Rajeshwar Rao/Mr. Alok Gupta

Work Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	GST	Amount
1	5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos *0.66 mps, MS precoated, grey.*	2.00	880,000.0	0.00	0.00	1,760,000.00
					Total Order Value . . .	**1,760,000.00**

Rupees : Seventeen Lakh(s) Sixty Thousand Only.

Terms and Conditions :-

Specification / Brand	All items shall be "Enduronic" model, 6stops, duplex control as per quote.
Payment Terms	10% advance, 60% on receipt of material ready advice, 20% before erection, 5% after erection & balance 5% on commisng.
Tax	All taxes included in above price.
Delivery Date	On or before 31/01/2014 - A block.
Delivery Location	Vista Homes Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school Phone. Contact: 8790166611
Penality For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	One year on site warranty incl. of parts & labour.
Advance Paid	Rs. 1,76,000/- vide chq.no. 000940, dtd. 14/11/13 of HDFC Bank.
Other Terms	AMC Rs. 39,550/- (Rs. 35,200/- + 12.36% Sev.tax) lift per annum after the warranty period of one year, with an increase of 5% every year and shall be valid for 5 years after warranty period. Subject to revision of ser.tax.
Completion Date	On or before 31/03/2014.
Measurment	Nil
Security	You shall be responsible for your material at our site against theft or damage. Lockable rooms shall be provided. Lock &Keys in your custody.
Remarks	

For *Vista Homes*

Authorised Signatory

Accepted the above Terms And Conditions

For *Johnson Lifts Private Limited*

Name : ____________________ Name : ____________________ Date : __/__/____

Work Order

 24-Jul-20 3:20:32 PM Original / Office Copy / Purchase Div.Copy

From Company : **Vista Homes**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AAGFV2068P1ZJ

Supplier Details				
Johnson Lifts Private Limited		**Doc No**	21982	34791
Plot No.B- 31,TIE, Balanager, Hyderabad - 500 037.		**Doc Date**	18-01-2014	
		Quote No	JL/52/E/A00	
GSTIN 36AAACJ0838Q1Z7	23355894	**Quote Date**	04-01-2014	
23073881/82	9391010323/9391009191	**SupplyType**	Supply And Installation	

Kind Attn : Mr. R.V. Rajeshwar Rao/Mr. Alok Gupta

Work Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	GST	Amount
1	5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos *0.66 mps, MS precoated, grey.*	2.00	880,000.0	0.00	0.00	1,760,000.00
					Total Order Value . . .	**1,760,000.00**

Rupees : Seventeen Lakh(s) Sixty Thousand Only.

Terms and Conditions :-

Specification / Brand	All items shall be "Enduronic" model, 6stops, Simplex control as per quote.
Payment Terms	10% advance, 60% on receipt of material ready advice, 20% before erection, 5% after erection & balance 5% on commisng.
Tax	All taxes included in above price.
Delivery Date	On or before 30/09/2014 - B block.
Delivery Location	Vista Homes Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school Phone. Contact: 8790166611
Penality For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	One year on site warranty incl. of parts & labour.
Advance Paid	Rs. 1,76,000/- vide chq.no. 001534, dtd. 18/01/14 of HDFC Bank.
Other Terms	AMC Rs. 39,550/- (Rs. 35,200/- + 12.36% Sev.tax) lift per annum after the warranty period of one year, with an increase of 5% every year and shall be valid for 5 years after warranty period. Subject to revision of ser.tax.
Completion Date	On or before 30/11/2014 - B block.
Measurment	Nil
Security	You shall be responsible for your material at our site against theft or damage. Lockable rooms shall be provided. Lock &Keys in your custody.
Remarks	

For *Vista Homes*

Authorised Signatory

Accepted the above Terms And Conditions

For ***Johnson Lifts Private Limited***

Name : ______________________ Name : ______________________ Date : __/__/____

Vista Homes Owners Association (20-21)
M G Road, Ranigunj
Secunderabad
State Name : Telangana, Code : 36

Payment Voucher

No. : **PAY/10085** /00092.

Dated : **14-Aug-2020**

Particulars	Amount
Account :	
SUP-Johnson Lifts Pvt. Ltd.	**40,455.00**
TDS-1.5% Contract	**(-)607.00**
Through :	
BANK-HDFC Bank	
On Account of :	
Being cheque issued to johnson lifts pvt ltd ch no : 001640	
Amount (in words) :	
Indian Rupees Thirty Nine Thousand Eight Hundred Forty Eight Only	
	₹ 39,848.00

Prepared by: vijay

Approved by

Receiver's Signature

Scanned
48161

4

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Request for payment

Division	PURCHASE		
Pay to	Johnson Lifts Pvt Ltd		
Towards	AMC charges for the lifts L-G6264		
Amount	58,056-00	Payment / cheque date	27-7-20
Payment from company	Vista Homes Owners Association		
Project	Vista Homes		
Type of payment	☐ Advance ☐ Part Payment ☐ Balance Payment ☐ Full Payment ☐ PDC ☐ Transfer ☐ Other:		
Payment mode	☐ Cheque ☐ Pay order ☐ RTGS/NEFT ☐ Cash ☐ Online payment ☐ Payment by Happy card ☐ Transfer to Yes bank Expenses card ☐ Transfer to petro card ☐ Other ☐ Pay from suspense account		
Payment to be divided (attach statement)		☐ Yes	☐ No
PO/WO no.	20823	Req no	34357
Remarks/ Desc.			

Requested by:	Approved by:	Sign	Date
Prabhakar			24-07-20

APPROVED BY
24 JUL 2020
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.

Annual Maintenance Contract

Platinum

Johnson
LIFTS & ESCALATORS

SERV / 08 / QR / 05

SIGNED ON BEHALF OF THE CUSTOMER

20823
4th AMC

Ref. No:	**SMC8682**	Date:	12-JUN-2020
Lift No./s:	**L-G6264**		

Name & Address of Client:
VISTA HOMES OWNER'S ASSOCIATION
NO.5-4-187/3 & 4
2ND FLOOR, M G ROAD
SECUNDERABAD, TELANGANA
500003

Installation Address:
SY NO : 193 TO 195
KUSHAIGUDA
HYDERABAD 500062

Contract Amount (Basic) 49200/-Per Lift

SGST 9% + CGST 9% 8856/-

Total Contract Amount **`58056/- Per Lift**

Period of Contract: **From 01/08/2020 To 31/07/2021**

CUSTOMER	JOHNSON LIFTS PRIVATE LIMITED
Name : Prabhakar.P	**Service Sales Exe Name :** T. Durga Prasad
Contact Number : 9502277299	**Contact Number :** 8754424606
Email ID:	**Signature :** T. D... **Date :** 26/8/20.
Signature (Authorised Signatory): PSh	**Approved By :**
Designation With Seal:	**Signature (Authorised Signatory):**
	Name & Designation:

"NO CASH TRANSACTION ALLOWED"

Payment Should be made only by Cheques / Drafts in favour of Johnson Lifts Private Limited or Electronic Fund Transfer.
CONTRACT IS DEEMED TO HAVE BEEN ENTERED ON SIGNING THE CONTRACT AND PAYMENT RECEIVED.

Note : Any taxes, duties, levies imposed by the Central / State Government during the contractual period shall be claimed extra and shall be payable by you on demand.

Our PAN No: AAACJ0838Q CIN NO : U27209TN1981PTC008718 Our GST No. 36AAACJ0838Q1Z7

3. In case of a reported breakdown being attended by the company which is found to be due to extraneous causes such as failure of power supply, improper closing of doors, unauthorized interference by strangers over which the company has no control, a service charges of Rs. 200/- shall be levied. The Customer will also promptly report details of unsatisfactory operation or irregular performance of the lift to the Company immediately upon notice of the same.
4. All the disputes and differences and claims if any arising out this contract shall be referred to an Arbitrator appointed by the company, and the same shall be governed the provisions of the Arbitration and Conciliation Act.1996. The arbitration shall be in English language. The arbitral award shall be final and binding on the Parties. For this purpose, the courts in Chennai alone shall have exclusive jurisdiction to entertain application if any arising out of the agreement.
5. During the period of servicing, the lift shall not be available for your use but the lift operator should be present till the servicing work is completed.
6. The service contract shall be for a minimum period of one year. However, the parties can opt to terminate this contract by providing two months written notice in advance to the other party.
7. In case of termination / cancellation of Contract, refund of payment if already received, will be made after deducting the charges proportionately towards services already rendered. Further, upon termination, all contractual and legal liabilities with regard to the service and maintenance of lift shall cease to exist with immediate effect and the Company will not be responsible for any incident on the lift from the date of termination.
8. The quotation is valid for a period of 30 days from the date of offer and thereafter Subject to our confirmation.
9. Upon notification by the customer of a breakdown or failure in the elevator, the company shall send as soon as may reasonably be possible during the company's normal working hours, a technician to carry out necessary repairs in order to restore the elevator to satisfactory working condition.
10. On termination of this contract, the company's obligations under this contract shall cease in its entirety.
11. This contract, all amendments hereto, and any issues or controversies arising here from or related hereto, shall be governed by and construed exclusively in accordance with the laws of India.
12. Notwithstanding any other provisions in this contract, in no event shall the Company be liable for any indirect or consequential loss or damage which may be suffered by the Customer or any other party in connection with the contract.
13. All intellectual property rights in the elevator including the software remain the property of Johnson Lifts at all times.
14. The call backs registered with the Company only will be attended to by our authorized service mechanics and these alone will be treated as call backs of the lift.
15. The payments under this contract shall always be done in Demand draft, Cheque or RTGS. **Cash payment will not be accepted at any cost.**

Note: Any taxes, duties, levies Imposed by the Central / State Government during the contractual period shall be claimed extra and shall be payable by you on demand.

As a token of your acceptance please sign and return to us the original and duplicate copies of the contracts together with the payment. We shall sign and return the original contract form for your records.

(e) Where misuse of equipment not prevented by the customer.

(f) Where materials, components, parts or assemblies are no longer available due to obsolescence or if they are permanently taken out of production by the original supplier, when the supply and use of alternative replacement materials, components, parts or assemblies (as the case may be) shall be at the cost of the customer. In the event, the company considers themselves unable to supply any materials or parts for the purpose of this agreement, this agreement shall forthwith terminate without prejudice to the company's accrued rights and without any liability to the company for such termination.

(g) Where damage or delay is caused due to strikes, lockouts, civil commotion, war, theft, floods, riots, explosion or act of God or cause beyond our control.

(h) Where damage is caused to all or part of the elevator as a consequence of a faulty electrical system, Voltage fluctuations/surge due to internal wiring, short circuits, lightning, thunder, fire, water seepage, flooding etc. it is recommended that the client takes adequate protection from insurance or similar companies to cover the equipment for damages that can occur due to such cases. In such an event, the cost of repair or replacement shall be reimbursed to us without any conditions or limitations.

(i) Where the legal and beneficial ownership of the building is changed.

(j) If, in Company's opinion, the equipment is subjected to unreasonable use.

(k) If the customer is declared as insolvent or a petition for winding up either voluntarily or otherwise is pending before any Tribunal, Court or competent authority.

Section 2

The Customer shall:

1. Keep the machine room under lock and key to prevent pilferage and theft.
2. Keep the sills, machine room and pit clean.
3. Notify the company immediately of any malfunction whatsoever of the elevator and shall shut down the lift and display the shutdown status conspicuously until the arrival of the authorized representatives of the Company and completion of repairs.
4. Prevent misuse or vandalism of the elevator.
5. Ensure that two trained persons in the building are available for emergency rescue of trapped passengers.
6. Not allow any other persons, either his own or a third party to tamper with elevator or rectify any of the elevator components during the subsistence of this contract with the explicit understanding that any breach of this clause shall relieve the company of all further obligations under this contract.
7. Not be entitled to assign this contract or any benefit or interest herein to any other person or external agency, without the prior written consent of the company and at such costs as determined, agreed and executed.
8. Keep the machine room with adequate lighting, cooling, moisture control and ventilation as may be required by the Company for an effective operation of lift.
9. Provide the Company unrestricted ready access to all areas of the building in which the lifts are located.
10. Instruct all users of the lift to operate it in accordance with the Company's instructions at all times.
11. Ensure quality & recommended voltage as per the standard with proper earthing off the lift main. The Company will not guarantee the supply of electricity and no compensation shall be entitled for any damages occurred for due to failure, short circuit, electricity fluctuations etc.
12. Allow the Company's employees free and unhindered access to the Lifts, lobbies and machine rooms.

Section 3

General Terms :

1. If it becomes necessary to replace any components or parts of the lift on account of the reasons quoted under Clause No.9 (Section 1), such work shall be carried out after obtaining your consent and cost of the same will be to your account.
2. The company is not expected to assume liability for injury (other than to its employees) or damage to property resulting from or caused by the elevator during its operation.

Annual Maintenance Contract

Johnson
LIFTS & ESCALATORS

Platinum

Section 1.

Johnson Lifts shall :

1. Service the lift/s at regular intervals and as frequently as the company deems necessary based on the age, nature, type, location and condition of the elevator and we will take all reasonable care and maintain the lift equipment in safe and proper working condition.
2. Carry out the service work whenever possible on a day convenient to the customer other than Sundays & Holidays and during regular working hours. Additional costs incurred in carrying out work outside the said timing will be charged as extra for the overtime premium hours.
3. Assume no responsibility for refinishing, repairing the following non-proprietary items of the lift equipment and we have not included for the same in this contract: Car enclosures, car flooring, hoist way enclosure, hoist way and car door, door and gate handles, door beading, door glasses, door frames, sills, push box covers in landings and car electric incoming mains, main switch, EPABX Telephone intercom, all kind of TFT/LED/LCD displays, access control system, fan and light fittings, mirror, alarm bell and buzzer, emergency light , alarm device & batteries.
4. Be entitled to depute its authorized service personnel to attend all call backs during normal working hours, free of charges.
5. Repair/overhaul the lift parts when in our judgment, the conditions warrant and the old parts will be removed and this will become our property.
6. Not depute its service personnel for any other work, which does not come under the purview of the contract. If it becomes necessary or whether required by statutory body or otherwise, the company shall charge you extra and it shall be payable in advance.
7. Replenish the Gear and Motor bearing with necessary Johnson lubricants whenever necessary and all parts of the lift will be checked, cleaned and lubricated to keep them, both mechanically and electrically in perfect working condition.
8. Carry out customary annual safety test to examine all safety devices according to the prescribed standard. The company will not be required to make any other tests. The company will not be required to install new attachments or to make replacements with parts of a different design to the elevator whether or not recommended or directed by Insurance Companies or by Government or Non-governmental authorities.
9. Not be liable for repairing or replacing any lift parts in the following circumstances:
   a) Which in our opinion is damaged or broken due to accident or negligence or misuse or willfully damaged by the users or third party or due to reasons over which the company has no control.
   (b) If the damage caused to the equipment due to failure to observe the operating instructions.
   (c) If the defect occurred due to use of non-recommended spares supplied by third parties.
10. Replace any components or parts of the lift, if it becomes necessary, on account of the reasons quoted under clause No.9, and such work will be carried out after obtaining your consent, the cost of which will be to your account, in addition to the contract charges.
11. Be entitled to charge interest on delayed payment of service and maintenance charges under this Agreement at the rate of 18% per annum after the due date till realization. The Company shall also have the right without prejudice to other remedies to suspend the service and maintenance until such payments are paid in full with interest.
12. By notice in writing to the customer forthwith terminate this contract and / or not be liable for any loss and / or not obliged to make replacements and repairs free of charge, in any of the following circumstances:

(a) If the customer fails to pay the company the amount as and when due under this contract.

(b) Where the company is prevented for a continuous period of 3 months from performing its duties for any reason and for any circumstances beyond its control.

(c) Where without the company's prior written consent, any work within the scope of this contract is carried out by anyone other than the company's authorized service personnel or Agents.

(d) Where, after written notice to the customer about important work or compulsory replacement to be carried out, which are not within the scope of this contract, the customer refuses or fails to carry out the said work / replacements within a reasonable time.

Work Order

 24-Jul-20 3:20:32 PM Original / Office Copy / Purchase Div.Copy

From Company :	**Vista Homes** 5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003 G S T No. : 36AAGFV2068P1ZJ

Supplier Details				
Johnson Lifts Private Limited		**Doc No**	20823	34357
Plot No.B- 31,TIE, Balanager, Hyderabad - 500 037.		**Doc Date**	25-11-2013	
		Quote No	JL/51/E/B01	
GSTIN 36AAACJ0838Q1Z7	23355894	**Quote Date**	25-11-2013	
23073881/82	9391010323/9391009191	**SupplyType**	Supply And Installation	

Kind Attn : Mr. R.V. Rajeshwar Rao/Mr. Alok Gupta

Work Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	GST	Amount
1	5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos *0.66 mps, MS precoated, grey.*	2.00	880,000.0	0.00	0.00	1,760,000.00
					Total Order Value . . .	**1,760,000.00**

Rupees : Seventeen Lakh(s) Sixty Thousand Only.

Terms and Conditions :-

Specification / Brand	All items shall be "Enduronic" model, 6stops, Simplex control as per quote.
Payment Terms	10% advance, 60% on receipt of material ready advice, 20% before erection, 5% after erection & balance 5% on commisng.
Tax	All taxes included in above price.
Delivery Date	On or before 31/01/2014 - I block.
Delivery Location	Vista Homes Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school Phone. Contact: 8790166611
Penality For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	One year on site warranty incl. of parts & labour.
Advance Paid	Rs. 1,76,000/- vide chq.no. 000941, dtd. 14/11/13 of HDFC Bank.
Other Terms	AMC Rs. 39,550/- (Rs. 35,200/- + 12.36% Sev.tax) lift per annum after the warranty period of one year, with an increase of 5% every year and shall be valid for 5 years after warranty period. Subject to revision of ser.tax.
Completion Date	On or before 31/03/2014.
Measurment	Nil
Security	You shall be responsible for your material at our site against theft or damage. Lockable rooms shall be provided. Lock &Keys in your custody.
Remarks	

For ***Vista Homes***

Authorised Signatory

Accepted the above Terms And Conditions

For ***Johnson Lifts Private Limited***

Name : ____________ Name : ____________ Date : __/__/____

Scan ID

Request for payment 68156.

①

Division	Purchase Department		
Pay to	Johnson Lifts Private Limited		
Towards	3rd Year AMC of Contract no: L-H1254		
Amount	Rs. 51,295/-	Payment / cheque date	~~30~~/~~8~~/20 7/6
Payment from company	Vista Homes Owners Association		
Project	Vista Homes		
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.	22200	Requisition no.	34791
Remarks/ Desc.	Period of Contract from: 1/6/2020 to 31/5/2021		

Requested by:	Approved by:	Sign	Date 26/5/20
T. D. Mukherjee			
		[signature]	26/5/20

APPROVED FOR CONSTRUCTION
27 MAY 2020
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.

Annual Maintenance Contract

Platinum

Johnson LIFTS & ESCALATORS

GST NUMBER AVAILABLE	
YES	NO ✓

SIGNED ON BEHALF OF THE CUSTOMER

SERV / 08 / QR / 05

P.O.No: 22200.

Ref. No: **SMC8682** Date: 29-APR-2020

Lift No./s: **L-H1254**

Name & Address of Client: VISTA HOMES OWNER'S ASSOCIATION
NO.5-4-187/3 & 4
2ND FLOOR, M G ROAD
SECUNDERABAD, TELANGANA
500003

Installation Address: VISTA HOMES
SY.NO : 193 TO 195
KUSHAIGUDA, HYDERABAD 500062

Contract Amount (Basic) 43470/- 46400/-Per Lift

SGST 9% + CGST 9% 7825/- 8352/- 51295/- =

Total Contract Amount **54752/- Per Lift**

Period of Contract: **From 01/06/2020 To 31/05/2021**

CUSTOMER	**JOHNSON LIFTS PRIVATE LIMITED**
Name : PRABHAKAR.P	**Service Sales Exe Name :** T. Durga Prasad
Contact Number : 9502277299	**Contact Number :** 8754424606
Email ID: prabhakar@modiproperties.com	**Signature :** T. Durga **Date :** 26/8/2020
Signature (Authorised Signatory):	**Approved By :**
Designation With Seal:	**Signature (Authorised Signatory):**
	Name & Designation:

"NO CASH TRANSACTION ALLOWED"

Payment Should be made only by Cheques / Drafts in favour of Johnson Lifts Private Limited or Electronic Fund Transfer. CONTRACT IS DEEMED TO HAVE BEEN ENTERED ON SIGNING THE CONTRACT AND PAYMENT RECEIVED.

Note : Any taxes, duties, levies imposed by the Central / State Government during the contractual period shall be claimed extra and shall be payable by you on demand.

Our PAN No: AAACJ0838Q CIN NO : U27209TN1981PTC008718 Our GST No. 36AAACJ0838Q1Z7

Branch Office : JOHNSON LIFTS PRIVATE LIMITED
PLOT NO.B-31 (PART) TIE, BALANAGAR, HYDERABAD-500037 Phone No:040-23078881, 23078882, 23078883

3. In case of a reported breakdown being attended by the company which is found to be due to extraneous causes such as failure of power supply, improper closing of doors, unauthorized interference by strangers over which the company has no control, a service charges of Rs. 200/- shall be levied. The Customer will also promptly report details of unsatisfactory operation or irregular performance of the lift to the Company immediately upon notice of the same.
4. All the disputes and differences and claims if any arising out this contract shall be referred to an Arbitrator appointed by the company, and the same shall be governed the provisions of the Arbitration and Conciliation Act.1996. The arbitration shall be in English language. The arbitral award shall be final and binding on the Parties. For this purpose, the courts in Chennai alone shall have exclusive jurisdiction to entertain application if any arising out of the agreement.
5. During the period of servicing, the lift shall not be available for your use but the lift operator should be present till the servicing work is completed.
6. The service contract shall be for a minimum period of one year. However, the parties can opt to terminate this contract by providing two months written notice in advance to the other party.
7. In case of termination / cancellation of Contract, refund of payment if already received, will be made after deducting the charges proportionately towards services already rendered. Further, upon termination, all contractual and legal liabilities with regard to the service and maintenance of lift shall cease to exist with immediate effect and the Company will not be responsible for any incident on the lift from the date of termination.
8. The quotation is valid for a period of 30 days from the date of offer and thereafter Subject to our confirmation.
9. Upon notification by the customer of a breakdown or failure in the elevator, the company shall send as soon as may reasonably be possible during the company's normal working hours, a technician to carry out necessary repairs in order to restore the elevator to satisfactory working condition.
10. On termination of this contract, the company's obligations under this contract shall cease in its entirety.
11. This contract, all amendments hereto, and any issues or controversies arising here from or related hereto, shall be governed by and construed exclusively in accordance with the laws of India.
12. Notwithstanding any other provisions in this contract, in no event shall the Company be liable for any indirect or consequential loss or damage which may be suffered by the Customer or any other party in connection with the contract.
13. All intellectual property rights in the elevator including the software remain the property of Johnson Lifts at all times.
14. The call backs registered with the Company only will be attended to by our authorized service mechanics and these alone will be treated as call backs of the lift.
15. The payments under this contract shall always be done in Demand draft, Cheque or RTGS. **Cash payment will not be accepted at any cost.**

Note: Any taxes, duties, levies Imposed by the Central / State Government during the contractual period shall be claimed extra and shall be payable by you on demand.

As a token of your acceptance please sign and return to us the original and duplicate copies of the contracts together with the payment. We shall sign and return the original contract form for your records.

(e) Where misuse of equipment not prevented by the customer.

(f) Where materials, components, parts or assemblies are no longer available due to obsolescence or if they are permanently taken out of production by the original supplier, when the supply and use of alternative replacement materials, components, parts or assemblies (as the case may be) shall be at the cost of the customer. In the event, the company considers themselves unable to supply any materials or parts for the purpose of this agreement, this agreement shall forthwith terminate without prejudice to the company's accrued rights and without any liability to the company for such termination.

(g) Where damage or delay is caused due to strikes, lockouts, civil commotion, war, theft, floods, riots, explosion or act of God or cause beyond our control.

(h) Where damage is caused to all or part of the elevator as a consequence of a faulty electrical system, Voltage fluctuations/surge due to internal wiring, short circuits, lightning, thunder, fire, water seepage, flooding etc. it is recommended that the client takes adequate protection from insurance or similar companies to cover the equipment for damages that can occur due to such cases. In such an event, the cost of repair or replacement shall be reimbursed to us without any conditions or limitations.

(i) Where the legal and beneficial ownership of the building is changed.

(j) If, in Company's opinion, the equipment is subjected to unreasonable use.

(k) If the customer is declared as insolvent or a petition for winding up either voluntarily or otherwise is pending before any Tribunal, Court or competent authority.

Section 2

The Customer shall:

1. Keep the machine room under lock and key to prevent pilferage and theft.
2. Keep the sills, machine room and pit clean.
3. Notify the company immediately of any malfunction whatsoever of the elevator and shall shut down the lift and display the shutdown status conspicuously until the arrival of the authorized representatives of the Company and completion of repairs.
4. Prevent misuse or vandalism of the elevator.
5. Ensure that two trained persons in the building are available for emergency rescue of trapped passengers.
6. Not allow any other persons, either his own or a third party to tamper with elevator or rectify any of the elevator components during the subsistence of this contract with the explicit understanding that any breach of this clause shall relieve the company of all further obligations under this contract.
7. Not be entitled to assign this contract or any benefit or interest herein to any other person or external agency, without the prior written consent of the company and at such costs as determined, agreed and executed.
8. Keep the machine room with adequate lighting, cooling, moisture control and ventilation as may be required by the Company for an effective operation of lift.
9. Provide the Company unrestricted ready access to all areas of the building in which the lifts are located.
10. Instruct all users of the lift to operate it in accordance with the Company's instructions at all times.
11. Ensure quality & recommended voltage as per the standard with proper earthing off the lift main. The Company will not guarantee the supply of electricity and no compensation shall be entitled for any damages occurred for due to failure, short circuit, electricity fluctuations etc.
12. Allow the Company's employees free and unhindered access to the Lifts, lobbies and machine rooms.

Section 3

General Terms :

1. If it becomes necessary to replace any components or parts of the lift on account of the reasons quoted under Clause No.9 (Section 1), such work shall be carried out after obtaining your consent and cost of the same will be to your account.
2. The company is not expected to assume liability for injury (other than to its employees) or damage to property resulting from or caused by the elevator during its operation.

Annual Maintenance Contract

Johnson LIFTS & ESCALATORS

Platinum

Section 1.

Johnson Lifts shall :

1. Service the lift/s at regular intervals and as frequently as the company deems necessary based on the age, nature, type, location and condition of the elevator and we will take all reasonable care and maintain the lift equipment in safe and proper working condition.
2. Carry out the service work whenever possible on a day convenient to the customer other than Sundays & Holidays and during regular working hours. Additional costs incurred in carrying out work outside the said timing will be charged as extra for the overtime premium hours.
3. Assume no responsibility for refinishing, repairing the following non-proprietary items of the lift equipment and we have not included for the same in this contract: Car enclosures, car flooring, hoist way enclosure, hoist way and car door, door and gate handles, door beading, door glasses, door frames, sills, push box covers in landings and car electric incoming mains, main switch, EPABX Telephone intercom, all kind of TFT/LED/LCD displays, access control system, fan and light fittings, mirror, alarm bell and buzzer, emergency light , alarm device & batteries.
4. Be entitled to depute its authorized service personnel to attend all call backs during normal working hours, free of charges.
5. Repair/overhaul the lift parts when in our judgment, the conditions warrant and the old parts will be removed and this will become our property.
6. Not depute its service personnel for any other work, which does not come under the purview of the contract. If it becomes necessary or whether required by statutory body or otherwise, the company shall charge you extra and it shall be payable in advance.
7. Replenish the Gear and Motor bearing with necessary Johnson lubricants whenever necessary and all parts of the lift will be checked, cleaned and lubricated to keep them, both mechanically and electrically in perfect working condition.
8. Carry out customary annual safety test to examine all safety devices according to the prescribed standard. The company will not be required to make any other tests. The company will not be required to install new attachments or to make replacements with parts of a different design to the elevator whether or not recommended or directed by Insurance Companies or by Government or Non-governmental authorities.
9. Not be liable for repairing or replacing any lift parts in the following circumstances:
   a) Which in our opinion is damaged or broken due to accident or negligence or misuse or willfully damaged by the users or third party or due to reasons over which the company has no control.
   (b) If the damage caused to the equipment due to failure to observe the operating instructions.
   (c) If the defect occurred due to use of non-recommended spares supplied by third parties.
10. Replace any components or parts of the lift, if it becomes necessary, on account of the reasons quoted under clause No.9, and such work will be carried out after obtaining your consent, the cost of which will be to your account, in addition to the contract charges.
11. Be entitled to charge interest on delayed payment of service and maintenance charges under this Agreement at the rate of 18% per annum after the due date till realization. The Company shall also have the right without prejudice to other remedies to suspend the service and maintenance until such payments are paid in full with interest.
12. By notice in writing to the customer forthwith terminate this contract and / or not be liable for any loss and / or not obliged to make replacements and repairs free of charge, in any of the following circumstances:

(a) If the customer fails to pay the company the amount as and when due under this contract.

(b) Where the company is prevented for a continuous period of 3 months from performing its duties for any reason and for any circumstances beyond its control.

(c) Where without the company's prior written consent, any work within the scope of this contract is carried out by anyone other than the company's authorized service personnel or Agents.

(d) Where, after written notice to the customer about important work or compulsory replacement to be carried out, which are not within the scope of this contract, the customer refuses or fails to carry out the said work / replacements within a reasonable time.

Work Order

 18-01-2014 Original / Office Copy / Purchase Div.Copy

From Company :	**Vista Homes** 5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003 T I N No. : 28292192903

Supplier Details			
Johnson Lifts Private Limited	**Doc No**	22200	34791
Near Andhra Bank, Plot No. 31, Bala Nagar, Hyderabad - 500 037.	**Doc Date**	18-01-2014	
	Quote No	JL/52/E/B00	
23073881/82 23355894	**Quote Date**	04-01-2014	
9391010323/9391009191	**SupplyType**	Supply And Installation	

Kind Attn : Mr. R.V. Rajeshwar Rao/Mr. Alok Gupta

Work Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	VAT%	Amount
1	5032 - Equipment - machinery - Lift -Auto - 6 Passengers - nos *0.66 mps, MS precoated, grey.*	2.00	880000.00	0.00	0.00	1760000.00
					Total Order Value	**1760000.00**

Rupees : Seventeen Lakh(s) Sixty Thousand Only.

Terms and Conditions :-

Specification / Brand	All items shall be "Enduronic" model, 6stops, Simplex control as per quote.
Payment Terms	10% advance, 60% on receipt of material ready advice, 20% before erection, 5% after erection & balance 5% on commisng.
Tax	All taxes included in above price.
Delivery Date	On or before 01/12/2014 - H block.
Delivery Location	Vista Homes Sy. No. 193, Kapra, Hyd. From ECIL take left in lane opposite MRR school Phone. Contact: Security 32587480, Admin 9676884259
Penality For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	One year on site warranty incl. of parts & labour.
Advance Paid	Rs. 1,76,000/- vide chq.no. 001533, dtd. 18/01/14 of HDFC Bank.
Other Terms	AMC Rs. 39,550/- (Rs. 35,200/- + 12.36% Sev.tax) lift per annum after the warranty period of one year, with an increase of 5% every year and shall be valid for 5 years after warranty period. Subject to revision of ser.tax.
Completion Date	On or before 01/02/2015 - H block.
Measurment	Nil
Security	You shall be responsible for your material at our site against theft or damage. Lockable rooms shall be provided. Lock &Keys in your custody.

60% - 10,56,000/-

29/5/14

For *Vista Homes*

Authorised Signatory

Name : ____________

Accepted the above Terms And Conditions

For *Johnson Lifts Private Limited*

Name : ____________

Date : __/__/____

Vista Homes Owners Association (20-21)

Payment Voucher

No. : **PAY/~~10087~~** 10093 Dated : **28-Aug-2020**

Particulars	Amount
Account :	
SP-B Mohan Reddy	**35,000.00**
Through :	
BANK-HDFC Bank	
On Account of :	
Being amt transfer to B mohan reddy towards water supply against vch no:5302	
Amount (in words) :	
Indian Rupees Thirty Five Thousand Only	
	₹ 35,000.00

APPROVED BY
28 AUG 2020
T. MADHU
PROJECT MANAGER

Prepared by: vista@modiproperties.com Approved by Receiver's Signature

Vista Homes Owners Association (20-21)

Journal Voucher

No. : **JOU/10115** Dated : **27-Aug-2020**

Particulars		Debit	Credit
OE-Water Supply	*Dr*	**35,000.00**	
To SP-B Mohan Reddy			**35,000.00**
On Account of : Being amt transfer against vch no:5302			
		₹ 35,000.00	**₹ 35,000.00**

Prepared by: lavanya.r@modiproperties.com

Approved by

Building Material Voucher 28-08-2020 2:56:29 PM

Company Name : Vista Homes
Project Name : Vista Homes
Supplier Name : SAI RAM WATER SUPPLY

Voucher No :	5302
From Date :	21-08-2020
To Date :	27-08-2020

Inward No	Recd Date	Recd Time	DC No.	DC Date	Qty	Rate	GST%	Gross
	6125 - Building material - Water Tanker - NA - nos							
19346	21-08-2020	05:22			1.000	500.00	0.00	500.00
19347	21-08-2020	05:35			1.000	500.00	0.00	500.00
19348	21-08-2020	06:03			1.000	500.00	0.00	500.00
19349	21-08-2020	06:20			1.000	500.00	0.00	500.00
19351	21-08-2020	17:40			1.000	500.00	0.00	500.00
19352	22-08-2020	05:21			1.000	500.00	0.00	500.00
19353	22-08-2020	05:23			1.000	500.00	0.00	500.00
19354	22-08-2020	06:06			1.000	500.00	0.00	500.00
19355	22-08-2020	06:19			1.000	500.00	0.00	500.00
19356	22-08-2020	15:08			1.000	500.00	0.00	500.00
19357	22-08-2020	15:42			1.000	500.00	0.00	500.00
19358	22-08-2020	15:57			1.000	500.00	0.00	500.00
19359	22-08-2020	16:13			1.000	500.00	0.00	500.00
19360	22-08-2020	16:27			1.000	500.00	0.00	500.00
19361	22-08-2020	16:41			1.000	500.00	0.00	500.00
19362	22-08-2020	16:58			1.000	500.00	0.00	500.00
19363	22-08-2020	18:02			1.000	500.00	0.00	500.00
19364	23-08-2020	05:01			1.000	500.00	0.00	500.00
19365	23-08-2020	05:28			1.000	500.00	0.00	500.00
19366	23-08-2020	05:43			1.000	500.00	0.00	500.00
19367	23-08-2020	06:10			1.000	500.00	0.00	500.00
19368	23-08-2020	06:45			1.000	500.00	0.00	500.00
19369	23-08-2020	17:40			1.000	500.00	0.00	500.00
19370	24-08-2020	04:37			1.000	500.00	0.00	500.00
19371	23-08-2020	05:05			1.000	500.00	0.00	500.00
19372	23-08-2020	05:32			1.000	500.00	0.00	500.00
19373	23-08-2020	05:58			1.000	500.00	0.00	500.00
19374	24-08-2020	06:26			1.000	500.00	0.00	500.00
19375	24-08-2020	14:44			1.000	500.00	0.00	500.00
19376	24-08-2020	15:10			1.000	500.00	0.00	500.00
19377	24-08-2020	15:39			1.000	500.00	0.00	500.00
19378	24-08-2020	16:07			1.000	500.00	0.00	500.00
19379	24-08-2020	17:08			1.000	500.00	0.00	500.00
19380	24-08-2020	17:41			1.000	500.00	0.00	500.00
19381	24-08-2020	18:06			1.000	500.00	0.00	500.00
19382	24-08-2020	18:28			1.000	500.00	0.00	500.00
19383	25-08-2020	04:26			1.000	500.00	0.00	500.00
19384	25-08-2020	04:53			1.000	500.00	0.00	500.00
19385	25-08-2020	05:23			1.000	500.00	0.00	500.00
19386	25-08-2020	05:54			1.000	500.00	0.00	500.00

APPROVED BY
28 AUG 2020
T. MADHU
PROJECT MANAGER

Project Manager Accounts Manager Managing Director

19387	25-08-2020	06:19			1.000	500.00	0.00	500.00
19388	25-08-2020	06:48			1.000	500.00	0.00	500.00
19389	25-08-2020	13:33			1.000	500.00	0.00	500.00
19390	25-08-2020	13:58			1.000	500.00	0.00	500.00
19391	25-08-2020	14:20			1.000	500.00	0.00	500.00
19392	25-08-2020	15:36			1.000	500.00	0.00	500.00
19393	25-08-2020	16:07			1.000	500.00	0.00	500.00
19394	25-08-2020	16:11			1.000	500.00	0.00	500.00
19395	25-08-2020	16:48			1.000	500.00	0.00	500.00
19396	25-08-2020	19:52			1.000	500.00	0.00	500.00
19397	26-08-2020	04:36			1.000	500.00	0.00	500.00
19398	26-08-2020	04:56			1.000	500.00	0.00	500.00
19399	26-08-2020	05:22			1.000	500.00	0.00	500.00
19400	26-08-2020	05:49			1.000	500.00	0.00	500.00
19401	26-08-2020	06:16			1.000	500.00	0.00	500.00
19403	26-08-2020	17:27			1.000	500.00	0.00	500.00
19404	27-08-2020	04:30			1.000	500.00	0.00	500.00
19405	27-08-2020	05:02			1.000	500.00	0.00	500.00
19406	27-08-2020	05:29			1.000	500.00	0.00	500.00
19407	27-08-2020	05:55			1.000	500.00	0.00	500.00
19408	27-08-2020	06:21			1.000	500.00	0.00	500.00
19409	27-08-2020	06:48			1.000	500.00	0.00	500.00
19410	27-08-2020	13:58			1.000	500.00	0.00	500.00
19411	27-08-2020	14:25			1.000	500.00	0.00	500.00
19412	27-08-2020	14:59			1.000	500.00	0.00	500.00
19413	27-08-2020	15:28			1.000	500.00	0.00	500.00
19414	27-08-2020	16:35			1.000	500.00	0.00	500.00
19415	27-08-2020	16:59			1.000	500.00	0.00	500.00
19416	27-08-2020	17:36			1.000	500.00	0.00	500.00
19417	27-08-2020	18:09			1.000	500.00	0.00	500.00
					70.000			35000.00
					Building Material Total			35000.00

Advice for Payment

PARTICULARS	Amount
Payment towards Building Material Towards supply of bore water	35000.00
Additional Payments :	0.00

VERIFIED BY
28 AUG 2020
B. PRAVEEN
AUDIT MANAGER

APPROVED BY
28 AUG 2020
T. MADHU
PROJECT MANAGER

Project Manager **Accounts Manager** **Managing Director**

Deductions :	0.00
Total	**35000.00**
Rupees : Thirty Five Thousand Only.	

Mauly

APPROVED BY

28 AUG 2020

T. MADHU

PROJECT MANAGER

Sneha

Project Manager **Accounts Manager** **Managing Director**