



Site Office : Sy. No. 82/1, Mallapur Main Road,  
Hyderabad- 500 076, ☎ : +91- 91213 10555  
✉ : mpl@modiproperties.com  
Developed by : Modi Properties Pvt. Ltd.



Head Office: 5-4-187/3&4, II Floor, M. G. Road,  
Secunderabad - 500 003. ☎ +91 40 66335551,  
✉ info@modiproperties.com www.modiproperties.com

### Letter of confirmation

Date: 07-12-20220

To,  
Mr. Mohammed Feroze,  
Thyssenkrupp Elevator (India) Pvt. Ltd.,  
Ground floor, S.C.B.D. No. 6-03-063,  
Old plot no. 25,  
Bandan Arcade, Chandragiri Colony,  
Hyderabad – 500 015.

Subject: Terms and conditions for purchase of 5 lifts for the project known as Mayflower Platinum situated at Sy. No. 82/1, Mallapur, Hyderabad.

#### Reference:

1. Your quotation and offer letter bearing no. 107017-15 dated 23-11-2020.
2. Purchase order bearing no. 73069 dated 07-12-2020 for 2 nos., 12 stop 8 passenger lift for A block.
3. Purchase order bearing no. 73208 dated 07-12-2020 for 1 no. 12 stop 15 passenger lift for A block.
4. Purchase order bearing no. 73209 dated 07-12-2020 for 2 nos., 12 stop 8 passenger lift for C block.

We have issued purchase order for 5 lifts as per the details given above. We have agreed to certain terms and conditions which are given under and shall be read 2along with the purchase order/work order.

1. Date of delivery:
  - a. Lifts for A block shall be delivered by 01.03.2021.
  - b. Lifts of C block shall be delivered by 01.09.2021.
  - c. All material required for installation and commissioning must be delivered at one go.
2. Installation and commissioning of the lift:
  - a. Lifts for A block shall be commissioned by 01.05.2021.
  - b. Lifts of C block shall be commissioned by 01.11.2021.
  - c. Details of civil work, marking, scaffolding and electrical details must be provided atleast 2 weeks in advance to our engineers before start of installation. Our engineers will complete the works within 2 weeks of receiving details.
  - d. Installation must be completed in 8 weeks from start of work.
  - e. Out of which 2 weeks must be given to our engineer to complete the granite cladding on all floors.
3. Payment terms:
  - a. 10% advance along with purchase order.
  - b. 20% on scheduling for production after approval of engineering drawings.
  - c. 50% on material ready for 25days prior to dispatch advice from your factory/works.
  - d. 10% on delivery of all material at site.
  - e. 10% on commissioning.

✓  
24/12/2020

4. Communication:
  - a. All communication shall be sent in writing by email to [purchase@modiproperties.com](mailto:purchase@modiproperties.com) and [mpl-const@modiproperties.com](mailto:mpl-const@modiproperties.com).
  - b. List of works to be completed by our engineers to be sent by email.
  - c. Any default or delay in works to be completed at site to be sent by email.
  - d. Any other issues to be communicated by email.
  - e. Oral instructions shall not be issued to our staff members or engineers.
  - f. Payment related issues to be communicated by email.
  - g. In case any issues not resolved with our team within 7 days, the matter to be escalated by email to [sohammodi@modiproperties.com](mailto:sohammodi@modiproperties.com).
5. Lockable storeroom shall be provided to your company at site. It shall be your responsibility to secure your material. In case any material is stolen or missing, you shall replenish such material at your cost. In case of unauthorised opening or break-in of storeroom provided to you, the same must be communicated to us within 24 hours and a joint police complaint should be filed immediately.
6. Warranty and AMC:
  - a. You shall provide comprehensive warranty including labour and parts upto one year from the date of commissioning.
  - b. Thereafter, AMC charges shall be 4% of the purchase order value (excluding GST) + GST.
  - c. AMC charges shall be enhanced by 5% every year.
  - d. These rates shall hold good for 5 years after warranty period.
  - e. The AMC shall cover all parts and labour as per Annexure – A.
  - f. AMC shall be paid for all 5 lifts in 4 quarterly installments, payable in advance every quarter.
7. Choice of finishing material:
  - a. The lift doors shall be of pearly snow colour. (STERLING SILVER BRONZA + PEARLY SNOW)
  - b. Car shall be of pearly snow colour. (STERLING) SILVER BRONZA + PEARLY SNOW
  - c. The model no. for 8 passenger lift is Metal 100MRL-8p/12s/1.75mps.
  - d. The model no. for 15 passenger lift is Metal 100MRL-15p/12s/1.00ps.
  - e. 10/20mm recess shall be provided in the lift floor for installation of tiles/granite.

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24/12/2020

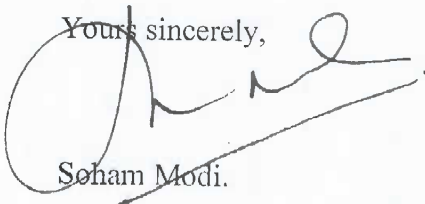
8. Other terms:

- There shall be no escalation in cost/price for whatsoever reason.
- The lift car/channel shall be adjusted to the size of the lift well. Brackets and fixtures to be provided at your cost.
- About 80 to 90% GST invoice to be raised on delivery of material and the balance on commissioning. Final payment shall be made only on receipt of all invoices.
- 2 pairs of 8 passenger lifts shall be in duplex operation mode with single call button.
- One telephone connection/alarm must be provided on the ground floor of each lift. One phone connection from each lift to be extended to security cabin at the main gate. This shall be at your cost.

Please sign this letter as acceptance of above terms and conditions.

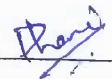
Thank You.

Yours sincerely,



Soham Modi.

Accepted & Confirmed by:

Signature:  PHANI TEJA

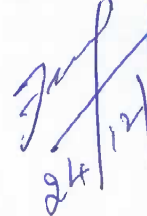
Name:

Company name: Thyssenkrupp Elevator (India) P. Ltd.,

Date: 21/01/2021

  
24/12/2020

Received the  
original

  
24/12/2020



**Annexure -A**  
**Thyssenkrupp Elevator India**  
**Details of AMC for 5 lifts**

|                      | Gold Contract inclusions                                                                                                                                                                                                                                                                    | Gold Contract exclusions                                                                                                                                                                                                                                                                   |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Elevator machine     | All small machine and motor parts like bearing, bush, oil seal, brake coil (solenoids) brake shoe, liners lubricants, etc.                                                                                                                                                                  | Main line power switches, breakers, feeders to controller, hoist way wiring, hydraulic elevator jack, outer casing, buried piping, access control or monitoring systems, or batteries air-conditioners, heaters, ventilation fans.                                                         |
|                      | Speed governor complete, Speed governor rope, all small Speed governor parts like pulley, bearing, coils, etc.                                                                                                                                                                              | Complete machines/parts (warm shaft/ wheel), motors, ropes.                                                                                                                                                                                                                                |
| Elevator controller  | All controller PCBs, braker resistors, cockers, filters, all small controller parts like fuse, relays, contractors, etc.                                                                                                                                                                    | Main VVUF, Main controller card i.e., (MC2, MPU, SMO1).                                                                                                                                                                                                                                    |
| Elevator shaft       | Limit switches, tension pulley/parts, door operator, VVVF, Car door safety device, all parts of car/ landing headers, door shoe, all buttons, displays/ indicators/LCD/ VFD, car safety systems, all other small parts like display cover, button caps, connectors, wires, lubricants, etc. | Cab enclosure like coiling frames, panels, and/or fixtures, hoist way door panels, door frames, sills, car flooring, floor covering, lighting fixtures, ceiling light bulbs and tubes, alignment of elevator guide rails, smoke and fire sensors, communication devices, security systems. |
| Elevator/ Move walks | Main/belt drive, all small machine and motor parts like bearing bush, oil seal, break oil (solenoids), break shoe, liners, lubricants, etc.                                                                                                                                                 | Complete machines/parts (warm shaft/ wheel), motors.                                                                                                                                                                                                                                       |
|                      | All control PCBs, all small controller parts like fuse, relays, contractors, etc                                                                                                                                                                                                            | Main VVVF.                                                                                                                                                                                                                                                                                 |
|                      | Step rollers, hand rail bearing, safety switches, magnetic switches, combs, all small parts like bush, bearing, indicators, key switches, etc.                                                                                                                                              | Hand rails, hand rail drive, steps, balustrades, trim mouldings (skirting), lighting, power lines to equipment, deck covers, trusses, step demarcation lighting, balustrades lighting, solfit lighting in truss.                                                                           |

*Handwritten signature and date:*  
24/12/2020