

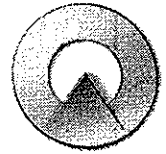
PURCHASE DIVISION
Advice for approval for credit to supplier

Date:		07/12/2021		Prepared by:		T.D. Murthy	
PO/WO no.		77246		PO / WO Date.		28/05/2021	
Supplier Name		Schindler India Private Limited		PO/WO amount		Rs. 11,50,000/-	
Firm/Company		Aedis Developers LLP		Project		Morning Glory Apartments	
Sl. No.		Bill No.		Bill Date		Bill amount	
1.		CI3600040185		30/06/2021		Rs. 1,72,500/-	
2.		CI3600042577		20/09/2021		Rs. 6,90,000/-	
3.		CI3600045461		02/12/2021		Rs. 1,72,500/-	
Amount A – Bills total(Excluding Transport & Hamali Charges):						Rs. 10,35,000/-	
Sl. No.	DC No	DC. Date	MRN No.	DC matches MRN			
1.	CI2700233872	22/11/2021	77246	☒ Yes ☐ No			
2.	-	-	-	☒ Yes ☐ No			
3.	-	-	-	☒ Yes ☐ No			
4.	-	-	-	☒ Yes ☐ No			
Amount B – Other Credits : Hamali charges						-	
Amount C – Other Debits :						-	
Amount D (D=A+B-C) – Amount to be credited to the supplier:						Rs. 10,35,000/-	
Amount E – PO / WO value:						Rs. 11,50,000/-	
Amount F – Difference (A – E):						Rs. -1,15,000/-	
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. 8,62,500/- ☐ No			
Payment – due date				13/12/2021			
Remarks: Part bills received. Material has been delivered to the site. We have already paid @Rs. 8,62,500/- (75%) and to be release the payment of Rs. 1,72,500/- (15%) for the delivery of material and balance 10% to pay on commissioning.							
Approved by	Purchase Officer	Purchase Manager	Procurement Manager	MD APPROVED BY receiver of bill 08 DEC 2021 SCHAMMODI MANAGING DIRECTOR		Accountant	Accounts Manager
Sign:							
Date	07/12/2021		07/12/2021				

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/-

Schindler India Private Limited
S. R. Arcade, 3rd Floor
1-2-73/2, 1-2-63 & 64, Parklane
Secunderabad 500003
Tel: 040 3095 0100 Fax: 040 3095 0199

GSTIN: 36AAECS1548J1Z7



Schindler

Tax Invoice Original for Recipient

No: CI3600045461

Date: 02.12.2021

Invoice for: (Bill to)

Aedis Developers LLP
2nd Floor, 5-4-187/3&4, SOHAM Mansion, M.G.Rd.,
Secunderabad 500003

Site address (Place of Delivery)

Modi's MGA
Gioneme Valley, Turkapalli
Secunderabad 508115

Customer GSTIN: 36ABPFA0002Q1ZD
Order Ref: 302304081
Customer No. 110867877
Customer PAN ABPFA0002Q

Customer GSTIN: 36ABPFA0002Q1ZD
Bill to: Telangana 36
Place of Delivery: Telangana 36
SAC Code: 995466

P.O. no: 7726

O/Reference	Qty	Amount INR
-------------	-----	------------

Description / Site address / Add.Text

COMPOSITE SUPPLY OF WORKS CONTRACT IN RELATION TO IMMOVABLE PROPERTY SUPPLY &
INSTALLATION, REPAIR & MAINTENANCE OF ELEVATORS & ESCALATORS

Order no: 11641542 / Material at Site

1

146,186.40

Schindler 1000 / 11641542

Modi's MGA, Gioneme Valley, Turkapalli, Secunderabad 508115

Subtotal

CGST 9% 146,186.40

SGST 9% 13,157.00

13,157.00

Grand Total 172,500.40

Total Amount for this Milestone 172,500.40

RUPEES ONE LAKH SEVENTY TWO THOUSAND FIVE HUNDRED AND FORTY PAISE ONLY

Payment method: By Cheque, Demand Draft, Electronic Fund Transfer

Payment terms: Payable within 1 day

PAN: AAEC51548J

Reverse Charge Mechanism # No



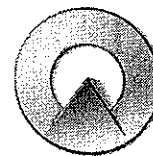
Digitally signed by DS
SCHINDLER INDIA
PRIVATE LIMITED 1
Date: 2021.12.02 20:01:48
IST
Reason: Signed by--
Location: Warangal BR



Page : 1/3

Belnr: 5162055907
Ref.Belnr:

Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037
Bank Address : 293, D.N. Road, Fort, Mumbai-01
MICR No. : 400037002
RTGS No. : CITI0100000 / SWIFT Code: CITIINBX
Email ID : accounts.in@schindler.com



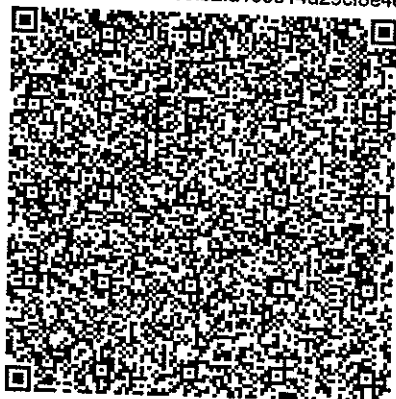
Schindler

Tax Invoice Original for Recipient

No: CI3600045461

Date: 02.12.2021

IRN No:6582a0d3c3fb2fa163514a29cf8e4ef9a7fd85f4899917a31499b9074b6b4b88



Belnr: 5162055907
Ref.Belnr:

Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037
Bank Address : 293, D.N. Road, Fort, Mumbai-01
MICR No. : 400037002
RTGS No. : CITI0100000 / SWIFT Code: CITIINBX
Email ID : accounts.in@schindler.com

Page : 2/3

Tax Invoice Original for Recipient**No: CI3600045461****Date: 02.12.2021****Collection History**

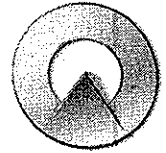
Date	Cheque.No/ EFT	Reference	Debit	Credit
16.06.2021	84884000244		0.00	172,500.00
30.06.2021		CI3600040185	172,500.40	0.00
16.09.2021	87270600265		0.00	690,000.00
20.09.2021		CI3600042577	689,999.60	0.00
02.12.2021		CI3600045461	172,500.40	0.00
Customer Total:			1,035,000.40	862,500.00
Order balance:			172,500.40	

Belnr: 5162055907
Ref.Belnr:

Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037
Bank Address : 293, D.N. Road, Fort,Mumbai-01
MICR No. : 400037002
RTGS No. : CITI0100000 / SWIFT Code:CITIINBX
Email ID : accounts.in@schindler.com

Schindler India Private Limited
S. R. Arcade, 3rd Floor
1-2-73/2, 1-2-63 & 64, Parklane
Secunderabad 500003
Tel: 040 3095 0100 Fax: 040 3095 0199

GSTIN: 36AAECS1548J1Z7



Schindler

Tax Invoice Original for Recipient
No: CI3600042577
Date: 20.09.2021

Invoice for: (Bill to)
Aedis Developers LLP
2nd Floor, 5-4-187/3&4, SOHAM Mansion, M.G. Rd.,
Secunderabad 500003

Site address (Place of Delivery)
Modi's MGA
Gioneme Valley, Turkapalli
Secunderabad 508115

Customer GSTIN: 36ABPFA0002Q1ZD
Order Ref: 302304081
Customer No. 110867877
Customer PAN ABPFA0002Q

Customer GSTIN: 36ABPFA0002Q1ZD
Bill to: Telangana 36
Place of Delivery: Telangana 36
SAC Code: 995466

Promo: 77246

O/Reference	Qty	Amount INR
Description / Site address / Add.Text		
COMPOSITE SUPPLY OF WORKS CONTRACT IN RELATION TO IMMOVABLE PROPERTY SUPPLY & INSTALLATION, REPAIR & MAINTENANCE OF ELEVATORS & ESCALATORS Order no: 11641542 / Release to Production Schindler 1000 Modi's MGA, Gioneme Valley, Turkapalli, Secunderabad 508115	1	584,745.60
Subtotal		
CGST 9%		584,745.60
SGST 9%		52,627.00
		52,627.00
Grand Total		689,999.60
Total Amount for this Milestone		689,999.60

RUPEES SIX LAKH EIGHTY NINE THOUSAND NINE HUNDRED NINETY NINE AND SIXTY PAISE ONLY
Payment method: By Cheque, Demand Draft, Electronic Fund Transfer
Payment terms: Payable within 1 day
PAN: AAECs1548J

Reverse Charge Mechanism # No

Tax Deduction Certificates in Form 16A (if any) must accompany the pay
Kindly quote invoice No. at the time of payment E&OE

SCHINDLER INDIA PVT. LTD.

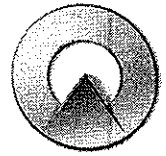
Authorised Signatory



Belnr: 5162052943
Ref.Belnr:

Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037
Bank Address : 293, D.N. Road, Fort, Mumbai-01
MICR No. : 400037002
RTGS No. : CITI0100000 / SWIFT Code: CITIINBX
Email ID : accounts.in@schindler.com

Page : 1/3



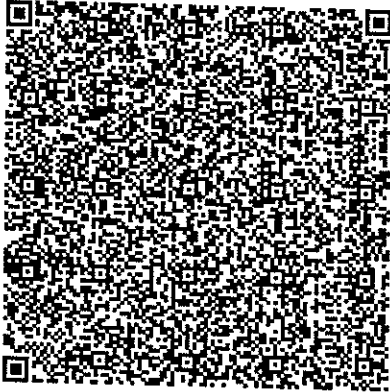
Schindler

Tax Invoice Original for Recipient

No: CI3600042577

Date: 20.09.2021

IRN No:653fd1a387381381672808f51e562fac90191648eb599c48ad212d7fbcdc2043



Page : 2/3

Belnr: 5162052943
Ref.Belnr:

Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037
Bank Address : 293, D.N. Road, Fort,Mumbai-01
MICR No. : 400037002
RTGS Nb. : CITI0100000 / SWIFT Code:CITIINBX
Email ID : accounts.in@schindler.com

Tax Invoice Original for Recipient**No: CI3600042577****Date: 20.09.2021****Collection History**

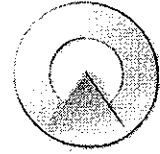
Date	Cheque.No/ EFT	Reference	Debit	Credit
16.06.2021	84884000244		0.00	172,500.00
30.06.2021		CI3600040185	172,500.40	0.00
16.09.2021	87270600265		0.00	690,000.00
20.09.2021		CI3600042577	689,999.60	0.00
Customer Total:			862,500.00	862,500.00
Order balance:			0.00	

Belnr: 5162052943
Ref.Belnr:

Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037
Bank Address : 293, D.N. Road, Fort,Mumbai-01
MICR No. : 400037002
RTGS No. : CITI0100000 / SWIFT Code:CITIINBX
Email ID : accounts.in@schindler.com

Schindler India Private Limited
S. R. Arcade, 3rd Floor
1-2-73/2, 1-2-63 & 64, Parklane
Secunderabad 500003
Tel: 040 3095 0100 Fax: 040 3095 0199

GSTIN: 36AAECS1548J1Z7



Schindler

Tax Invoice Original for Recipient

No: CI3600040185

Date: 30.06.2021

Invoice for: (Bill to)

Aedis Developers LLP
2nd Floor, 5-4-187/3&4, SOHAM Mansion, M.G.Rd.,
Secunderabad 500003

Site address (Place of Delivery)

Modi's MGA
Gioneme Valley, Turkapalli
Secunderabad 508115

Customer GSTIN: 36ABPFA0002Q1ZD
Order Ref: 302304081
Customer No. 110867877
Customer PAN ABPFA0002Q

Customer GSTIN: 36ABPFA0002Q1ZD
Bill to: Telangana 36
Place of Delivery: Telangana 36
SAC Code: 995466

P.O. no: 77246

O/Reference	Qty	Amount INR
Description / Site address / Add.Text		
COMPOSITE SUPPLY OF WORKS CONTRACT IN RELATION TO IMMOVABLE PROPERTY SUPPLY & INSTALLATION, REPAIR & MAINTENANCE OF ELEVATORS & ESCALATORS		
Order no: 11641542 / Order Reception	1	146,186.40
Schindler 1000		
Modi's MGA, Gioneme Valley, Turkapalli, Secunderabad 508115		
Subtotal		146,186.40
CGST 9%		13,157.00
SGST 9%		13,157.00
Grand Total		172,500.40

Total Amount for this Milestone 172,500.40

RUPEES ONE LAKH SEVENTY TWO THOUSAND FIVE HUNDRED AND FORTY PAISE ONLY

Payment method: By Cheque, Demand Draft, Electronic Fund Transfer

Payment terms: Payable within 1 day

PAN: AAEC1548J

Reverse Charge Mechanism # No

Tax Deduction Certificates in Form 16A (if any) must accompany the pay
Kindly quote invoice No. at the time of payment E&OE

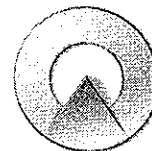
SCHINDLER INDIA PVT. LTD.

Authorised Signatory



Belnr: 5162050464
Ref.Belnr:

Page : 1/3
Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037
Bank Address : 293, D.N. Road, Fort, Mumbai-01
MICR No. : 400037002
RTGS No. : CITI0100000 / SWIFT Code: CITIINBX
Email ID : accounts.in@schindler.com



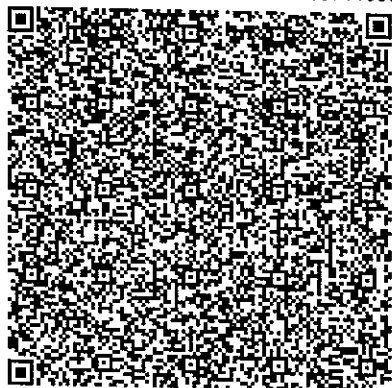
Schindler

Tax Invoice Original for Recipient

No: CI3600040185

Date: 30.06.2021

IRN No:89376b11b13658e77f25dc0711063d4e82a02d798a0d008e6456a3d43c357ba7



Page : 2/3

Belnr: 5162050464
Ref.Belnr:

Bank Name : CITIBANK N.A.
Bank Current A/C : 0008002002
Bank Code : 037
Bank Address : 293, D.N. Road, Fort, Mumbai-01
MICR No. : 400037002
RTGS No. : CITI0100000 / SWIFT Code: CITIINBX
Email ID : accounts.in@schindler.com

Tax Invoice Original for Recipient

No: CI3600040185

Date: 30.06.2021

Collection History

Date	Cheque.No/ EFT	Reference	Debit	Credit
16.06.2021	84884000244		0.00	172,500.00
30.06.2021		CI3600040185	172,500.40	0.00
Customer Total:			172,500.40	172,500.00
Order balance:			0.40	

Bank of China

CHINA M.A.

Purchase Order

Page(s) 1 Of 1

29-05-2021 07:21:30



77246

06.05.21 4:35:39

Div. Copy

From Company : **Aedis Developers LLP**
5-4-187/3&4, II Floor, M G Road, Secunderabad-500003
G S T No. : 36ABPFA0002Q1ZD

Supplier Details

Schindler India PVT LTD
3A, 3rd floor, Dwaraka Central, Plot no. 57, Jalhind Enclave, Hi-Tech City
Road, Madhapur, Hyderabad, Telangana - 500 081

GSTIN 36AAECS1548J1Z7

7337399686

Doc No	77246	100283
Doc Date	28-05-2021	
Quote No	0302287311	
Quote Date	22-05-2021	
SupplyType	Supply And Installation	

Kind Attn : Mr. E. Raghu Rama Sastry

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST	Amount
1 5203 - Equipment - machinery - Simplex Operation System (Lift) - NA - Nos 8 Passenger Lift - 6 stop - Schindler 1000	1.00	974,576.0	0.00	18.00	1,149,999.68
Total Order Value . . .					1,149,999.68
Rupees : Eleven Lakh(s) Fourty Nine Thousand Nine Hundred Ninty Nine and Paise Sixty Eight Only.					

Terms and Conditions :-

Specification / Brand	As per your negotiated quote dtd. 22/05/2021 for 8 passengers - 6 stops lift.
Payment Terms	As per details given in the Letter of confirmation dt. 25/05/2021.
Tax	All taxes included in above price.
Delivery Date	Lifts shall be delivered by 01-09-2021
Delivery Location	Morning Glory Apartments Genomevalley, Hyderabad Phone.. Madhu Site Engineer - 9502211499
Penalty For Delay	Nil
Transportation Cost	Included in the above price.
Warranty	Comprehensive warranty including labour and parts upto one year from the date of commissioning.
Advance Paid	15% as advance along with purchase order Rs. 1,72,500/- through Cheque vide. _____ (Part payment), dtd.
Other Terms	AMC charges shall be @4% of the P.O. value(Excl. GST)+GST per lift. for 1 st year after warranty, there after 5% increase on AMC charges per lift 5yrs above order is for MGA site purpose.
Completion Date	As per details given in the Letter of confirmation dt. 25/05/2021.
Measurement	Nil
Security	You shall be responsible for your material at our site against theft or damage. Lockable rooms with keys shall be in your custody.
Remarks	Nil

For Aedis Developers LLP

Authorised Signatory

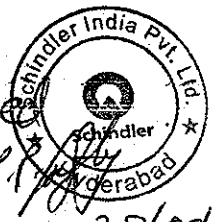
Name : _____

Name : _____

Date : ____/____/____

Accepted the above Terms And Conditions

For Schindler India PVT LTD



Requisition Form

Company Name:		Aedis Developers LLP		Date:		26-12-2020	
Site & Phase :		MGA		Time:		10:30AM	
Supplier				Req.No.		100283	
Material required before date:			29-12-2020		ID No:		
No	Description	Size	Quantity	Units	Inward No	Date	
1	Lift (8 pax)		01	No's			
2							
3							
4							
5							
6							
7							
8							
9							
10							
Remarks: For Site use.							
Note: As per MD sir Instructions Lift should be Delivery by 01.03.2021							
Prepared By		Pushpalatha		Approved by		T.Madhu	
Sign. & Date		26-12-2020		Sign. & Date		26-12-2020	

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


APPROVED BY
20 MAY 2021
SOHAM MODI
MANAGING DIRECTOR

signee Copy



PAN : AAECM1746J
Ref No. : 2.20211122.60681
GST No. : 27AAECM1746J1ZC

CIN No. : U63040MH1985PTC038116
XNRM



Booking Branch CHAKAN	Branch Code 478	Billing Branch PUNE	City From CHAKAN	City To HYDERABAD	Actual Pick Date/Time 22-Nov-2021
--------------------------	--------------------	------------------------	---------------------	----------------------	--------------------------------------

Truck No. MH45AF3753	Truck Details Truck Model LPT (1109)
-------------------------	--

Name Schindler India Pvt. Ltd. - Chakan	Customer Details Email Id sachin.sonawane@mrcindia.in
--	---

Consignor Details Name Schindler-CKN Schindler India Pvt Ltd Email Id sipl.ops2020@gmail.com Contact Number 7030940343 GST No. 36AAECS1548J1Z7 PAN AAECS1548J1	Consignee Details Name Schindler-CKN Schindler India Pvt Ltd Email Id sipl.ops2020@gmail.com Contact Number 7030940343 GST No. 36AAECS1548J1Z7 PAN AAECS1548J1
---	---

Pickup Address
Schindler India Pvt. Ltd, Plot No- D-234, Near
Village Warale, Chakan MIDC Phase-II, Tal-
Khed, Chakan, Pune

Delivery Address
Schindler India Pvt. Ltd, Modi s MGA Gioneme
Valley Turkapalli Secunderabad 508115 job
no-700093378

Docket No.
T47820211122013

Docket Date : 2021-11-22

Stamp
Proof Of Delivery (POD)

Date: Time:
Name of
Receiver
Signature
Remark :

Consignment acknowledged by Consignee :
Received the shipment as per Docket details.

PO: 77246

Invoice Details

Invoice No CI2700233872	Invoice Date 11/22/2021	Invoice Value 655065.8
Actual Wt 600	Volumetric Wt Kg 600	No. Of Articles 38
		Goods Insurance Owner Risk

Invoice No CI2700233872	Type of material Tools	Invoice Details Listing Packaging Articles Length Breadth Height Remark Other 38
----------------------------	---------------------------	--

Basic Charges
Freight Details
TBB CHARGES

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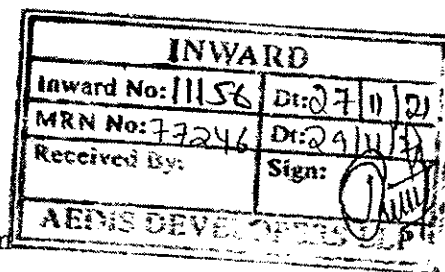
Address :

81, MRC House, Transport Nagar, Nigdi, Pune - 411044

Fax. : support@mrcindia.com E-mail : 67191900 Website : www.mrcindia.com

CONDITION OF THE CONTRACT

- 1) The Consignment is booked as per the oral / written declaration given to the Carrier and the Carrier is unaware of the internal contents therein.
- 2) The Consignor making a false declaration as to contents, description, quality of the goods carried will be held himself liable for any damage that the carrier may sustain as a result of such false declaration. Consignor will therefore, declare his goods correctly and take every precaution to comply with Customs or Government Regulation in force from time to time. The Carrier will not be responsible, if any goods are declared as contraband and confiscated by any Government Authority.
- 3) The Consignment is booked at Owners risk. The transit insurance of the Consignment should be arranged by Consignor or Consignee and it is not within the scope of the Carrier. The carrier shall not be responsible for any insurance claims (ie. transit damage, theft, pilferage etc.) arising out of the transportation of the Consignment.
- 4) The Carrier does not guarantee the time of transit delivery of goods and has a right to divert from the route at its discretion.
- 5) Goods must be collected within 24 hours of its arrival at the destination. The Consignee must enquire about the arrival of the goods.
- 6) Godown rent @ Rs. 10 per quintal shall be charged after 7 days of arrival of goods at destination till the time of collection by the Consignee.
- 7) All type of consignments including Liquids, oil, grease, fresh fruits / vegetables (perishable goods) and fragile goods shall be covered at Owners Risk only.
- 8) All the claims will be null and void if the notice stating full particulars of consignment booked and supported with invoice and other related documents has not been sent to the Carrier by Registered Post within 30 days of its booking.
- 9) The Carrier is not responsible for loss and / or penalties due to detention at the check posts or by flying squads (enroute). The Consignor thereby expressly declares that the particulars furnished by him or his agent are correct and no prohibited articles are included and he is aware of and accepts the conditions of carriage.
- 10) The Carrier reserves the right to weigh, re-measure, re-classify and re-calculated the rate at the place of destination before delivery for reassigned in writing and only in the presence of the holder of the receipt of his duly authorised agent to collect any commission or other charges.
- 11) The Carrier reserves the right to dispose perishable goods lying undelivered after 48 hours of arrival without any notice and other goods after 30 days of arrival after due notice in writing to the Consignor and Consignee or holder and the Claimant shall be entitled to the proceeds less freight and demurrage etc. Similarly, the Carrier is entitled to recover the balance amount of freight and other charges less proceeds.
- 12) The Carrier reserves the right to hold delivery of the consignment for want of its legitimate dues.
- 13) The carrier shall have the rights to entrust the goods to any other service provider for transportation. In the event of the goods shall between the Consignor and the Carrier be deemed to be the Carriers Agent, so that the Carrier shall not be responsible for the goods to the other Carrier continue to be responsible for the goods and for their due delivery at the destination.
- 14) No enquiry shall be entertained relating to any consignment after the expiry of 30 days from the date of delivery.
- 15) No suit shall be filed against the Carrier in respect of any consignment without any claim made in writing before and preferred within 30 days from the date of booking or from the date of arrival at the destination by the party concerned.
- 16) The Carrier shall not be liable for any loss or damage due to pilferage, theft, weather condition strikes and riots disturbances, fire, explosion, accident, flood by rain or otherwise natural calamity although reasonable and possible precautions are taken to provide against such contingencies.
- 17) In case the Carrier holds a clean Proof of Delivery (POD) (without any remarks) after delivery of the consignment shall be deemed to be declared as delivered in sound condition.
- 18) If any dispute arises out of this contract, jurisdiction will be a Pune Court only.



Morning Glory

APARTMENTS @ Genome Valley
Site Office: Plot no 23, MBR Enclave,
Sy. no. 1, Muraharipally, Medchal Mandal, Hyderabad - 500078.
☎ 91210 21717 ✉ mgn@modiproperties.com
Developed by: Aedis Developers LLP



MODI PROPERTIES

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40663 35551
✉ info@modiproperties.com www.modiproperties.com

Letter of confirmation

Date: 28-05-2021

To,
Mr. E. Raghu Rama Sastry,
Schindler India Pvt Ltd,
3A, 3rd Floor, Dwaraka Central,
Plot no. 57, Jaihind Enclave,
HITECH City Road, Madhapur,
Hyderabad, Telangana - 500081.

Subject: Terms and conditions for purchase of lift for the project known as Morning Glory Apartments situated at Sy. No. 1, Plot no. 23, Muraharipally, Hyderabad - 500078.

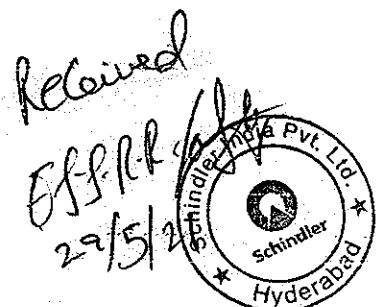
Reference:

1. Your quotation and offer letter bearing no. 0302287311, dated 22-05-2021.
2. Purchase order bearing no. 77246, dated 25-05-2021, 6 stop 8 passenger lift.

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

1. Date of delivery:
 - a. Lift shall be delivered by 01.09.2021.
 - b. All material required for installation and commissioning must be delivered at one go.
2. Installation and commissioning of the lift:
 - a. Lifts shall be commissioned by 01.11.2021.
 - b. 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.
 - c. Installation must be completed in 8 weeks from start of work.
 - d. Out of which 2 weeks must be given to our engineer to complete the granite cladding.
3. Payment terms:
 - a. 15% advance along with purchase order.
 - b. 60% on approval of engineering drawings & 60days prior to delivery at site.
 - c. 15% on delivery of all material at site.
 - d. 10% on commissioning.

[Handwritten signature]





Mornin g Glory

APARTMENTS @ Genome Valley

Site Office: Plot no 23, MBR Enclave.

Sy. no. 1, Muraharipally, Medchal Mandal, Hyderabad - 500078.

☎ 91210 21717 ✉ mga@modiproperties.com

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MODI PROPERTIES

Head Office: 5-4-187, 3&4, II Floor, M. G. Road,

Secunderabad - 500 003. ☎ +91 40663 35551.

✉ info@modiproperties.com www.modiproperties.com

4. Communication:

- All communication shall be sent in writing by email to purchase@modiproperties.com and mga-const@modiproperties.com.
- List of works to be completed by our engineers to be sent by email.
- Any default or delay in works to be completed at site to be sent by email.
- Any other issues to be communicated by email.
- Oral instructions shall not be issued to our staff members or engineers.
- Payment related issues to be communicated by email.
- In case any issues not resolved with our team within 7 days, the matter to be escalated by email to sohammodi@modiproperties.com.

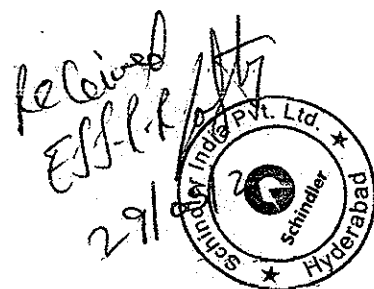
5. Lockable storeroom shall be provided to your company at site. It shall be your responsibility to secure your material. In case any material is stolen or missing, you shall replenish such material at your cost. In case of unauthorised opening or break-in of storeroom provided to you, the same must be communicated to us within 24 hours and a joint police complaint should be filed immediately.

6. Warranty and AMC:

- You shall provide comprehensive warranty including labour and parts upto one year from the date of commissioning.
- Thereafter, AMC charges (Gold contract) shall be 4% of the purchase order value (excluding GST) + Taxes as applicable. ✓
- AMC charges shall be enhanced by 5% every year.
- These rates shall hold good for 5 years after warranty period. ✓
- AMC shall be paid for one lift in 4 quarterly installments, payable in advance every quarter.

7. Choice of finishing material:

- The lift doors shall be of ST.PAI_R7032 - Grey colour.
- Car shall be of SR_PAI_R9006 - Grey colour.
- The model no. for 8 passenger lift is SCHINDLER 1000.
- Artificial granite providing in Black colour by Schindler.



Morning Glory

APARTMENTS @ Genome Valley

Site Office : Plot no 23, MBR Enclave,

Sy. no. 1, Muraharipally, Medchal Mandal, Hyderabad - 500078.

☎ 91210 21717 ✉ mgs@modiproperties.com

Developed by: Aedis Developers LLP



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✉ info@modiproperties.com www.modiproperties.com

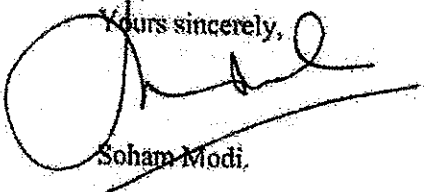
8. Other terms:

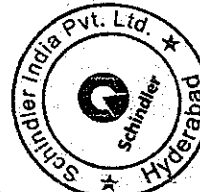
- There shall be no escalation in cost/price for whatsoever reason.
- The lift car/channel shall be adjusted to the size of the lift well. Brackets and fixtures to be provided at your cost.
- GST invoice to be raise as on when you receive the payment. Final payment shall be made only on receipt of all invoices. ✓
- 8 passenger lift shall be in simplex operation mode with down collective.
- One telephone connection/alarm must be provided on the ground floor of the lift. One phone connection from lift to be extended to security cabin at the main gate. This shall be in our scope. ✓

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

Thank You.

Yours sincerely,


Soham Modi.



Accepted & Confirmed by:

Signature:

Name: E-RAGHU RAMA SASTRY

Company name: Schindler India PVT LTD.

Date: 27/05/21

Received

Aedis Developers LLP

M G Road, Ranigunj

Seuncderabad

SUP-Schindler India Pvt Ltd

Ledger Account

34,

3rd Floor,

Dwaraka Central, Plot No-57,

Jaihind Enclave, Hi-Tech City Road,

Amdhapur, Hyderabad

1-Apr-21 to 6-Dec-21

					Page 1
Date	Particulars	Vch Type	Vch No.	Debit	Credit
5-Jun-21	To BANK -009772400000050(RERA) NEFT	Payment	PAY/10147	1,72,500.00	
	5-6-2021 1,72,500.00 Cr <i>Being amount transfer to Schindler India Pvt Ltd towards purchase of Lift 15% payment as advance against vide po.no:77246 Req.Id. no:100283 po.dt:28.05.2021</i>				
2-Sep-21	To BANK -009772400000050(RERA) RTGS	Payment	PAY/10409	6,90,000.00	
	2-9-2021 6,90,000.00 Cr <i>Being amount transfer to Schindler India Pvt Being towards purchase of simplex operation system (Lift) against vide po.no:77246 po.dt:28. 05.2021 (60% on approval of enginnering drawings & 60days prior to delivery at site)</i>				
By	Closing Balance			8,62,500.00	
					8,62,500.00
				8,62,500.00	8,62,500.00

RE: Modi's MGA -- site _11641542

From: Raghurama Sastry (raghurama.sastry1@schindler.com)

To: mga-const@modiproperties.in

Cc: madhu@modiproperties.com; purchase@modiproperties.com; sohammodi@modiproperties.com; sreenivasarao.garika@schindler.com

Date: Monday, December 6, 2021, 12:00 PM GMT+5:30

Dear Sir,

We had delivered lift material at site. Request you to release the material payment of Rs.1,72,500/-

Thanks & Regards
E.Raghurama Sastry



E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Raghurama Sastry <raghurama.sastry1@schindler.com>

Sent: Tuesday, November 23, 2021 7:26 AM

To: mga-const@modiproperties.in

Cc: 'Madhu T' <madhu@modiproperties.com>; 'Purchase Dept.' <purchase@modiproperties.com>; sohammodi@modiproperties.com; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; Ramesh Bollibothula <ramesh.bollibothula@schindler.com>

Subject: Re: Modi's MGA -- site _11641542

Dear sir,

Lift material for MGA site got dispatched from our factory yesterday. Request you to arrange for a lockable store room and also complete pending works if any like electrical wiring ...

Thanks & Regards
ERR Sastry /7337399686

From: Raghurama Sastry

Sent: Wednesday, November 17, 2021 2:40:59 PM

To: mga-const@modiproperties.in <mga-const@modiproperties.in>

Cc: 'Madhu T' <madhu@modiproperties.com>; 'Purchase Dept.' <purchase@modiproperties.com>; sohammodi@modiproperties.com <sohammodi@modiproperties.com>; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; Ramesh Bollibothula <ramesh.bollibothula@schindler.com>

Subject: RE: Modi's MGA -- site _11641542

Dear Sir,

PFA the tax invoice for Advance payment & Material ordering payment

Thanks & Regards

E.Raghurama Sastry



E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Raghurama Sastry

Sent: Monday, October 4, 2021 4:05 PM

To: mga-const@modiproperties.in; Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>

Cc: 'Madhu T' <madhu@modiproperties.com>; 'Purchase Dept.' <purchase@modiproperties.com>; sohammodi@modiproperties.com

Subject: RE: Modi's MGA -- site _11641542

Dear Sir,

We wish to update you that we had received the tentative dispatch plan of lift material from our factory as 27th Nov'21 for your site.

Henceforth for all technical queries, Installation related activities, material delivery etc... you can get in touch with @Sreenivasarao Garika – 9121177976 & @Ramesh Bollibothula – 9704843454.
@Sreenivasarao Garika – He is Group Leader for installation.

Thanks & Regards
E.Raghurama Sastry



Schindler

E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Raghurama Sastry

Sent: Monday, September 27, 2021 12:03 PM

To: mga-const@modiproperties.in

Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; 'Madhu T' <madhu@modiproperties.com>; 'Purchase Dept.' <purchase@modiproperties.com>; sohammodi@modiproperties.com

Subject: RE: Modi's MGA -- site _11641542

Dear Sir,

PFA the tax invoice for Advance payment & Material ordering payment.

Thanks & Regards
E.Raghurama Sastry



Schindler

E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Raghurama Sastry

Sent: Monday, August 16, 2021 10:54 AM

To: 'mga-const@modiproperties.in' <mga-const@modiproperties.in>

Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Sreenivasarao Garika

<sreenivasarao.garika@schindler.com>; 'Madhu T' <madhu@modiproperties.com>; 'Purchase Dept.' <purchase@modiproperties.com>; 'sohammodi@modiproperties.com' <sohammodi@modiproperties.com>
Subject: RE: Modi's MGA -- site _11641542

Dear Sir,
WRT below mail, we are planning for material ordering. Whom should we meet at site for lift GAD approval. Once you confirm the details, myself along with Mr.Sreenivasarao will come down and complete the material ordering process (signatures).

Thanks & Regards
E.Raghurama Sastry

**Schindler**

E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Raghurama Sastry
Sent: Thursday, August 12, 2021 11:43 AM
To: mga-const@modiproperties.in
Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; 'Madhu T' <madhu@modiproperties.com>; 'Purchase Dept.' <purchase@modiproperties.com>; sohammodi@modiproperties.com
Subject: RE: Modi's MGA -- site _11641542

Dear Sir,
PFA the lift GAD for MGA site. Request your approval for the same...

Thanks & Regards
E.Raghurama Sastry

**Schindler**

E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: sohammodi@modiproperties.com <sohammodi@modiproperties.com>
Sent: Monday, August 9, 2021 6:37 PM
To: Raghurama Sastry <raghurama.sastry1@schindler.com>
Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; mga-const@modiproperties.in; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; 'Madhu T' <madhu@modiproperties.com>; 'Purchase Dept.' <purchase@modiproperties.com>
Subject: RE: Modi's MGA -- site .

Approved.

Regards,

Soham Modi

From: Raghurama Sastry <raghurama.sastry1@schindler.com>
Sent: 09 August 2021 15:48
To: sohammodi@modiproperties.com
Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; mga-const@modiproperties.in; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; Madhu T <madhu@modiproperties.com>; Purchase Dept.

<purchase@modiproperties.com>

Subject: RE: Modi's MGA -- site .

Dear Soham sir,
WRT below mail, request your approval to go ahead with the changes as per site condition.
Once you give approval over mail, we will proceed and generate GAD as per these changes....

Thanks & Regards
E.Raghurama Sastry



Schindler

E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Raghurama Sastry

Sent: Wednesday, August 4, 2021 1:21 PM

To: sohammodi@modiproperties.com

Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; mga-const@modiproperties.in; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; Madhu T <madhu@modiproperties.com>; Purchase Dept. <purchase@modiproperties.com>

Subject: RE: Modi's MGA -- site .

Dear Soham sir,
WRT below mail request your approval to go ahead with the changes for MGA site:

Description	Existing contract	Revised contract
Shaft width	1750mm	1800mm
Door opening	Side opening 800mm	Centre opening 800mm
Change in Price	No change	No change

Thanks & Regards
E.Raghurama Sastry



Schindler

E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Raghurama Sastry

Sent: Wednesday, August 4, 2021 1:03 PM

To: Purchase Dept. <purchase@modiproperties.com>

Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; mga-const@modiproperties.in; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; sohammodi@modiproperties.com; Madhu T <madhu@modiproperties.com>

Subject: RE: Modi's MGA -- site .

Dear Minish Sir/ Murthy Sir,
WRT below mail, we request your approval thru return mail for the below changes for job no.1164152 (MGA site):

Description	Existing contract	Revised contract
Shaft width	1750mm	1800mm
Door opening	Side opening 800mm	Centre opening 800mm
Change in Price	No change	No change

The delivery of material will take 10-12 weeks from the date of material ordering. All other terms & conditions remain same as original order...

Thanks & Regards
E.Raghurama Sastry



E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Madhu T <madhu@modiproperties.com>
Sent: Saturday, July 31, 2021 12:26 PM
To: Raghurama Sastry <raghurama.sastry1@schindler.com>
Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Narayana Chary <narayana.chary@schindler.com>; mga-const@modiproperties.in; Purchase Dept. <purchase@modiproperties.com>; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; sohammodi@modiproperties.com; rajubeerla16@gmail.com
Subject: RE: Modi's MGA -- site .

Dear Raghurama Sastry garu,

As per earlier discussion in Mga we have completed lift inside plastering works, the following are the measurements of lift inside wall to wall.

Cellar floor - 1795 mm

1st floor. - 1795 mm

2nd floor- 1800mm

3rd floor- 1800mm

4th floor- 1800mm

5th floor- 1800mm.

This is for your kind information,

T.Madhu

Project Manager | +9195022 11499 | madhu@modiproperties.com

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On Fri, 23 Jul 2021 at 7:19 AM, Raghurama Sastry <raghurama.sastry1@schindler.com> wrote:

Dear Madhu garu,

WRT below mail, request you to share the plumb readings, so that our technical team members Ramesh & Raju lead by Mr.Sreenivasarao will discuss with you further...

Without finalisation of final shaft sizes (to plumb) actual GAD cannot be released.

Request your support enable us to serve you better.

Thanks & Regards
E.Raghurama Sastry



E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Madhu T <madhu@modiproperties.com>
Sent: Wednesday, July 14, 2021 9:43 AM
To: Raghurama Sastry <raghurama.sastry1@schindler.com>
Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Narayana Chary <narayana.chary@schindler.com>; mga-const@modiproperties.in; Purchase Dept. <purchase@modiproperties.com>; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; sohammodi@modiproperties.com; rajubeerla16@gmail.com
Subject: Re: Modi's MGA -- site .

Dear Raghu Rama Shastry Garu,

This is to inform you that as you said we are on the job we will complete the scaffolding tying work and we will give the measurement after cheking with plumb.

Regards,

Madhu.

From: Raghurama Sastry <raghurama.sastry1@schindler.com>
Sent: Wednesday, July 14, 2021 9:34:34 AM
To: Madhu T <madhu@modiproperties.com>
Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Narayana Chary <narayana.chary@schindler.com>; mga-const@modiproperties.in <mga-const@modiproperties.in>; Purchase Dept. <purchase@modiproperties.com>; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; sohammodi@modiproperties.com <sohammodi@modiproperties.com>; rajubeerla16@gmail.com <rajubeerla16@gmail.com>
Subject: RE: Modi's MGA -- site .

Dear Madhu garu,

WRT below mail, our engineer Raju has visited site on 12th july'21 and had checked shaft width. The details are as follows:

GF-1800mm

1st - 1795mm

2nd -1825mm

3rd - 1840mm

4th – 1880mm

5th – 1910mm

We had informed your technical person (Mr.Salma) at site to drop plumb and give readings. Please take measurements and give details.

Generally 25-30mm can be adjusted in the brackets. But the variation is beyond this at top 2 floors. Request your support.

Thanks & Regards
E.Raghurama Sastry



E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Madhu T <madhu@modiproperties.com>
Sent: Sunday, July 11, 2021 7:57 AM
To: Raghurama Sastry <raghurama.sastry1@schindler.com>; sohammodi@properties.com
Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Narayana Chary <narayana.chary@schindler.com>; mga-const@modiproperties.in; Purchase Dept. <purchase@modiproperties.com>; Sreenivasarao Garika <sreenivasarao.garika@schindler.com>
Subject: RE: Modi's MGA -- site .

Dear Raghu Rama Shastry Garu,

This is to inform you that in MGA lift well dimension as you you said 100 mm variation from top to bottom is not correct ,only 5th and 4th floor is 50 mm variation is there and all floors are correct after plastering,send your technician to site tomorrow to recheck.

T.Madhu
Project Manager | +9195022 11499 | madhu@modiproperties.com
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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!
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On Sun, 11 Jul 2021 at 7:43 AM, Raghurama Sastry

<raghurama.sastry1@schindler.com> wrote:

Dear Soham Modi sir,

WRT below mail, there is shaft width variation of 100mm from top to bottom (after plastering) at MGA site.

Generally a shaft width variation of 15-20mm is taken into consideration. Here it is 100mm.

Request your support sir, enable us to serve you better

Thanks & Regards
E.Raghurama Sastry



E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com
www.india.schindler.com

From: Sreenivasarao Garika <sreenivasarao.garika@schindler.com>
Sent: Thursday, July 8, 2021 1:51 PM
To: Purchase Dept. <purchase@modiproperties.com>; mga-const@modiproperties.in
Cc: Ramesh Bollibothula <ramesh.bollibothula@schindler.com>; Raghurama Sastry <raghurama.sastry1@schindler.com>; Narayana Chary <narayana.chary@schindler.com>
Subject: RE: Modi's MGA -- site .

Dear sir,

Our technical person Mr.Ramesh visited your site and he found 100 mm variation in width after plastering. We request please conform the vertical variation of the shaft to proceed further.

Regards

Sreenivasa Rao.

From: Raghurama Sastry <raghurama.sastry1@schindler.com>
Sent: Tuesday, June 22, 2021 10:10 AM
To: Purchase Dept. <purchase@modiproperties.com>; mga-const@modiproperties.in
Cc: Sreenivasarao Garika <sreenivasarao.garika@schindler.com>; Ramesh Bollibothula <ramesh.bollibothula@schindler.com>
Subject: Modi's MGA -- site

Dear Sir,

We would like to thank you for placing order with us. We had received the advance payment and accepted order documents.

Your order is under booking, and will submit the GAD once it is done.

In the meanwhile we request you to confirm the final shaft sizes, which you can provide after plastering.

We had considered 1750mm x 1750mm as shaft size after plastering. But if you drop plumb and confirm the final size which you can give us, it will be very helpful.

Our engg Mr.Ramesh is already in touch with your team.

Thanks & Regards
E.Raghurama Sastry



Schindler

E.Raghurama Sastry | Business Development Manager
Mobile +91 7337399686
raghurama.sastry1@schindler.com

Schindler India Pvt. Ltd. | Business Development Manager
S. R. Arcade, 3rd Floor, 1-2-73/2, 1-2-63 & 64, Park Lane,
Secunderabad - 500003, Telangana, India

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