

Request for payment

Division	Purchase Department		
Pay to	TK Elevator India Private Limited		
Towards	Contract no: 3200657 567, A 6605 L/T		
Amount	1,32,800 -00	Payment / cheque date	24/1/22
Payment from company	Modi Properties Pvt Ltd		
Project	Mangalwar Malim.		
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.	78069	Requisition no.	177152.
Remarks/ Desc.	Payment is for on Commissioning - 10%. Please release.		
Requested by:	Approved by:	Sign	Date
T.D. Muneer	MINISH		21/1/22
			21/01/2022

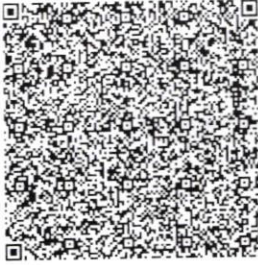
Note: 1. Use this note for all requests for payment. 2. Do not use for weekly site payments. 3. Use for all transfers to Happay or petro card.

PURCHASE DIVISION
Advice for approval for credit to supplier

Date: 21/1/22		Prepared by T.D. Muneer		Serial no. 158	
Supplier name TK Elevator India Private Limited		HO inward no.			
Firm/Company MPPL		Project MPL		HO received date	
PO/WO date 7/12/21		PO/WO No. 73069		Scan ID.	
Sl no.	Bill no.	Bill date	Bill amount	Original attached	
1.	TS1041005202	18/1/22	1,32,800-00	☒ Yes ☐ No	
2.				☐ Yes ☐ No	
3.				☐ Yes ☐ No	
4.				☐ Yes ☐ No	
Amount A – Bills total (Excluding Transport & Hamali Charges):				1,32,800-00	
Proof of delivery by way of: ☐ DCs/bill ☐ Steel report ☐ RMC pour report ☐ Solid block report ☐ Installation report					
MRN nos.:		Proof of delivery matches MRN		☐ Yes ☐ No	
Amount B – Other Credits : Transportation charges				-	
Amount C – Other Debits :				-	
Amount D (D=A+B-C) – Amount to be credited to the supplier:				1,32,800-00	
Amount E – PO / WO value:				26,56,000-00	
Amount F – Difference (A – E):				-25,23,200-00	
Quantity received as per PO / WO		☐ Yes ☐ Excess received ☐ Short received ☒ Part received			
Close PO / WO		☐ Yes ☐ No – wait for balance material ☒ Other			
Payment – due date		24/1/22			
Remarks: Final bill received. Lift handing over Certificate is attached. Please release based final 100% payment.					
Approved by	Purchase Officer	Purchase Manager	MD	Accountant	Accounts Manager
Name:	T.D. Muneer				
Sign:					
Date	21/1/22				
Approval limit	Upto 20k	Above 20k	Above 100k	Upto 20k	Above 20k

Notes: 1. In case amount to be credited to supplier and the bills total does not match, accountants to prepare JV for debit or credit. 2. This set should only have 5 documents i.e., advice to credit to supplier, original bill, proof of delivery, original purchase order with barcode, original requisition. 3. Do not attach additional documents like weighment slips, RMC batch reports, duplicate documents, Eway bills, test reports, etc. 4. In Amount A, exclude transport, Hamali charges, etc., and instead include in Amount B. 5. This report must reach HO within one working day of approval by purchase officer/purchase manager.

R.O. No. 73069



Version no 1.1

Tax Scheme: GST

Original for Recipient

TK Elevator India Private Limited

TKE India Hyderabad-Telangana

S.C.B.D. No: 6-03-063,

Plot no.25, Bandhan Arcade, Ground Floor

500015 SECUNDERABAD, TELANGANA (TELANGANA)

INDIA

GSTIN/UAN.: 36AABCT6921F1ZF

GST State Code: 36

Page 1 of 2

Tax Invoice**TAX Invoice No:** TS1041005202**SAP Reference No:** 8038135010**Invoice date:** 18.01.2022

IRN Number :

135b8731ca019993df0d40e75213aff2d4fc728a2cd0bcc0f9310

5fcfe5edd6a

IRN Date 2022-01-18

Due Date: 02.02.2022

Customer number: 3010403336

Contract number: 3200657567

Order Date: 31.12.2020

Payment Terms: 15Days net from DocumentDate

PO / WO No.: 1070171

PO / WO Date.: 31.12.2020

Challan No.:

Mode of Payment Direct Transfer

Supply Type: B2B

Invoice type code INV

Customer Name & Billing AddressMODI PROPERTIES PRIVATE
LIMITED

MODI PROPERTIES PRIVATE

2ND FLOOR, 5-4-187/3 AND 4

Soham Mansion, MG Rd, Secunderabad

500003 HYDERABAD (TELANGANA)

INDIA

GSTIN/UAN.: 36AABCM4761E1ZM

GST TDS No. DEC. RECD.

GST State Code 36 (TELANGANA)

Customer PAN Bill to AABCM4761E

Trade Name MODI PROPERTIES PRIVATE LIMITED

Project Address :3900050464MODI PROPERTIES PRIVATE
LIMITED

MODI PROPERTIES PRIVATE

Rd, NTR Nagar, Mallapur

Sy.No. 82, 1, Mallapur Main

500076 HYDERBAD (TELANGANA)

INDIA

GSTIN/UAN.: 36AABCM4761E1ZM

GST TDS No. DEC. RECD.

POS State Code. 36 (TELANGANA)

We hereby invoice the following:

Sr. No.	Description	Billing %	Unit CV	Total Price
1	4-38-21-014:Installation HSN/SAC: 995466 Testing & Commissioning	10.00	1,125,423.33	112,542.44

Please state the above document number in all correspondence related to Invoice & Payment.

Reg. Off.:TK Elevator India Private Limited

#Formerly known as thyssenkrupp Elevator (India) Private Limited"

#429 Functional Industrial Estate, Patparganj, Delhi - 110092 (India)

Telephone: 011-41770200 Fax: 011-41770300 eMail: CIN -

U24239DL1999PTC098162

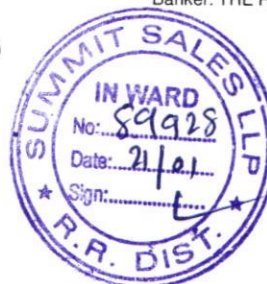
PAN: AABCT6921F

Banker: THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED

25, Barakhamba Road, C.P., New Delhi-110001

C.A. Account No: 052-665437-001

IFSC Code: HSBC0110002 MICR Code: 110039002



Handing Over Certificate

Certificate No - TKEI / 4-38-21-018/ HOC
TKEI Job No - 4-38-21-018

Date: - 03/11/2021



Customer Name and address: - MODI PROPERTIES PRIVATE LIMITED, 2ND FLOOR, 5-4-187/3 AND 4 Soham Mansion, MG Road HYDERABAD - 500003(TELANGANA)

Customer site Address: - M/s Mayflower Platinum Sy. No. 82, 1, Mallapur Main Rd, NTR Nagar Madhapur ,HYDERABAD-500076(TELANGANA)

Product Type: - Passenger Elevator /Bed cum Passenger Elevators / Freight Lift / Car Lift / Hospital Lift / Dumb Waiter / Escalator/Moving Walk.

Dear Sir / Madam,

In compliance with our offer No 107017-15 Dated 27-11-2020 MRL/ Passenger Elevator / Escalator/ Freight Lift /MW has been supplied, Installed, Tested, Commissioned & Handed over in satisfactory working condition on 03-11-2021 and necessary safety / rescue training given to Mr. Building Team Mr. Narendra.

Handed Over: 1) Controller Key: - Yes / No
2) De Locking Key: - Yes / No
3) Attendant key if applicable: - Yes / No

Payment Details:

NET BALANCE AS ON DATE OF HANDOVER

Rs 1,46,000

Free Maintenance Start dated 03-11-2021 End date 02-11-2022

You are advised not to use elevator without proper Government License.

The title to the product(s) shall pass to the purchaser when all payments(s) for the products(s) have been made.

Hand over by	Taken over by.
TK Elevator India Pvt. Ltd,	Customer Rep.
Name: Suresh Manda	Name: S.V. Subba Reddy
Signature:	Signature:
GM/BM/Zone IM:	Designation: P.M
Date: 3/11/21	Date: 3/11/2021
Company Seal/Stamp:	Company Seal/ Stamp: MODI PROPERTIES PVT. LTD. 5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD-500 003. MAY FLOWER PLATINUM Site Office: Sy. 82/1, Mahapur Main Road, HYDERABAD-500 076.

F-FO-026-0911-HANDING OVER CERTIFICATE FORMAT

Our customer Service center no. for future services: -

1800 1028 500

M/s TK Elevator India Private Limited., New Door No. S.C.B 6-03-063 (Old Plot No. 25), Ground Floor, Bandan Arcade, Chandragiri Colony, Tirumalagiri, Secunderabad - 500015, Tel. 040 27702030, Internet: www.thelevator.com

Registered Office: TK Elevator India Private Limited., 429, Functional Industrial Estate, Patparganj, Delhi - 110092 (India)
P. +91 11 4177-0200, F. +91 11 4177-0300, CIN: U24239DL1999PIC098162

Purchase Order

Page(s) 1 Of 1

24-12-2020 11:45:35



73069

16.12.20 11:34:54

From Company : **Modi Properties Pvt.Ltd.**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
GST No. : 36AABCM4761E1ZM

Supplier Details

Thyssenkrupp Elevator (India) Private Limited
Ground floor, S.C.B.D.No. 6-03-063, Old Plot no. 25, Bandan Arcade,
Chandragiri Colony, Secunderabad, HYD, TS - 500015.

GSTIN 36AABCT6921F1ZF

9515056037

Doc No	73069	177152
Doc Date	07-12-2020	
Quote No	107017-15	
Quote Date	23-11-2020	
SupplyType	Supply And Installation	

Kind Attn : Mr. Mohammed Feroze

Purchase Order for the Supply of following Items.

Item Name	Qty	Rate	Dis%	GST	Amount
1 5033 - Equipment - machinery - Lift -Auto - 8 Passengers - nos Meta100MRL-8p/12s/1.75mps - A block	2.00	1,125,424.	0.00	18.00	2,656,000.64
Total Order Value . . .					2,656,000.64

Rupees : Twenty Six Lakh(s) Fifty Six Thousand and Paise Sixty Four Only.

Terms and Conditions :-

Specification / Brand	As per your negotiated quote dtd. 24/11/2020 for 8 passengers - 12 stops lift.
Payment Terms	As per details given in the Letter of confirmation dt. 07/12/2020.
Tax	All taxes included in above price.
Delivery Date	Lift for A block shall be delivered by 01-03-2021.
Delivery Location	May Flower Platinum Sy 82/1, Mallapur, Nacharam. Phone. 7680971999
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	10% as advance along with purchase order Rs. 2,65,600/- through Cheque vide 256141(Part payment), dtd. 12/12/2020.
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 for 5yrs above order is for A block purpose.
Completion Date	As per details given in the Letter of confirmation dt. 07/12/2020.
Measurement	Nil
Security	You shall be responsible for your material at our site against theft or damage. Lockable room with keys shall be in your custody.
Remarks	Nil

For **Modi Properties Pvt.Ltd.**

Authorised Signatory

Name : _____

Accepted the above Terms And Conditions

For **Thyssenkrupp Elevator (India) Private Limited**

PHANI TEJA

Name : _____

Date : 21/01/2021

P.O. no: 73069, dt: 11/12/10.

① Paid-Bill received of (80%) Rs. 21,24,800/-

B.no: TS1041004040, dt: 19/5/11. (2 nos)

② Paid Bill received of (10%) Rs. 1,32,800/-

B.no: TS 104100 5202, dt: 18/1/12 (1 no)

Requisition "Form"

Company Name:		Modi Properties Pvt Ltd		Date:		26-11-2020	
Site & Phase :		May Flower Platinum		Time:		11.45	
Supplier				Req.No.		177152	
Material required before date:		09-12-2020		ID No.		61852	
No	Description	Size	Quantity	Units	Inward No	Date	
1	Passenger automatic lift-12 stop	8 @ passengers	4	nos			
2	Service lift (Hospital Stretcher lift)-12 stops	15 per Std	1	no			
3							
4							
5							
6							
7							
8							
9							
10							
Remarks: Towards site use purpose							
Prepared By		K Narendra Reddy		Approved by		S.V.Subba Reddy	
Sign. & Date		26-11-2020		Sign. & Date			

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

APPROVED BY
30 NOV 2020
SOHAM MODI
MANAGING DIRECTOR

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.

41
24/12/2020

4. Communication:

- All communication shall be sent in writing by email to purchase@modiproperties.com and mpl-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 shall be 4% of the purchase order value (excluding GST) + GST.
- AMC charges shall be enhanced by 5% every year.
- These rates shall hold good for 5 years after warranty period.
- The AMC shall cover all parts and labour as per Annexure – A.
- AMC shall be paid for all 5 lifts in 4 quarterly installments, payable in advance every quarter.

7. Choice of finishing material:

- The lift doors shall be of pearly snow colour. *SILVER BRUNAA*
- Car shall be of pearly snow colour. *STERLING SILVER BRUNAA + PEARLY SNOW*
- The model no. for 8 passenger lift is Metal 100MRL-8p/12s/1.75mps.
- The model no. for 15 passenger lift is Metal 100MRL-15p/12s/1.00ps.
- 10/20mm recess shall be provided in the lift floor for installation of tiles/granite.

As
24/12/2020

✓



Site Office : Sy. No. 82/1, Mallapur Main Road,
Hyderabad- 500 076. ☎ : +91-91213 10555
✉ : impl@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

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

41
24/12/2020

Received
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.

41
24/12/2020