

CONTRACT AGREEMENT [Purchase Order]										No:		
PO Manager: MDeepak					Date:			Version:		0		
Vendors:		A.O.Smith India Water Products Pvt Ltd. Phase-II, KIADB Industrial Area, Ramanagar (district) Horahalli, Kanakapura Main Road Bangalore Rural Karnataka India 562112				Vendor Code:		3531				
						Vendor CIN:						
						Vendor GSTIN:		29AAFCA8954R1ZN				
asset test												
asset test												
TOTAL [INR]						14,460.00				2,602.80	17,062.80	
			Qty	Unit		Rate	Amount	IGST	SGST	CGST	Taxes	Gross
1	Service Header -Service Header test					6,740.00	0.00%	9.00%	9.00%		1,213.20	7,953.20
1.1	Plumbing Water Supply-Plumbing -Additional Plumbing works for Utility Sink-		2	LS		325.00	6,500.00					
1.2	Plumbing Water Supply-Plumbing -Plumbing works for Kitchen wet-		1	LS		20.00	240.00					
2	Passenger Elevator Passenger Elevator		5	Nos		89.00	4,628.00	0.00	9.00	9.00	833.04	5461.04
Technical Specifications : Additional Features:MVTA0006 Back Wall Finish:Stainless Steel Hairline Car Ceiling:False Ceiling with SS Hairline finish-C44, LED Light Fixtures Car Flooring:20 mm Recess Car Size:1100 X 2100 X 2300 Car Sling Material:Stainless Steel Car Sling Wall Finish:Stainless Steel Hairline Door Finish:Hoistway- centre opening glass door Door Opening:900 X 2100 Door Protection:Electronic Door Detector Finish:Stainless Steel Hairline Landing Door Type:Front Access Landing Panel Finish:Stainless Steel Hairline Left Side Wall Finish:Stainless Steel Hairline Machine Location:Above Hoistway Maximum Travel:20000 mm No. of Car Operating Panels:One No. of Persons:16 Number of Stops:7 Operating Group:Simplex Power Supply Type:3 Phase , 4 Wire Rated Input Freq. (Hz):50 Rated Input Voltage (V):415 Screen/Operating Panel:LCD Screen (as approved) Shaft Components:Standard Shaft Size:2050 X 2500 Speed:1.75 m/s Type:G+8 Wt. Carrying Capacity:1000 kg												
3	Passenger Elevator Passenger Elevator		2	Nos		58.00	1,276.00	0.00	9.00	9.00	229.68	1505.68
Technical Specifications : Additional Features:MVTA0007 Back Wall Finish:Titanium Hairline Finish Car Ceiling:B4097L Car Flooring:20 mm Recess Car Size:1100 X 2100 Car Sling Material:Stainless Steel Car Sling Wall Finish:Titanium Hairline Finish Door Finish:Centre Opening Door Opening:900 X 2100 Door Position:In line Door Protection:Electronic Door Detector Finish:Stainless Steel Hairline Landing Door Type:Central Opening Landing Panel Finish:Titanium Hairline Finish Left Side Wall Finish:Titanium Hairline Finish Machine Location:Machine Roomless Maximum Travel:61000 mm No. of Car Operating Panels:One No. of Persons:16 Number of Stops:11 Operating Group:Simplex Full Collective Overhead:4000 mm Pit Depth:check the shop dwg)To be provided by OTIS Power Supply Type:3 Phase , 4 Wire Rated Input Freq. (Hz):50 Rated Input Voltage (V):415 Screen/Operating Panel:LCD Screen (as approved) Shaft Components:Standard Shaft Size:Include hoistway & shaft size both2100 X 2700 Speed:1.6 m/s Type:G+10 Wt. Carrying Capacity:1000 kg												
4	Service Header3 - Service Header test					1,816.00	0.00%	9.00%	9.00%		326.88	2,142.88
4.1	Drainage Landscaping-Drainage System-Supply & Installation of Zip Drain		2	m²		256.00	512.00					
4.2	Landscaping Works - C20 Installation of green wall (including all MS/Aluminium works, fabrication and erection works, plants,modules) with Irrigation system		4	ft²		326.00	1,304.00					

Ship To:		ITPL Main Road, Hoodi, KR Puram Hobli, Ward No. 82, Near Hoodi Circle, Bengaluru – 560048 Contact: Mr. Choodamani - 7892816148					
Shipped From:		Phase-II, KIADB Industrial Area, Ramanagar (district) Horahalli, Kanakapura Main Road , Bangalore Rural, Karnataka, India, 562112					
PAYMENT TERMS							14,460.00
1	Lumpsum	28-Apr-2018				100 %	14,460.00
EXCEPTIONS + SPECIAL Terms & Conditions							
These Special Terms & Conditions are to be read in conjunction with the Specific Terms & Conditions and the General Terms and Conditions. In case of a conflict between any of the clauses, the Special Terms and Conditions shall supercede.							
1 Term & Condition							
	Term & Condition						
2 Term & Condition 2							
	Term & Condition						
SPECIFIC Terms & Conditions							
These Specific Terms and Conditions are to be read in conjunction with the General Terms and Conditions. In case of a conflict between any of the clauses, the Specific Terms and Conditions shall supercede.							
GENERAL Terms & Conditions							
1 Parties							
	This Contract is entered into between the Company and the Vendors and on the date as described above. Each Party is represented herein by their authorised signatory who has affixed their signature below.						
2 Authority							
	Each person signing this Agreement represents that he or she has the legal capacity and authority to bind the respective party to this Agreement.						
3 Language							
	The language for all communication, documentation, drawings and schedules, and reports and everything else in connection with this Contract shall be English alone.						
4 Cooperation							
	Each Party shall do all such acts and things reasonably requested by the other Party to give effect to the Parties' intentions under this Contract. Each Party hereto shall cooperate fully with the other in all reasonable respects in order to accomplish the objectives of this Contract including diligence and good faith and using all commercially reasonable efforts in furtherance of this Contract.						
5 Service Quality							
	The Vendors shall ensure that their employees devote the required time, skill, labour and attention to detail in their duties in the interest of the Company and use their best effort to promote the interests of the Company. The Vendors shall ensure that the Services provided under this Contract are performed to the highest standards of professionalism and skill consistent with industry standards and in accordance with all relevant laws and regulations						
6 Earned & Payable							
	The Company shall not be obligated to pay the Vendors any amounts until such time the amounts are earned and payable. An amount shall be earned by the Vendors only after the acceptance by the Company, of the material or service as per the agreed terms.						
7 Continuity of Service							
	In case of any interruption of Services and/or change in the Vendors' personnel on account of illness, termination and/or removal from employment of any employee, the Vendors shall assign other employees immediately to ensure smooth continuity of Services without interruption.						
8 Assignment							
	The Vendors shall not, under any circumstances, assign their rights or delegate their obligations under this Contract to any third party without prior written consent of the Company.						
9 Suspension							
	a. The Company may, at any time, instruct the Vendors to suspend progress on part or all of the Scope of Work.During such suspension, the Vendors shall protect, store and secure all material and completed work against any deterioration, loss or damage.						

		<p>b. Suspension for Cause: In case of Suspension for Cause, the Company shall notify the cause for the suspension (including negligence, poor performance, poor quality of material or workmanship by the Vendors), and in such case no compensation shall be payable to the Vendors to the extent that the cause is notified.</p> <p>c. Suspension for Convenience: In case of Suspension for Convenience, and if the suspension is beyond 180 days, then both the Parties shall discuss further course towards extension of delivery.</p> <p>d. Resumption of Contract: After the permission or instruction to proceed is given, the Contractors and the Engineer In-Charge shall jointly examine the Works affected by the suspension. The Contractors shall make good any deterioration or defect in or loss of the Works, which has occurred during the suspension.</p> <p>e. Suspension of this Contract shall be without prejudice to the acquired rights and obligations of the Company existing at the date of suspension, including the right to take action in respect of the circumstances giving rise to suspension, and shall not affect any other rights and remedies available to the Company under this Contract.</p>
10	Termination	
		<p>a. Termination for Convenience: The Company may, at any time, at its sole discretion, terminate any part of the scope of this Contract, or the entire Contract as a whole, without giving any reason by issuing one month's prior written notice to the Vendor, specifying the effective date of such termination. In case of such termination, the Vendor shall be entitled to receive applicable payments, as were previously approved in writing by the Company, accrued up to the effective date of termination only after they sign a general release of claims in favour of the Company.</p> <p>b. Termination for Cause: The Company shall be entitled to terminate this Contract forthwith without any notice in case of poor performance, criminal offence, including fraud or negligence, committed by any of the employees or other contract staff of the Vendors and/or non-compliance with the terms of this Contract, which may cause any risk, loss or damage to the Company. Further, if the Company abstains from exercising its rights under this Clause for any period of time the same shall not be deemed to be a waiver. In case of such termination, the Vendors shall not be entitled to receive any payments and the Company reserves its right to claim the compensation towards delay, additional cost involved in getting another vendor at the risk and cost of the Vendors.</p> <p>c. Termination of this Contract shall be without prejudice to the acquired rights and obligations of the Company existing at the date of termination, including the right to take action in respect of the circumstances giving rise to termination, and shall not affect any other rights and remedies available to the Company under this Contract.</p>
11	Liability of the Vendors	
		<p>The Vendors shall observe best industry practices with reasonable skill and take utmost care in providing Services to the Company under this Contract. The Vendor agrees that it shall be liable to indemnify the Company in respect of any loss or damage suffered by the Company as a result of negligence or any breach or non-performance by the Vendors of their obligations as agreed in this Contract.</p>
12	Limitation of Liability	
		<p>The Company shall not be liable to the Vendors for loss of profit, loss of any contract or of any indirect or consequential loss or damage which may be suffered by the Vendors in connection with this Agreement, other than payment for completed Services. The total liability of the Company shall not exceed the pro-rated Fees for completed Services under this Contract.</p>
13	Intellectual Property and Confidential Information	
		<p>The Vendors acknowledge that through this engagement, they shall have access to information about the Company, their activities and affairs, which is not available to the general public, as well as information accepted by the Company from third parties under obligations of confidentiality ("Confidential Information"). The Vendors agree that, during and after the term of this Contract, they shall not, without the written consent of the Company, disclose or use or make available for anyone to use, except in the course of the performance of their duties hereunder or as required by law, any Confidential Information and/or any Personally Identifiable Information ("PII") and the Vendors shall use their best efforts to prevent the unauthorized publication or misuse of any Confidential Information. The Vendors undertake that they will exercise due care and will not procure, allow or encourage their employees for any reasons whatsoever to: (i) Use or divulge to any person, or publish or disclose or permit to be published or disclosed, any Confidential Information relating to the Company which they may have received or obtained, whether or not, in the case of documents, they are marked as confidential; and/ or (ii) Retain, duplicate or use except for the purposes aforesaid, any Information relating to the Company or its Affiliates in whatever form, whether written, or recorded in some other form, or oral.</p>
14	Return of Confidential Information	
		<p>The Vendors agree to return to the Company, all Confidential Information received or maintained by the Vendors, including all their employees, under this Contract within 07 (Seven) days of any request by the Company, otherwise not later than 07 (Seven) days after the completion of the Term of this Contract or 07 (Seven) days from the date of termination of this Contract. The Vendors further agree to destroy any copies of any other document or other record reproducing, containing or made from or with reference to the Confidential Information.</p>
15	Compliance with Law	
		<p>The Vendors hereby undertake and warrant that they shall comply with all relevant laws, rules and regulations applicable to them and to the works being executed or materials being delivered.</p>

		<p>a. Permits and Licenses: The Vendors shall ensure that they, at all times, have valid license/s to conduct their business as prescribed by the relevant statutory authorities. The Vendors shall promptly notify the Company in writing in the event any of their permits or licenses is ceased, revoked or has expired.</p> <p>b. Tax Laws - The Vendors shall adhere to all relevant Tax laws and submit copies (if any) of the same to the Company.</p> <p>c. Environment Regulations: The Vendors shall strictly comply with all applicable environment laws and regulations and shall take all the necessary steps to protect the environment.</p> <p>d. Personnel: The Vendor shall ensure complete compliance with all laws relating to the employment, health, safety, welfare, wages, provident fund, employees' state insurance, immigration and emigration of their employees and shall allow them all their legal rights.</p>
16	Indemnity	
		<p>The Vendors hereby undertake to indemnify and hold harmless the Company, the Company's personnel and its respective agents, against and from all claims, charges, causes of action of any type, whether administrative, regulatory, at law or in equity, liabilities, damages, losses and expenses, including legal fees and expenses, in respect of:</p> <p>a. Failure to fulfill any term of this Contract, or any allegation, claim or demand, which if true, would constitute the Vendor's breach of any term, condition, covenant, representation or warranty under this Contract.</p> <p>b. Failure to comply with any applicable law, statute, regulation, ordinance, state or local law.</p> <p>c. Failure to maintain the confidentiality of Confidential Information.</p> <p>d. Negligent acts or failure to act.</p> <p>e. Legal obligations to its employees.</p> <p>f. Illegal or negligent use of its processes and methods used in providing the Services hereunder; and/or</p> <p>g. Bodily injury, sickness, disease or death, of any person whatsoever arising out of or connected with or in the course of or by reason of the Vendor's Services.</p> <p>h. The Vendors shall not enter into any stipulation or settlement that in any manner admits liability of the Company or imposes any obligation on the Company.</p> <p>i. Provided that, the Vendors shall not be obligated to indemnify the Company to the extent that any such claims (excluding clauses (b), (e) and (f) above) arise solely because the Vendors were acting at the Company's express, specific written instructions.</p>
17	Entire Agreement and Modifications	
		<p>This Contract constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements and understandings related to such subject matter. No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Contract and signed by both the Parties.</p>
18	Joint and Several	
		<p>All the Parties signing this Agreement are jointly and severally liable for the performance of all its terms.</p>
19	Survival after Termination or Expiry	
		<p>All provisions that may reasonably be interpreted as surviving the termination or expiry of this Contract shall survive such termination or expiry.</p>
20	Relationship	
		<p>It is agreed and confirmed by the Parties that the Vendors have entered into this Contract as an independent agency and under no circumstances shall they or their employees or sub-contractors be deemed to be the employees or agents of the Company. The Vendors agree that they alone shall be liable in respect of any claim (including payment of statutory benefits, if any) arising out of the employment of their employees under this contract. No joint venture, partnership, employment or agency has been or is intended to be formed by this Contract. The Vendors hereby also undertake to ensure that their employees shall not represent themselves as employees of the Company nor create any contractual obligations between the Company and any third party.</p>
21	No relationship or association with Company's employees	
		<p>The Vendors hereby represent and undertake that they do not have any relationship or association with any employee of any company, subsidiary or sister concern of the Total Environment Group.</p>
22	Non-Solicitation	
		<p>Unless otherwise agreed by the Parties in writing, the Parties agree not to hire or to solicit the employment of, or to get any work done through any personnel, employee or contractor of the opposite Party either directly or indirectly during the term of this Contract and for a period of 01 (One) year thereafter. In the event of breach of this clause, the Parties agree that the defaulting Party shall pay to the other Party, a sum equivalent to the last drawn 12 (Twelve) months compensation CTC (Cost to Company) by the concerned personnel, employee or contractor subject to a minimum amount of INR 10,00,000 (Rupees Ten Lakhs only) as liquidated damages. The Parties agree that this amount is reasonable compensation on account of breach of Contract, and does not amount to penalty.</p>
23	Non-exclusivity	

		Nothing herein is intended nor shall be construed as creating any exclusive arrangement between the Parties and this Contract shall not restrict the Parties from acquiring or providing similar, equal or like services or products from or to other entities or sources unless specifically agreed otherwise in the Specific Terms & Conditions
24	No Waiver	
		The Parties hereto agree that in the event of there being any delay or indulgence shown by either Party to the other, with regard to their obligations, and to the enforcement of any of the terms of this Contract under these presents, the same shall not be construed as a waiver on the part of the Party showing such indulgence or tolerance, and any such indulgence or forbearance shall not be deemed as a waiver of the rights of such Party and the Parties shall be entitled to enforce such rights without prejudice to such indulgence or tolerance shown.
25	Force Majeure	
		In the event of a Force Majeure condition which is beyond either Party's control, if a Party is or is likely to be prevented from performing any of its obligations under this Contract, then the affected Party shall give notice to the other Party of the event or circumstances constituting Force Majeure and shall specify the obligations, the performance of which are likely to be prevented. Such notice shall be given within 14 days after the Party became aware, or should have become aware, of the relevant event or circumstance constituting Force Majeure. Each Party shall at all times use all reasonable endeavour to minimize any delay in the performance of this Contract as a result of Force Majeure. It is agreed between the Parties that the definition of Force Majeure shall include only war, hostilities, invasion, terrorist attack, riot, act of god and natural catastrophes such as earthquake, hurricane, typhoon or volcanic activity. Events such as strikes, power cuts, fire etc shall not qualify as Force Majeure.
26	Unenforceable Clauses & Severability	
		In the event of any provision of this Contract being declared, by any judicial or other competent authority, to be void, voidable, illegal or otherwise unenforceable, or if indications of the same are received by either of the Parties from any relevant competent authority, the Parties shall amend such provision in a reasonable manner that achieves the intention of the Parties without illegality or at the discretion of the Parties it may be severed from this Contract. In such case, the remaining provisions of this Contract shall not be affected and shall remain valid and enforceable.
27	Governing Law	
		Unless otherwise specified in the Special Terms and Conditiongs, the laws of Karnataka and of India shall govern the validity, performance and enforcement of this Agreement.
28	Arbitration and Jurisdiction	
		It is hereby clearly agreed between the Parties that, in the event of any dispute arising out of this Contract,the same shall be taken up for arbitration in accordance with the Arbitration and Conciliation Act, 1996.The seat of arbitration shall be Bangalore. Both Parties agree that the Courts in Bangalore alone, to the exclusion of all other Courts, shall have jurisdiction in respect of any and all litigation that may arise in respect of the arbitration.
29	Notices	
		All Notices between the parties must be sent in writing and shall be effective only when sent to the receiving party's address as provided against the Company and Vendor titles above, unless otherwise specified in the Special Terms & Conditions or later in writing by the concerned Party to the other Party. The Promoters shall not be held responsible for any communication regarding the Project that is not from an official Total Environment email ID (abc@total-environment.com)