

Techno-Commercial Offer#: LSQ-{{lsq}}

Date: {{date}}

{{name}}

Contact Number:

Dear

Sub: Design, Manufacture, Supply, Installation, Testing and Commissioning of OJUS Lifts for your project.

Thank you for considering OJUS Lifts! With our expertise and a strong track record of delivering innovative and reliable lift solutions, we aim to exceed your expectations and contribute to your continued success.

Recognizing the unique requirements and evolving needs of our customers, we customize our lifts to align perfectly with your requirements. By choosing OJUS Lifts, you will be the proud owner of a lift that will adapt to your needs and provide you with enduring value.

Here are a few compelling features that demonstrate our commitment to delivering an innovative, safe, energy-efficient, and environmentally friendly lift to you.

- **Energy-efficient PMSM** (Permanent Magnet Synchronous Motor) elevator system
 - o Variable Voltage Variable Frequency (VVVF) Drive that ensures smoother acceleration and deceleration, reducing energy losses during operation.
 - o Efficient Control Algorithms that optimize lift operations and reduce energy consumption.
 - o Standby and Sleep Modes during periods of low or no activity which reduces energy consumption when the lift is not in use.
 - o Lower power consumption resulting in lower electrical installation costs.
- **Reduced maintenance costs** towards consumables and replacements
 - o Advanced technologies require fewer replaceable parts and consumables - such as lubricants and brake liners.
 - o High-quality materials that extend the lift's lifespan and make them eco-friendly.
- **Enhanced ride comfort** with Digital Signal Processing(DSP) based Integrated drive
- **Strict safety adherence** to the Indian Standards(IS) and National Code of Building (NCB).
- **State-of-the-art manufacturing facility** at Hosur
 - o Spanning over 1,40,000 sq. ft. and equipped with the Salvagnini flexible manufacturing system, we offer the best of precision metalworking in our products.
 - o Strategically located near major markets of South India, we deliver exceptional products with rapid turnaround

We are delighted to extend our best and exclusive Techno-Commercial offer for an indicative specification for your project on the terms and conditions set here forth.

Thanking you and assuring you of our sincere support and services at all times.

**Your's Faithfully,
For OJUS Lifts**

Proposal of OJUS Premium Lifts for your Project

TECHNICAL SPECIFICATIONS

Model	
Type of Lifts	
No of Units	
<u>Civil Requirements</u>	
Shaft Width x Depth	
Pit Depth	
Travel Height	
Headroom Height	
Lockable Store Room	
<u>Elevator Specifications</u>	
Passenger Capacity	
Load	
No Of Stops	
Access Entrance	
Floor Designation	
Drive System	
Operation Type	
Machine	
Controller Type	
Speed	
Car Size (WidthXDepthXHeight)	
Door Opening Width	
Door Opening Height	
<u>Cabin Design</u>	
Model	
Finish	
Automatic Door Finish	
Flooring	
False Ceiling	
Ventillation	
Handrail Design	
Handrail Finish	

<u>Landing Doors</u>	
Type	
Opening	
Finish	
<u>Car Operating Panel</u>	
Mounting	
Finish	
Display	
<u>Landing Operating Panel</u>	
Mounting	
Finish	
Display	
<u>Salient Features</u>	
Auto Rescue Device	
Over Load Device	
Fireman's Switch	
Full Length Electronic Safety	
<u>Special Features</u>	
Voice Synthesizer	
Intercom	
Customized Home Landing	

Warranty

Warranty	12 months
Terms	Duration of 12 months commences from the date of installation completion and handing over of the lift.
	Commencement date is firm and will remain unaffected by delays in building completion, availability of permanent power.
	Scope includes regular check-ups, essential adjustments, and lubrication.
	Supplies and parts will be provided by OJUS, except for those that arise due to negligence, misuse, poor power supply, improper earthing or accidents not stemming from manufacturing defects of the product.

CUSTOMER SCOPE OF WORK

Statutory	
1. Obtaining all necessary statutory permissions, including Form A before installation and Form B for the lift license after commissioning 2. Handling payments or liaisons related to these permissions. OJUS will provide relevant documents and GAD required for approval.	Customer Signature
Civil Works	
1. Construct a structurally-sound legal hoistway suitable for withstanding the loads and operations of the lift. 2. Grouting, chipping, finishing, and painting works except of lift material. 3. Whitewashing and plastering of the hoist way before installation. 4. Providing a clean and dry pit as per the drawing. 5. Protecting landing doors and fixtures during architrave work and preventing water seepage into the hoist way. 6. Ensuring sufficient ventilation for the headroom according to the drawing. 7. Constructing the entrance wall and lintel as per the drawing. 8. Installing hoisting hooks/beams based on the drawing. 9. Supplying and fixing the pit ladder as required. 10. Ensuring that the lift well and machine room are free from service pipes, ventilation ducts, electrical conduits, or other utilities intended for purposes other than the lift installation. 11. Providing RCC pedestals for fixing car and counter weight buffer spring where necessary.	Customer Signature
Electrical Works	
1. Providing uninterrupted single and three-phase power supply through a rated RCCB as per requirements. 2. Creating two distinct earthing and extending their leads to the head room. 3. Installing adequate lighting in the lift shaft, lobby, and storeroom 4. Ensuring no other agency taps power from the hoist way during installation. 5. Providing electrical power as per the lift's requirements within 10 days from OJUS's intimation. 6. Installing 230V bulkhead lighting, a 3-pin plug point in the lift shaft at 0.5 meters distance from the highest and lowest points.	Customer Signature
Storage and Security	
1. Ensuring availability of a weather-proof, lockable and well-lit 500 sq. ft. storage room per lift on the ground. floor until the lift installation is completed. This room should be available prior to the arrival of the material to the site 2. Providing adequate lighting and power supply in the storage room. 3. Protecting and guarding the hoistway and storage room. 4. Providing Safety and Barricade	Customer Signature
Scaffolding	
1. Providing strong scaffolding in the lift shaft as per requirements during the lift installation.	Customer Signature

Condition Of Contract

1. The quotation provided will remain valid for 30 Days from the date of the proposal. After this period, the quotation may be subject to change without prior notice.
2. The agreed contract price will be valid for 6 months from the date of your acceptance of this proposal. If non payment of the agreed amount (as per Payment Schedule), non-submission of necessary data or approved drawings for lift manufacture, or delays in completing the hoistway and machine room causes extension, a revised price will be submitted for your acceptance based on the prevailing rate. Upon your acceptance of the revised price and payment of any additional consideration, we will proceed with the supply and installation of the equipment. Failure to accept the revised price and make the necessary payment may result in the cancellation of the order, subject to a cancellation charge of 10% of the contract value.
3. Any adjustments in price due to tax variation or imposition of new taxes will be claimed as soon as the amount becomes ascertainable and shall be payable on demand.
4. Within two weeks from the date of agreement, the hoistway structure, along with the Customer Scope of work, should be ready, and proper electric power should be available at the site. Not meeting these requirements may result in delays, and extension of contract completion period.
5. Payments shall be made as per Payment Schedule: 30 % of the contract value upon proposal acceptance, 60 % of the contract value before dispatch of materials, and 10% of the contract value on commissioning or within 30 days of our readiness to commission the equipment. If delays occur beyond our control, the final 10 % will be paid within 90 days from the date the materials are ready for dispatch. Late payment charges at the rate of 1.5% per month will apply to payments made after the due date. We reserve the right to dispose of the equipment or withhold the release of completed lifts until overdue payments, along with late payment charges, are settled, and we receive acceptable reassurance of future payments. Any delay resulting from this shall extend the contract completion period accordingly.
6. It is agreed that our workmen shall be provided with a safe working environment, and we reserve the right to discontinue our work if this provision is violated.
7. Unless otherwise agreed, the work will be performed during our regular working hours on regular working days. Overtime work, if mutually agreed upon and performed, will incur an additional charge at our usual rate for such work.
8. Force majeure: Neither party shall be liable for any loss, damage, or delay due to any cause beyond their reasonable control, including but not limited to acts of government, strikes, accidents, natural disasters, or acts of third parties. Such delays shall extend the time for completion of the work and the commencement of the free maintenance period. Under no circumstances shall either party be liable for special, indirect, or consequential loss or damages of any kind.
9. The title to each lift shall pass to you upon receipt of all payments for such lifts. In the event of any default in payments, we retain the right to place a lien on the lift or take possession of it, at your cost, regardless of attachment to the realty or any security held. This will not prejudice our right to recover unpaid amounts and its interest through appropriate means or proceedings. Legal expenses incurred in collecting payments shall be recoverable from you.
10. This contract shall be deemed as an indivisible works contract.

11. Warranty Period for defects: We provide a warranty for both the materials supplied and the lift workmans-hip for 18 months from the date of initial supply of materials or 12 months from the date of completion of each lift, whichever is earlier. We will address and promptly correct any defects, not due to ordinary wear and tear, improper use, or lack of care, that may arise during this period. This warranty does not cover co-nsequential losses or damages and will be void if maintenance, repairs, or modifications are carried out by unauthorized persons
12. Any packing cases, leftover materials, tools, tackles, instruments, etc., brought to the site shall remain our property. We reserve the right to subcontract the work as deemed appropriate.
13. Descriptive content, drawings, illustrations, or brochures provided with our proposal are approximate and intended only to demonstrate the general style, arrangement, and dimensions of the offered machinery.
14. The equipment offered in our attached specifications will be supplied and installed following the standard OJUS design, manufacturing, and practices. In case of any discrepancies between your specifications, ter-ms, and conditions, and our quotation/specifications/correspondence, our latter documents shall prevail.
15. Should there be any modifications, additions, deletions, or extra work agreed upon in writing, the contract price and delivery period will be adjusted accordingly, based on mutually agreed terms and conditions.
16. If materials supplied by us, whether installed or not, need reconditioning or replacement at a later date due to non-availability of power supply or other incomplete work by you, force majeure conditions, non-payment of dues, or theft at the site, the related costs shall be payable by you upon demand.
17. In the event of contract cancellation, breach of contract, or if the contract remains inactive for 52 weeks from its signing, we reserve the right to seek damages and/or compensation. This may include the costs of materials, loss of profits, administrative expenses, or an amount equal to 10% of the contract value, which-ever is higher.
18. Any alterations to the contract, subsequent to signing, will be considered valid and enforceable only if they are in written form and signed by an authorized representative from OJUS.
19. The total liability of OJUS, whether based on legal claims or contractual obligations (including third-party cla-ims), shall be capped at 25% of the contract value.
20. The installation completion date of the lift will be within 16 weeks from the later of the date of order receip-t, payment, layout approval, and resolution of all technical details.
21. Completion date mentioned above is contingent upon you providing us with a fully prepared and clear lift ho-istway structure, in accordance with the approved layout drawing, and with all necessary preparatory wo-rk and power supply, atleast 4 weeks prior to the completion date specified in (20) above.
22. During our site inspection, if we find any delays in the completion of the hoistway structure or the availabili-ty of power supply, we reserve the right to postpone the final assembly of materials and shipment to the si-te so as to coincide with the completion date of the hoistway and machine room. Consequently, a new com-pletion date will be established, taking into account the minimum installation time specified in (21) above.
23. It is your responsibility to obtain all required permits and licenses from Statutory/Regulatory Authorities, in-cluding but not limited to Lift Inspectorate/PWD Office, and to pay all applicable fees for such licenses and permits, as well as inspection fees. However, at your request, OJUS may provide necessary support in terms of technical documentation and clarifying technical queries raised by the statutory authorities.

COMMERCIAL

Specification	Unit Price	Qty	Sub Total
Sub Total			
CGST %			
SGST %			
IGST %			
Total:			

Payment Schedule

Advance with proposal acceptance	30%
Upon material readiness before dispatch	60%
Immediately upon commissioning or within 30 days from OJUS readiness to commission	10%

Payment Method

Mode	Cheque/Demand Draft/RTGS/NEFT
Account Name	OJUS Power and Technologies Private Limited
Account No	919020002417502
Bank Name	Axis Bank Limited
IFSC	UTIB0000535

Accepted in Duplicate By Customer Name : GST No. : PAN No. : Customer Signature Date :	For OJUS Lifts - A Division of OJUS Power and Technologies Private Limited GST No.: 33AABCO1709L1ZL Authorized Signatory Date :
---	--

