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Mumbai 400 076, INDIA
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P Paloma Realty 240613C
13th June 2024

M/s Paloma Realty LLP
60/52 Naya Ganj NA Kanpur,
Uttar Pradesh 208001

Dear Sir

Sub: Consultancy services for Vertical Transport for residential project at Kanpur

We thank you for the opportunity given to us for quoting for your prestige's projects. With reference to the discussion with Mr. Rajeev 13th June 2024 please find the revised proposal for the subject projects. For the purpose of this proposal **M/s. Paloma Realty LLP** is hereinafter referred to as "The Employer" and **TAK Consulting Pvt. Ltd.** is hereinafter referred to as "The Consultant".

Project Details:-

Project Name – Paloma Resi project

Type of projects – Residential

Location – Kanpur

No of Stops – 32 floors.

Built up Area –6,50,000 sq ft

1.0 Scope of services (or part thereof)
As per Appendix A

2.0 Personnel, equipment, facilities and services of others to be provided by the Employer
As per Appendix B,

3.0 Remuneration and Payment
As per Appendix C

4.0 Other terms

4.1 Copyright

The Consultant retains copyright of all documents, formats, drawings, processes and recommendations prepared by him. The Employer shall be entitled to use them or copy them only for the specific project and the purpose for which they are intended, and need not obtain the Consultant's permission to copy them for such use.

4.2 Effectiveness of the Consultant

The effectiveness and promptness of the Consultant is dependent on the accuracy and timely availability of all necessary information and data and the timeliness of decisions.

4.3.2

The Consultant's time shall not be dedicated full time to the project.

4.3.3

The scope of work of the Consultant or the Consultant's report / recommendation shall not absolve the elevator & escalator / maintenance company (Contractor) or the Employer from their contractual and statutory responsibilities.

4.3.4

It is not intended or implied that the Consultant has authority over the elevator and escalator / maintenance company (Contractor)

4.3.5

The Consultant shall not supervise or carry out the execution, maintenance, repair or modernization of the Works or any other activity that is the responsibility of any building transportation supplier or his contractor.

4.3.6

The Consultant shall not carry out the work which is in the scope and competency of Others like Architect, Structural Consultant, Project Manager, Site Supervisor etc.

4.4 Obligations of the Employer

4.4.1

The Employer shall make available, free of cost, to the Consultant for the purposes of the Services the equipment and facilities described in Appendix B.

4.4.2

The Consultants "must do" recommendations shall be considered with due seriousness and implemented by the Employer without delay.

4.5 Settlement of Disputes

4.5.1

The Employer and Consultant shall seek to resolve in good faith any dispute or difference arising between them in respect of any matter connected with this Agreement.

4.5.2

If they cannot resolve any such dispute or difference within 21 days, then it shall be referred to arbitration and final decision of a neutral Arbitrator, to be appointed by them.

4.5.3

The qualification of the arbitrator shall be one of the following:

- Fellow of the Institution of Engineers
- Fellow of the India Institute of Architects
- Member of the Consulting Engineers Association of India

4.5.4

The proceedings shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996, Rules there under and/or subsequent enactments, modifications in respect thereof.

4.5.5

The courts in Mumbai shall have jurisdiction over this consultancy agreement.

4.6 Employers Property

Anything supplied by or paid for by the Employer for the use of the Consultant, shall be the property of the Employer, and where practicable shall be so marked. When the Services are completed the Consultant shall furnish inventories to the Employer of what has not been consumed in the performance of the Services and shall be regarded as an Additional Service.

4.7 Limit of Compensation and indemnity

4.7.1

The maximum amount of compensation payable by either party to the other in respect of liability is limited to value of the monies already paid.

4.7.3 The Consultant shall not be responsible for any third-party liability.

4.8 Assignment of Contract

4.8.1 The Consultant shall not without the written consent of the Employer assign the benefits from the Agreement other than money.

4.8.2 Neither the Employer nor the Consultant shall assign obligations under the Agreement without the written consent of the other party.

4.9 Statutory Compliances

The Consultant's involvement or inspection does not substitute the need to comply with all applicable statutory inspections, requirements, activities and / or compliance.

5.0 Period of consultancy

The consultancy detailed vide this proposal shall be for a period of 36 months from the date of the consultancy agreement.

6.0 Validity of proposal

This proposal is valid until July 15th 2024 for acceptance.

Thanking you.

Yours truly,

TAK Consulting Pvt. Ltd.



Antony P J
Authorized Signatory
+91 9820058960

<p>PHASE III - TENDER STAGE</p>	<ol style="list-style-type: none"> 1. Equipment Technical specification 2. Supplier prequalification 3. Specification of lifts as per latest available product & technology in market. 4. Suggestion of various safety aspects of the lift. 5. End user specification and technical part of tender 6. Special contract conditions as relevant to elevator and escalator projects 7. Tender document (if required) <i>will be based on FIDIC's Conditions of Contract for Electrical and Mechanical Works</i> 8. Tender technical evaluation 9. Support in financial evaluation and negotiation. <p>Deliverables: - a) Submission of technical specification b) Submission of tender documents c) Submission of tender evaluation</p>
<p>PHASE IV – PROJECT STAGE</p>	<ol style="list-style-type: none"> 10. Interface and assistance during layout approval 11. Documentation validation & interpretation <p>Deliverables: - a) Approval of layout drawing.</p>
<p>PHASE V – HANDOVER VALIDATION</p>	<ol style="list-style-type: none"> 12. Handing-over protocol & validation <p>Deliverables: - a) Submission of inspection report, b) Follow up audit</p>

The Employer shall make available at his own cost –

- (i) Access to all data that the Consultant may require to provide the services as per the Scope.
- (ii) Legible and readable copies of all relevant drawings.
- (iii) In case the data required by the Consultant is in a software format to which the Consultant does not have access to, the Employer will make arrangements to provide access to the software format for the duration that it may be required.
- (iv) Copies of any relevant document covering Information, Acts, Statutory Requirements, Technical etc. that is normally not required by the Consultant, but is required specifically for the Project.
- (v) Copies of all documents issued to the vertical transportation contractor.
- (vi) When the services are to be provided at the Employer's premises or site, the Employer shall
 - a. Provide the Consultant adequate working facilities and required infrastructure
 - b. Facilitate quick and easy access for the Consultant to all areas where access may be required for performing the duties.
 - c. Adequate and safe parking facilities for the Consultants' vehicles
- (vii) Make available normal tools, tackles and meters as may normally be available at site like
 - a. Leveling gauge
 - b. Masons plumb bob and line
 - c. Measurement tapes
 - d. Test weights
 - e. Spanners, screw drivers
 - f. Torch
 - g. Extension cables and boxes
 - h. Temporary barriers / barricades
- (viii) Specific test or investigation facilities or personnel as may be specifically required due to abnormal conditions

Project Name

Paloma Realty - Kanpur

Price in INR

INR 4,79,000/-

This fee is exclusive of any statutory taxes and shall be payable as applicable.

The maximum number of visits to site or client's office shall not exceed 8-man day (4-6 Hrs or part thereof) for the tenure of the contract.

Additional visit charges shall be INR 25,000/- per man day (4-6 Hrs or part thereof)

All visits to site or client's office, the travel expenses outside Mumbai (Air fare Business class for principal, consultant and economy class for others.), taxi fare, boarding and lodging shall be arranged / reimbursed by client.

Please note that all visits will be during the normal working hours. The scope of services will be handled from our office in Mumbai.

Payments

S.No	Deliverables	% of Contract value in INR
1	On acceptance of order	20%
2	On submission of tender technical specifications	20%
3	On Approval of layout Drawings-Pro-rata	30%
5	On submission of Inspection report	20%

PAK Consulting Pvt. Ltd.

Antony P J
Authorized Signatory

Address :
OMA REALTY LLP
BUILDING NO. 7/98 AND PREMISES NO.
9 ROAD TILAK NAGAR
PUR, 208001 UTTAR PRADESH

NO. QTY

RATE

AMOUNT

40.544

10.500

40.544

Stages	Deliverables	Timelines
1) Concept Design	a) Design assumption	7 working days from receipt of architectural drawing.
	b) Preliminary traffic analysis results	5 working days from approval of design assumption
2) Detailed Design	a) Final Traffic analysis	7 working days from approval of design assumption
	b) Configuration Summary	7 working days from confirmation of preliminary traffic analysis result
3) Design Development	a) VT system report	24 working days from approval of configuration summary.
	b) Schematic drawing of VT system in our standard format	24 working days from approval of configuration summary.
	c) Preliminary budget for VT system	24 working days from approval of configuration summary.
4) Construction of Tender	a) Preparation technical specification b) Technical Part of tender	50 working days from approval of configuration summary.
5) Commissioning & Handing Over	a) Handing over validation report	7 working days from the site visit.

TAK Consulting Pvt. Ltd.



Antony P J
Authorized Signatory

- 1) A member of the International Association of Elevator Consultants (IAEC)
- 2) A member of the National Association of Elevator Safety Authorities International USA (NAESA)
- 3) A member of the Royal Institute of Chartered Surveyors (RICS)
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- 12) ISO Certified
- 13) Trained in elevator traffic analysis
- 14) Technically Competent and Hands On.

Powai,
Mumbai 400 078, INDIA
Tel # +91 22 2570 7498
Fax # +91 22 2570 7499

P Paloma Realty 240525B
25th May 2024

M/s Paloma Realty LLP
60/52 Naya Ganj NA Kanpur,
Uttar Pradesh 208001

Dear Sir

Sub: Consultancy services for Vertical Transport for residential project at Kanpur

We thank you for the opportunity given to us for quoting for your prestige's projects. With reference to the meeting with Ar. Pushyamitra on 22nd May 2024 please find the proposal for the subject projects. For the purpose of this proposal **M/s. Paloma Realty LLP** is hereinafter referred to as "The Employer" and **TAK Consulting Pvt. Ltd.** is hereinafter referred to as "The Consultant".

Project Details: -

Project Name – Paloma Resi project

Type of projects – Residential

Location – Kanpur

No of Stops – 32 floors.

Built up Area –7,00,000 sq ft

1.0 Scope of services (or part thereof)
As per Appendix A

2.0 Personnel, equipment, facilities and services of others to be provided by the Employer
As per Appendix B

3.0 Remuneration and Payment
As per Appendix C

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5.0 Period of consultancy

The consultancy detailed vide this proposal shall be for a period of 36 months from the date of the consultancy agreement.

6.0 Validity of proposal

This proposal is valid until June 30th 2024 for acceptance.

Thanking you.

Yours truly,

TAK Consulting Pvt. Ltd.



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 - b. Masons plumb bob and line
 - c. Measurement tapes
 - d. Test weights
 - e. Spanners, screw drivers
 - f. Torch
 - g. Extension cables and boxes
 - h. Temporary barriers / barricades
- (viii) Specific test or investigation facilities or personnel as may be specifically required due to abnormal conditions

Project Name	Price in INR
Paloma Realty - Kanpur	INR 5,80,000/-

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5	On submission of Inspection report	20%

TAK Consulting Pvt. Ltd.



Antony P J
Authorized Signatory


Disposer
Owner

Cabin hp - 2.7/3 mtr
Size
Product - Smb/sec
Speed of well
Depth of well
Golden left porosity
Ground Golden floor

Stages	Deliverables	Timelines
1) Concept Design	a) Design assumption	7 working days from receipt of architectural drawing.
	b) Preliminary traffic analysis results	5 working days from approval of design assumption
2) Detailed Design	a) Final Traffic analysis	7 working days from approval of design assumption
	b) Configuration Summary	7 working days from confirmation of preliminary traffic analysis result.
3) Design Development	a) V T system report	24 working days from approval of configuration summary.
	b) Schematic drawing of VT system in our standard format	24 working days from approval of configuration summary.
	c) Preliminary budget for VT system	24 working days from approval of configuration summary.
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	b) Technical Part of tender	
5) Commissioning & Handing Over	a) Handing over validation report	7 working days from the site visit.

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