

General Terms & Conditions for Maintenance Agreement

- To maintain and examine the Elevator during Pioneer's regular working hours once every month and affect repair/replacement as when required.
- Complaints/Breakdowns etc. will be attended during Pioneer's regular working hours. Machine room key should immediately be made available to Pioneer's authorized staff on arrival site.
- This Contract does not provide for labour & material to repair, damage or injury to your equipment caused by fire, riot, water, abuse or natural calamities.
- To attend to breakdowns after normal working hours this may be deemed necessary to keep the elevator in safe working order.
- Not to interfere with the lift and not to allow or permit any person other than Pioneer's authorized technicians.

STANDARD MAINTENANCE CONTRACT

Conditions Applicable for Preventive Maintenance Contract

The term "Preventive Maintenance" herein mentioned in this contract means that the Pioneer Engineers shall carry out normal servicing only. Such servicing shall not include replacements of any parts, major repairs etc.

The Pioneer Engineers shall provide free of charge, lubricating materials only during the contract period.

Any charges, costs incurred by the Pioneer Engineers for the purpose of keeping the equipment in order shall be borne by the party.

In the event of any repairs, the Pioneer Engineers shall assess the volume of work involved and shall submit a quotation for the same. The Pioneer Engineers shall carry out necessary rectification / replacement work after acceptance of the said quotation by the party.

Following activities shall be carried out in routine maintenance. Machine room cleaning. Machine circuit servicing, checking and necessary setting in control panel, Brake adjustment, Landing door track cleaning, wheel greasing, Adjustment and setting of Lift Door Switches, Lift guides cleaning and oiling, Cwt. guides cleaning and oiling, lift shoe liners cleaning and oiling, Cwt. shoe

liners cleaning and oiling, Floor selector inspection Car fan light checking, repairs and checking of car bell switch, lift and fan switch, all electrical and mechanical parts etc.

COMPREHENSIVE MAINTENANCE CONTRACT

Conditions Applicable for Comprehensive Contract or Semi Comprehensive

The Following Items are covered under Comprehensive Contract

During the contract period, we shall replace or repair free of charge spare parts and materials for the following as a result of normal wear and tear at our discretion.

Machine Controller Parts & other parts like Brake, Magnet, Coils, Brake Liners, Motor Bearing, Cables, Guide Shoes, Floor Selector Parts, Door Locks, Door Bearing indication, Retiring Cam, Coil, Rectifier, Floor, Coil, Main Relays, Carbon & Copper contacts, Phase Failure unit, Overload Relay, Timer Relay, etc., The parts which are replaced shall become our property.

The following items are not covered under semi or full comprehensive contract.

Replacement of motors, controllers, machine, pulley, Decorative work, builder's work, man handling, civil work. V3F Micro controller card

Replacement of hoistway doors, gates, sills safety edges, car and hoistway enclosure, door frames, vision glass, fan light car flooring, painting, landing, channel, car channel, push buttons with plate, door closer, electric main or any other items which does not constitute to be standard elevator component.

PARTY AND PIONEER ENGINEERS AGREES & UNDERTAKES

Not to interfere with the lift and not to allow or permit any other than Pioneer Engineers authorized technicians. To do any breach of this clause being discovered by Pioneer Engineers, Pioneer Engineers has the right to cancel this agreement and to claim any cost / charges or expenses, damages suffered by Pioneer Engineers.

To Keep the elevator installation and machine room particularly the car, hoistway, entrance and door sills and elevator pit as clean as possible irregularities in the door operation and smooth working of the elevator on account of excessive dirt and dust accumulations and to keep the machine room under lock and key.

To return to Pioneer Engineers all the dismantled material any repairs / replacement carried out by the Pioneer Engineers.

This agreement shall remain in force and effect for a period of one year commencing fromtoand shall be deemed automatically renewed and shall thereafter continue and remain in force and effect for an indefinite period and unless and until it is terminated by either party giving notice of termination to the other of not less than two months prior to the expiration of such one year period.

The inclusive charge of Pioneer Engineers for Pioneer Engineers for all the foregoing services shall be the sum of Rs..... per elevator per year fortotaling in Rsfor..... as mentioned above.

The party undertakes to pay the charges set out in clause (5) hereof in advance every year and in the event of the parties failure to make payment as aforesaid, on due date, Pioneer Engineers has the right to terminate this agreement and :s entitled to stop rendering any service without prejudice to their rights to recover the outstanding dues with interest up to the date of payment.

Please indicate your acceptance by signing one copy of this letter in the space provided below and return the same to us along with your cheque retaining the other copy for your file. This will assist as in completing our records.

Before entering into Preventive/Semi/Comprehensive agreement Pioneer Engineers will submit an estimate for Pre-maintenance repairs and replacements to bring the equipment in ship safe condition and such repairs will be carried out at extra charges after the commencement of this contract. If the condition of machine, inspection their replacement or repairs will be carried out as an when required and the same will be charged by Pioneer Engineers on pro-rata basis.