



St Aloysius College (Autonomous), Mangaluru

Criterion IV : Infrastructure and Learning Resources

Metric No.:4.4.1

Year:2021-2022

**4.4.2 There are established systems and procedures for maintaining and utilizing physical, academic and support facilities – laboratory, library, sports complex, computers, classrooms etc.**



**Annual maintenance contracts**

**ESTD : 1880**



Plot No. M-7/2, Yeyyadi Industrial Estate  
Yeyyadi, Mangalore - 575 008

Tel : 0824 - 2213250 - 251, 2213292  
Tele Fax : 2213250 Mob : 93433 06968  
E-mail : a2zengineering@rediffmail.com

- Lift Manufacturers
- Installation
- Maintenance
- Repair Works
- Turnkey Project

**COMPRENSIVE MAINTENANCE CONTRACT**

To  
St. Aloysius College  
Aruppi Block  
LHH Road  
Mangalore

DATE: 28.07.2022

LIFT: ONE

INSTALLED AT: AS Above

MAKE: DAN

We propose to furnish maintenance of above electric passenger / goods lift/s installed at the above premises on this terms and condition.

1. Our authorized personal or representative shall attend at regular intervals (i.e. ones in a two month) on working days to check up the parts where such service is/are necessary and for the purpose we shall supply the necessary oil, grease, cotton waste etc. we shall take all responsible cares to maintain the lift equipment/s in proper and safe operating.
2. We shall send our maintenance personal to the lift site as quickly during working hours (i.e. 9:30 am to 5:30 pm) and regular working days on receipt of information from responsible persons in case irregularities in working of the lifts. You are requested to switch off current supply of the lift as soon as any irregularity is noticed.
3. During the contact period we shall repair/replace free of cost spare parts and material for the following as a result of normal wear and tear as we think fit.

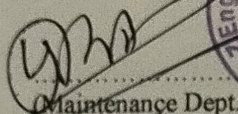
**4. ALL LIFT PARTS INCLUDING**

5. For rendering above service as per this contract we shall charge **Rs 37,500 /- (Including GST)** in words: **Rs. Thirty Seven Thousand Five Hundred Rupees only** per lift Half year (Six Month) which is payable by you in full advance.
6. This service shall be valid for a period of one year from the date above mentioned. The maintenance of the lift/s shall be continued for further period of one year at a time, subject to renewal of the contract and payment of the determined contract fees in advance.
7. While overhauling and repairs is/are carried out, we shall not loan any replacement unit.
8. We accept no liability for renewals/repairs necessitated by reasons of negligence/misuse of the equipment or by reason of any other causes beyond our control, except normal wear and tear. The cost of such repair/renewal shall have to borne by you and be paid you in advance.
9. We shall not be liable for any loss, damage or delay due to any causes beyond our reasonable control including but not limited to acts of government, strikes, lockouts, fire, explosions, floods, thefts, riots, civil commotional, war, malicious, act of the god or if the lift/s and its parts or the machine room are interfered by the person not authorized by us/except emergencies, under no circumstances shall we be liable for consequential damages.
10. Either party not fulfilling any term, the other party shall be released from any or all of their obligation and responsibilities and shall also have the rights to cancel the contract immediately by giving one month notice in writing. THIS PROPOSAL WHEN ACCEPTED BY YOU BELLOW AND CONFIRMED BY US SHALL CONSTITUTE THE CONTRACT BETWEEN US AND ALL PRIOR REPRESENTATION OR AGREEMENTS NOT INCORPORATED HEREIN ARE SUPERSEDED.

Proposed by  
For A to Z Eng.

CONTRACT PERIOD  
01.09.2022 To 28.02.2023

Accepted by  
For Owner of the lift's

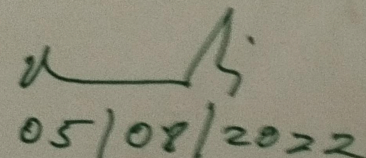
  
(Maintenance Dept.)



GST NO: 29AAIFA4212E1ZU

ISO 9001 : 2008





IT Block

# A to Z Engineering & Maintenance Services

Plot No. M-7/2, Yeyyadi Industrial Estate  
Yeyyadi, Mangalore - 575 008

Tel : 0824 - 2213250 - 251, 2213292  
Tele Fax : 2213250 Mob : 93433 06968  
E-mail : a2engineering@rediffmail.com

- Lift Manufacturers
- Installation
- Maintenance
- Repair Works
- Turnkey Project

## COMPRENSIVE MAINTENANCE CONTRACT

To  
**St. Aloysius College**  
IT Block  
Mangaluru

Date: 30.08.2022

LIFT: ONE

INSTALLED AT: AS Above

MAKE: DAN

We propose to furnish maintenance of above electric passenger / goods lift/s installed at the above premises on this terms and condition.

1. Our authorized personal or representative shall attend at regular intervals (i.e. ones in a two month) on working days to check up the parts where such service is/are necessary and for the purpose we shall supply the necessary oil, grease, cotton waste etc. we shall take all responsible cares to maintain the lift equipment/s in proper and safe operating.
2. We shall send our maintenance personal to the lift site as quickly during working hours (i.e. 9:30 am to 5:30 pm) and regular working days on receipt of information from responsible persons in case irregularities in working of the lifts. You are requested to switch off current supply of the lift as soon as any irregularity is noticed.
3. During the contact period we shall repair/replace free of cost spare parts and material for the following as a result of normal wear and tear as we think fit.

### 4. ALL LIFT PARTS INCLUDING

5. For rendering above service as per this contract we shall charge **Rs 65,000 /- (Including GST)** in words: **Rs. Sixty Five Thousand only** per lift per year which is payable by you in full advance.

6. This service shall be valid for a period of one year from the date above mentioned. The maintenance of the lift/s shall be continued for further period of one year at a time, subject to renewal of the contract and payment of the determined contract fees in advance.

7. While overhauling and repairs is/are carried out, we shall not loan any replacement unit.

8. We accept no liability for renewals/repairs necessitated by reasons of negligence/misuse of the equipment or by reason of any other causes beyond our control, except normal wear and tear. The cost of such repair/renewal shall have to borne by you and be paid you in advance.

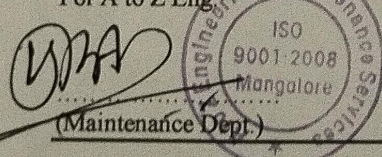
9. We shall not be liable for any loss, damage or delay due to any causes beyond our reasonable control including but not limited to acts of government, strikes, lockouts, fire, explosions, floods, thefts, riots, civil commotional, war, malicious, act of the god or if the lift/s and its parts or the machine room are interfered by the person not authorized by us/except emergencies, under no circumstances shall we be liable for consequential damages.

10. Either party not fulfilling any term, the other party shall be released from any or all of their obligation and responsibilities and shall also have the rights to cancel the contract immediately by giving one month notice in writing. THIS PROPOSAL WHEN ACCEPTED BY YOU BELLOW AND CONFIRMED BY US SHALL CONSTITUTE THE CONTRACT BETWEEN US AND ALL PRIOR REPRESENTATION OR AGREEMENTS NOT INCORPORATED HEREIN ARE SUPERSEDED.

Proposed by  
For A to Z Eng

CONTRACT PERIOD  
01.10.2022 To 30.09.2023

Accepted by  
For Owner of the lift/s  
Mr. Godwin Collo  
Maintenance Officer



GST NO: 29AAIFA4212E1ZU

St Aloysius College (Autonomous)  
Mangaluru - 575 003

ISO 9001 : 2008



Schindler India Pvt. Ltd  
No 208, Second Floor, Inland Avenue  
Kodaibail, MG Road  
Mangalore 575003  
Telephone :

GST No: 29AAECS1548J1Z2



Proforma Invoice No. 135823925

Date: 12/10/2021

Invoice for (Bill to):-

0002195149

Mangalore Jesuit Educational Society

St Aloysius College

Mangalore 575001

Site address (Place of Delivery)

Mangalore Jesuit Educationa-2021-06

St Aloysius College Light House Hill Road,

Mangalore- 575001

Equipment number: 10817168

Maintenance Contract: From 29/09/2021 to 28/09/2022

Payment Term : Yearly in advance

Description	Amount INR
Composite supply of works contract in relation to immovable property. Supply & Installation, repair & maintenance of elevators & escalators. SAC Code: 9954	
Excellence : All in (EU_E3)	
Contract type: Diamond	
Basic Price	92230
Total Annual Remuneration	92230
Plus applicable taxes as required by Law	
(CGST) Central GST 9.0%	8301
(SGST) State GST 9.0%	8301
INR Grand Total :	108832
Gross Price	ONE LAKH EIGHT THOUSAND EIGHT HUNDRED THIRTY TWO ONLY

Payment method: By cheque, Demand Draft, Electronic Fund Transfer or Schindler Pay.

PAN No: AAECs1548J

"Tax Deduction Certificates in Form 16A (if any) must accompany the Payment

Kindly quote invoice No. at the time of Payment E&OE."

"This is a Proforma invoice not valid for taking cenvat/IT credit; separate invoice will be issued at the time of dispatch"

Schindler Pay – The Digital Way



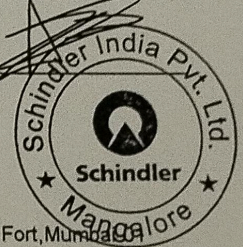
Scan Code  
for payment

Or visit the Schindler India website: [www.india.schindler.com](http://www.india.schindler.com)

SCHINDLER INDIA PVT.LTD.

Authorized Signatory

Bank Name CITIBANK NA  
Bank Current A/C 0008002002  
Bank Code 037  
Bank Address 293, D.N. Road, Fort, Mumbai  
MICR No. 400037002  
RTGS CITI0100000 / SWIFT Code :CITIINBX  
EMAIL ID accounts@in.schindler.com



Schindler Excellence®

Regd. Office:  
Schindler India Pvt. Ltd.  
Schindler House, Main Street,  
Hiranandani Gardens, Powai  
Mumbai - 400076

Proforma number: 0135823925  
Tel: +91 22 61314444 / 67031000  
Fax: +91 22 67030145 / 55  
Email: [schindlerindia.in@schindler.com](mailto:schindlerindia.in@schindler.com)  
[www.india.schindler.com](http://www.india.schindler.com)  
CIN : U29150MH1997PTC112690

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**Schindler India Pvt. Ltd**

No 208, Second Floor, Inland Avenue  
Kodaibail, MG Road  
Mangalore 575003  
Mangalore  
Telephone :

with AMC - LCRI

**Kind Attention:**

Mangalore Jesuit Educational Societ  
Mr. Santhosh Kiran Siquira  
St Aloysius College  
Mangalore 575001

**From:**

Umesha Kulal  
Email: umesha.kulal@schindler.com  
www.india.schindler.com

19-October-2022

Dear Sir/Madam,

The Schindler units installed at the above project, have now been in service for the past year. We do hope they have provided the intended usage and comfort to the users.

Kindly note the free maintenance/paid maintenance period is due to expire as per date mentioned in the agreement, and in this connection please find enclosed our maintenance contract proposal.

We would request your appointment to discuss and finalize the contract at the earliest. Upon your approval, you shall be required to return one copy of the contract duly stamped and signed along with the payments, to enable us to continue our services for the further period.

**Meanwhile, Schindler has come up with a strong survey tool to better understand how you perceive our service performance as a basis for our continuous improvement efforts,**

**An external agency through their expert team conducts these surveys on our behalf. We would highly appreciate your time to respond to a few questions related to the service rendered on Schindler unit installed at your premises.**

We wish to thank you for patronizing Schindler and giving us the opportunity to serve you

Thanking you and assuring of our best attention and services at all times.

Yours sincerely,

Schindler India Pvt. Ltd.

Umesha Kulal

Signature:

For Mangalore Jesuit Educational Societ

*Mr. Godwin Coelho*  
**Mr. Godwin Coelho**  
**Maintenance Officer**  
Customer (Autonomous)  
St Aloysius College  
Mangaluru - 575 003  
www.india.schindler.com

For Schindler India Pvt. Ltd.

Schindler

Schindler India Private Limited  
No 208, Second Floor, Inland Avenue  
Kodaibail, MG Road  
Mangalore 575003

**All-in Maintenance Contract**

Contract number 0136099331

Between Mangalore Jesuit Educational Society  
St Aloysius College  
Mangalore 575001  
Hereinafter "the Customer"

Bill to party code 0002195149  
and Schindler India Private Limited  
No 208, Second Floor, Inland Avenue  
Kodaibail, MG Road  
Mangalore 575003  
GSTIN:  
Hereinafter "SCHINDLER"

Location LCRI Block, 350, Karangalpady, Dakshina Kannada, 575003 Mangalore

Service Contract 10817168

Handover Date 29-September-2015

The following Contractual subjects have been negotiated and agreed with the Customer:

**Scope of Services**

SCHINDLER undertakes to perform the regular maintenance (inspection, preventive maintenance and repair, and corrective maintenance) of the installation(s) specified above as described in this maintenance Contract and in accordance with the description of "Services included in the All-in Maintenance Contract" (Annex 1) as well as the enclosed Terms and Conditions (Annex 2), which documents together form part of and constitute the "Contract".

**Service Contract Pricing Details**

The annual remuneration for the services described in this contract is

INR sub total (net of taxes)		plus applicable taxes required by law.	95,466
		(CGST) Central GST 9%	8,592
		(SGST) State GST 9%	8,592
INR Grand Total :			112,650
Gross Price		ONE LAKH TWELVE THOUSAND SIX HUNDRED FIFTY ONLY	

Payment Terms Yearly in advance (annual)

Price basis 95466  
Offer date October-2022  
Price adjustment: 2FD 1909  
15-November-2022

The price is adjusted according to the enclosed Terms and Conditions.

93557  
17184  
110741 - 15/11/2022  
- 033898  
For Mangalore Jesuit Educational Society  
Mn. G. ...  
Customer (Autonomous)  
Contract number 0136099331  
Mangaluru - 575 003

Signature:

Schindler Excellence®

For Schindler India Pvt. Ltd.  
Schindler

lift AMC - Xavier Block

**Schindler India Pvt. Ltd**  
No 208, Second Floor, Inland Avenue  
Kodaibail, MG Road  
Mangalore 575003  
Mangalore  
Telephone :

**Kind Attention:**  
Mangalore Jesuit Educational Societ  
Mr. Santhosh Kiran Siquira  
St Aloysius College  
Mangalore 575001

**From:**  
Umesha Kulal  
Email: umesha.kulal@schindler.com  
www.india.schindler.com

19-October-2022

Dear Sir/Madam,

The Schindler units installed at the above project, have now been in service for the past year. We do hope they have provided the intended usage and comfort to the users.

Kindly note the free maintenance/paid maintenance period is due to expire as per date mentioned in the agreement, and in this connection please find enclosed our maintenance contract proposal.

We would request your appointment to discuss and finalize the contract at the earliest. Upon your approval, you shall be required to return one copy of the contract duly stamped and signed along with the payments, to enable us to continue our services for the further period.

**Meanwhile, Schindler has come up with a strong survey tool to better understand how you perceive our service performance as a basis for our continuous improvement efforts,**

**An external agency through their expert team conducts these surveys on our behalf. We would highly appreciate your time to respond to a few questions related to the service rendered on Schindler unit installed at your premises.**

We wish to thank you for patronizing Schindler and giving us the opportunity to serve you

Thanking you and assuring of our best attention and services at all times.

Yours sincerely,

Schindler India Pvt. Ltd.

Umesha Kulal

Signature:

For Mangalore Jesuit Educational Societ

For Schindler India Pvt. Ltd.

Schindler India Private Limited  
No 208, Second Floor, Inland Avenue  
Kodaibail, MG Road  
Mangalore 575003

Customer  
Tel :  
Fax :  
www.india.schindler.com  
575-003  
Mr. Godwin Coelho  
Maintenance Officer  
St Aloysius College (Autonomous)  
Mangaluru

Schindler

**Customised Maintenance Contract**

Contract number 0136099332

Between Mangalore Jesuit Educational Society  
St Aloysius College  
Mangalore 575001  
Hereinafter "the Customer"

Bill to party code 0002195149

and Schindler India Private Limited  
No 208, Second Floor, Inland Avenue  
Kodaibail, MG Road  
Mangalore 575003  
GSTIN:  
Hereinafter "SCHINDLER"

Location Mangalore Jesuit Educational-2019-08, PB 720, St Aloysius College, Light  
Kodia, 575001 Mangalore

Service Contract 20072916

Handover Date 30-October-2020

The following Contractual subjects have been negotiated and agreed with the Customer:

**Scope of Services**

SCHINDLER undertakes to perform the regular maintenance (inspection, preventive maintenance and repair, and corrective maintenance) of the installation(s) specified above as described in this maintenance Contract and in accordance with the description of "Services included in the Maintenance Contract" (Annex 1) as well as the enclosed Terms and Conditions (Annex 2), which documents together form part of and constitute the "Contract."

**Service Contract Pricing Details**

The annual remuneration for the services described in this contract is

INR sub total (net of taxes)			61,207
	plus applicable taxes required by law.		
	(CGST) Central GST	9%	5,509
	(SGST) State GST	9%	5,509
INR Grand Total :			72,225
Gross Price	SEVENTY TWO THOUSAND TWO HUNDRED TWENTY FIVE ONLY		

Payment Terms 61207 Yearly in advance (annual)

Price basis 1224 October-2022

Offer date 27/10/2022 19-October-2022

Price adjustment: 59983 The price is adjusted according to the enclosed Terms and Conditions.

11018

71001

15/11/2022

Phno: 049337, 18114222

Signature:

For Mangalore Jesuit Educational Societ

For Schindler India Pvt. Ltd.

Schindler Excellence®

Mr. Godwin Coelho  
Customer Maintenance Officer  
Contract number 0136099332  
St Aloysius College (Autonomous)  
Mangaluru - 575 003

Schindler