

SERVICE AGREEMENT

(Ref# CN-2Q304/1122)

Between

M/s General Properties L.L.C

And

M/s. General Technical Services LLC

For Building Cleaning and AC Maintenance
At Hilton Towers, 5th Avenue, Empire Blvd

ANNUAL MAINTENANCE CONTRACT

This Annual Maintenance Contract (hereby referred to as the "**Contract**") is made and entered into on **22 November 2022** (hereinafter referred to as the "**Effective Date**"),

By and Between

M/s General Properties L.L.C (hereby referred to as the "**Client**"), with its registered office at 550 Empire Blvd, Glendale; and

World Cleaning Services L.L.C (hereby referred to as the "**Contractor**"), with its registered office at 6588 Myrtle Ave, Queens

The Client and the Contractor shall be collectively referred to as "**Parties**" and individually as "**Party**".

WHEREAS the Client wishes to enlist the Contractor to perform the following agreed-upon services:

- Office Cleaning
- Restroom Cleaning
- Garbage Removal
- Clean or replace the AC system air filters
- Clean evaporator coils and condensers
- Inspect AC ducts for dust, mold, or debris

NOW, THEREFORE, in consideration of the mutual covenants and commitments contained herein, as well as other goods and valuable consideration (the receipt and sufficiency of which are to be acknowledged), the Parties do hereby agree as follows.

Scope of Work

Cleaning the floors, walls, and ceilings, as well as dusted, vacuumed, and disinfected. Removal of garbage and other wastes

- Disinfect all desks and tables to protect against contamination. Any other surfaces which have been touched should also be disinfected, such as door handles, bins and kettles. Flooring should be vacuumed, ideally using a steam vacuum cleaner. This will pick up dirt and kill off any germs.
- fixtures and fittings should be thoroughly cleaned. This includes dusting down skirting boards, signs or pictures on the wall, as well as plant pots (remember that plants may require watering).
- Blinds and window sills should be dusted, while filing cabinets, light switches, IT equipment, keyboards, and anything else which is likely to have been touched should be thoroughly sanitised to prevent contamination. Waste bins should be emptied, and all rubbish taken to the correct area of the building.

Examining the air-conditioning system, which consists of the cooling tower, the refrigeration plant, the air distribution network, the condensers and chillers, and their corresponding water pumps and starters. Maintain the complex Refrigeration & Air Conditioning systems, associated controls and any other related equipment within the purview of the designated area of the AC department

- Check for any undue noise or vibration.
- Check anti-vibration mounting; replace if found defective.
- Check compressor motor current using clamp ammeter.
- Clean and paint compressor body.

Jobsite : Hilton Towers, 5th Avenue, Empire Blvd

	Description	Unit	Rate	Subtotal
1	Building Cleaning Office premises including common area and corridors.	1	2,700.00	2,700.00
2	AC Maintenance and Cleaning Split air conditioning in the reception and in office #:128 & office#208	3	750.00	2,250.00

Subtotal	4,950.00
Tax 4%	198.00
Grand Total	5,148.00

Total Amount AED 5,148.00 (Five Thousand One Hundred Forty-Eight Only)

Terms and Conditions

Payment: Payment should be made against invoice after completion of the work.

We accept payment by Visa or Mastercard debit and credit cards for our services. All online purchases are also governed by the terms and conditions of respective merchant service providers. A waiver or modification of these Terms of Use will only be effective if made in writing signed by an authorized officer .

Complaints and Claims: The customer accepts and understands that poor service must be reported within 24 hours from the service date.

Cancellation of a service : cancellation is 48 hours before the service. And it should be through an email . You should include the booking and contact details. We dont allow cancellation after the service start time and the money is not refundable. Refunds will be made back to the payment solution used initially by the customer. Please allow for up to 10-45days for the refund transfer to complete.

Contract Termination: Either party will have the right to terminate the contract by giving written notice to the other party at least 3 months before the end of the initial period of the contract or at least 30 days at any point after the end of the initial period.

M/s General Properties L.L.C

M/s. General Technical Services LLC

Signature

Name : Mr Alex Paul
Designation : Supervisor
Email : alex@generalproperties.com
Phone : **0501234444**

Signature

Name : Alen Baby
Designation : Sales Manager
Email : babyalen@wcs.com
Phone : **055 222 5555**