

**PROJECT DEVELOPMENT AND MANAGEMENT AGREEMENT**

*between*

**JHARKHAND TOURISM DEVELOPMENT CORPORATION LIMITED  
(THE AUTHORITY)**

*and*

---

**(DEVELOPER)**

*for*

**DEVELOPMENT OF TOURIST COMPLEX AT KODERMA, ON RENOVATE,  
OPERATE, MAINTAIN AND TRANSFER (ROMT) BASIS**

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## PROJECT DEVELOPMENT AND MANAGEMENT AGREEMENT

This Project Development and Management Agreement (“**PDMA**” or “**Agreement**”) mutually agreed and entered into on this the \_\_\_\_\_ day of \_\_\_\_\_, Two Thousand and \_\_\_\_\_ at Ranchi.

### BETWEEN

Jharkhand Tourism Development Corporation Limited having its office at 5, Tourist Complex, Main Road, Ranchi - 834001 (hereinafter referred to as the “**Authority**” or the “**JTDC**”) which expression shall unless repugnant to the context include the administrators, successors and assigns on the First Part.

### AND

\_\_\_\_\_<sup>1</sup>, a company incorporated under the Companies Act, 1956 having its office at \_\_\_\_\_ (hereinafter referred to as the “**Developer**”) which expression shall unless repugnant to the context include the successors and permitted assigns, on the Other Part.

The Authority and Developer are collectively referred to as “**Parties**” and individually as “**Party**”.

### WHEREAS,

- A. The Jharkhand Tourism Development Corporation Limited (the “**Authority**”) is a nodal agency under the Department of Tourism, Government of Jharkhand with a mandate to develop tourism infrastructure in the State of Jharkhand. JTDC is been operating various hotels and tourist complexes in the State of Jharkhand for providing accommodation to the tourists. The Authority has a Tourist Complex at Koderma, (the “**Project Site**”). The Authority with a view to enhance the hospitality infrastructure, tourist’s experience and attract more footfalls into the region intends to entrust the management of the Project Site to a competent entity(ies) who would undertake the renovation, operation and maintenance of the same on Public Private Partnership (PPP) (“**PPP**”) under Renovate, Operate, Maintain and Transfer (**ROMT**) Basis for a period of 30 (thirty) years (“**Project**”).
- B. Pursuant thereto, the Authority through an open, transparent and competitive bidding process invited proposals from interested parties for the Project by issuing Request for Proposal (“**RFP**”) document dated \_\_\_\_\_ 2015 containing inter-alia the minimum qualification criteria and the terms and conditions for implementing the Project.
- C. After evaluating the proposals, the Authority has accepted the proposal submitted \_\_\_\_\_ [insert the name of the successful Bidder/Consortium], as the Successful Bidder (the “**Successful Bidder**”) and issued Letter of Award (“**LOA**”) No. \_\_\_\_\_ dated \_\_\_\_\_ [insert the number and date of issue of LOA].

<sup>1</sup> Insert the name of the successful Bidder

The Successful Bidder has duly acknowledged the same vide its Letter No. \_\_\_\_\_ dated \_\_\_\_\_ [insert the letter number and date].

- D. \_\_\_\_\_ [Single Entity/ Consortium] has promoted the Developer (“**Special Purpose Vehicle**” or “**SPV**”) in accordance with the terms of RFP and has requested the Authority through a letter bearing number \_\_\_\_\_ dated \_\_\_\_ to accept the Developer as the entity which shall undertake and perform the obligations and exercise the rights of the Successful Bidder under the LOA, including the obligation to enter into this Agreement pursuant to the LOA for implementing the Project.
- E. The Successful Bidder has requested the Authority to accept the Developer as the entity which shall undertake and perform the obligations and exercise the rights of the Successful Bidder under the LOA, including the obligation to enter into this Agreement pursuant to the LOA for executing the Project.
- F. The Authority acknowledges that the Developer has submitted the following to the Authority
- i. an irrevocable Bank Guarantee for Rs. \_\_\_\_\_<sup>2</sup> (Rupees \_\_\_\_\_ Only) as specified in Clause 5.1 of this Agreement towards Performance Security Deposit as Schedule-2.
  - ii. an amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only)<sup>3</sup> plus service tax if applicable being non- refundable Upfront Premium by means of a demand draft \_\_\_\_\_, bearing No \_\_\_\_\_ date \_\_\_\_\_ on \_\_\_\_\_ [name of bank].
  - iii. an amount of 8,71,000/- (Rupees Eight Lakhs Seventy One Thousand Only) plus service tax if applicable being non- refundable Success Fee by means of a demand draft \_\_\_\_\_, bearing No \_\_\_\_\_ date \_\_\_\_\_<sup>4</sup> on \_\_\_\_\_ [name of bank].
  - iv. an amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only)<sup>5</sup> plus service tax if any being non- refundable Project Development Expenses by means of a demand draft \_\_\_\_\_, bearing No \_\_\_\_\_ date \_\_\_\_\_<sup>6</sup> on \_\_\_\_\_ [name of bank].
- G. The Parties hereto are required to enter into an Agreement, being these presents, to record the terms, conditions and covenants set forth hereunder.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

<sup>2</sup> Should be equal to the Annual Fee offered by the Successful Bidder to the Authority

<sup>3</sup> Should be equal to the Annual Fee offered by the Successful Bidder to the Authority

<sup>4</sup> Insert the demand draft number, date

<sup>5</sup> Should be an amount equal to the Project Development Expenses viz., professional fee paid to the consultant, advertisement cost, cost of conducting the pre-bid meeting, if any etc as specified in the LOA issued to the Successful Bidder by the Authority

<sup>6</sup> Insert the demand draft number, date

## 1. ARTICLE 1 - DEFINITIONS AND INTERPRETATION

### 1.1 Definitions

In this Agreement, the following words and expressions shall, unless repugnant to the context or meaning thereof, have the meaning hereinafter respectively ascribed to them hereunder:

“**Affected Party**” shall mean the Party claiming to be affected by a Force Majeure Event in accordance with Article 8.1.

“**Agreement**” means this Agreement, the schedules, annexures hereto and includes any amendments hereto made in accordance with the provisions hereof.

“**Agreement Period**” shall have the meaning ascribed thereto in Article 3.2 of this Agreement.

“**Applicable Law**” means all laws in force and effect as of the date hereof and which may be promulgated or brought into force and effect hereinafter in India including judgements, decrees, injunctions, writs or orders of any court of record, as may be in force and effect during the subsistence of this Agreement and applicable to the Project / the Parties in relation to the Project.

“**Applicable Permits**” means all clearances, permits, authorisations, consents and approvals required to be obtained or maintained by the respective Parties under the Applicable Laws including those specified in Schedule 4, in connection with the renovation, operation, maintenance & management of the Project during the subsistence of this Agreement.

“**Appointed Date**” means the date of signing of this Agreement.

“**Arbitration Act**” means the Arbitration and Conciliation Act, 1996 and shall include any amendment to or any re-enactment thereof as in force from time to time.

“**Book Value**” shall mean the expenditure incurred for renovation of Project Facilities as per the books of the Developer, net of depreciation charged on the basis of straight line method and amortized equally over the operations period, duly verified and certified by an independent auditor in accordance with IGAAP (Indian Generally Accepted Accounting Principles). Revaluation of the land and building shall not be included for calculation of book value during the Agreement Period and at the end of Agreement Period by the Developer. For the purpose of calculation of the Book Value only the cost incurred on the renovation of Project Facilities upto the Commercial Operation Date shall be considered.

“**Due Date**” means the due date for payment of Fee as set out in Schedule 1.

“**Emergency**” shall mean a condition or situation that is likely to endanger the safety of the individuals on or about the Project including the safety of the users thereof or which poses an immediate threat of material damage to the Project.

**“Encumbrance”** means any encumbrance such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other such obligations and shall include without limitation any designation of loss payees or beneficiaries or any similar arrangement under any insurance policy pertaining to the Project, physical encumbrances, claims for any amounts due on account of taxes, cesses, electricity, water and other utility charges and encroachments on the Project Site or Project Facilities.

**“Expiry”** means expiry of this Agreement by efflux of time.

**“Expiry Date”** means the date on which Expiry occurs.

**“Financing Documents”** means collectively the documents evidencing Lenders’ commitment to finance the Project.

**“Financial Year”** means the period commencing from April 1 of any given year to March 31 of the succeeding year.

**“Fee”** means the fee payable by the Developer to the Authority in accordance with Article 7 and Schedule 1 of this Agreement.

**“Force Majeure”** or **“Force Majeure Event”** means an act, event, condition or occurrence as specified in Article 8.

**“Good Industry Practice”** means the exercise of that degree of skill, diligence, prudence and foresight in compliance with the undertakings and obligations under this Agreement which would reasonably and ordinarily be expected of a skilled and an experienced person engaged in the implementation, operation & management or supervision or monitoring thereof of any of them of a project similar to that of the Project.

**“Government Agency”** shall mean Government of India, Government of Jharkhand or any state government or governmental department, commission, board, body, bureau, agency, authority, instrumentality, court or other judicial or administrative body, central, state, or local, having jurisdiction over the Developer, the Project or any portion thereof, or the performance of all or any of the services or obligations of the Developer under or pursuant to this Agreement.

**“Lenders”** means financial institutions, banks, funds and trustees for bond holders or debenture holders, who have provided financial assistance to the Developer for financing any part of the Project.

**“Material Adverse Effect”** means a material adverse effect on (a) the ability of the Developer to exercise any of its rights or perform/discharge any of its duties/obligations under and in accordance with the provisions of this Agreement and/or (b) the legality, validity, binding nature or enforceability of this Agreement.

**“Material Breach”** means a breach by either Party of any of its obligations under this Agreement which has or is likely to have a Material Adverse Effect on the Project and which such Party shall have failed to cure.

**“Performance Security”** shall mean the Bank Guarantee submitted to the Authority by the Developer for due performance of its obligations under this Agreement, in accordance with Article 5.1.

**“Person”** shall mean (unless otherwise specified or required by the context), any individual, company, corporation, partnership, joint venture, trust, society, sole proprietorship, unincorporated organization, government or Government Agency or any other legal entity.

**“Preliminary Notice”** means the notice of intended Termination by the Party entitled to terminate this Agreement to the other Party setting out, inter alia, the underlying Event of Default.

**“Project”** means and includes renovation of the Project Facilities, operation, maintenance & management thereof and transfer of the Project Facilities in accordance with the terms and conditions of this Agreement.

**“Project Facilities”** means the Tourist Complex at Koderma, more fully described in the Schedule 5 and includes all the structures, fittings & fixtures, common areas, infrastructure, all amenities/ facilities proposed to be build, provided or procured within the Project Site by the Developer, consistent with Good Industry Practice and the terms of this PDIA.

**“Project Site”** means the property belonging to the Authority more fully described in Schedule 5.

**“Project Implementation Plan”** shall mean the detail plan submitted by the Developer with regard to renovation of Project Facilities and its operation and management thereof as per Schedule 8 of this Agreement.

**“Renovation Period”** shall mean 9 (nine) months from the date of approval of Project Implementation Plan by the Authority.

**“Rights”** shall have the meaning ascribed thereto in Article 3.1 of this Agreement.

**“SBI PLR”** means the medium term prime lending rate of the State Bank of India.

**“Tax”** shall mean and includes all taxes including service tax, fees, cesses, duties (including stamp duties), levies that may be payable by the Developer for execution of this Agreement and during the Agreement Period under Applicable Law.

**“Termination”** means early termination of this Agreement pursuant to Termination Notice or otherwise in accordance with the provisions of this Agreement but shall not, unless the context otherwise requires, include Expiry.



“**Termination Date**” means the date specified in the Termination Notice as the date on which Termination occurs.

“**Termination Notice**” means the notice of Termination by either Party to the other Party, in accordance with the applicable provisions of this Agreement.

“**User Fee**” means all charges, costs, fees, tariff and other amounts by whatever name called, collected by the Developer from the users, pursuant to this Agreement, for usage of the Project.

## **1.2 Interpretation**

Interpreting the conditions in this PDMA, singular also means plural, male also means female or neuter, and the other way around. Headings have no significance. Words have their normal meaning under the language of this PDMA unless specifically defined. The documents forming part of the PDIA shall be interpreted in the following order of priority

- a) This PDMA along with Schedules as amended from time to time;
- b) Letter of Award (refer Schedule 6);
- c) Technical Proposal and Financial Proposal ( refer Schedule 7);
- d) Clarification/Corrigendum/Addendum to the Bidding Document, if any;
- e) Bidding Document with all its Annexure and Appendices.

## **2. ARTICLE 2- SCOPE OF THE PROJECT**

### **2.1 Scope of the Project**

The scope of the Project (the "**Scope of the Project**") shall mean and include, during the Agreement Period:

- a) Renovation of Project Facilities in accordance with the terms and conditions of this Agreement and the Approved Project Implementation Plan submitted to the Authority;
- b) Operation & management of the Project Facilities in accordance with the terms and conditions of this Agreement and the Approved Project Implementation Plan submitted to the Authority;
- c) Performance and fulfillment of all other obligations in accordance with the provisions of this Agreement and matters incidental thereto or necessary for the performance of any or all obligations under this Agreement and
- d) Transfer of Project Site along with the Project Facilities in good operational conditions on the Expiry Date or the Termination Date as the case may be in accordance with the terms and conditions of this Agreement.

### 3. ARTICLE 3- RIGHTS

#### 3.1 Grant of Rights

- 3.1.1 Subject to and in accordance with the terms and conditions set forth in this Agreement, the Authority hereby grants the following rights ( the “**Rights**”) and authorizes the Developer:
- i. to carry out surveys, investigation, study, design, engineer, procure, finance, construct, operate & management of the Project Facilities in accordance with this Agreement and for this purpose it may regulate the entry into and use of the same by 3rd parties and
  - ii. to exercise and/ or enjoy the rights, powers, benefits, privileges, authorizations and entitlements as set forth in this Agreement including the right to collect, retain and appropriate User Fee from the users of the Project Facilities during the Agreement Period;
- 3.1.2 The Developer shall not lease, mortgage, assign, transfer or create any lien or Encumbrance on the whole or any part of the Project Site or Project Facilities, save and except as expressly permitted by this Agreement.

#### 3.2 Agreement Period

- 3.2.1 The tenure of the Agreement shall be for a period of 30 (thirty) years commencing from the Appointed Date and ending on the Expiry Date (the “**Agreement Period**”).

Provided that in the event of Termination, the Agreement Period shall mean and be limited to the period commencing from the Appointed Date and ending with the Termination Date.

However, the Authority shall review the performance of the Developer after 10 (ten) years from the Appointed Date and if the Authority is of the opinion that the operation and maintenance obligations is not been carried out by the Developer as per Good Industry Practice, the Authority may terminate the Agreement as per Clause 9.2. In case the Agreement is not terminated, after 20 (twenty) years from the Appointed Date again the Authority shall review the performance of the Developer and if the Authority is of the opinion that the operation and maintenance obligations is not been carried out by the Developer as per Good Industry Practice, the Authority may terminate the Agreement as per Clause 9.2.

#### 3.3 Acceptance of Rights

In consideration of the rights, privileges and benefits conferred upon by the Authority and other good and valuable consideration expressed herein, the Developer hereby accepts the Rights and agrees and undertakes to perform/discharge all of its obligations in accordance with the provisions of this Agreement.

### **3.4 Access rights to the Authority and others**

The Developer shall allow free access to the Project Site and Project Facilities at all times for the authorized representatives and vehicles of the Authority and for the persons and vehicles duly authorized by any Government Instrumentality to

- (a) Inspect the Project Site and the Project Facilities and investigate any matter with their authority and upon reasonable notice and
- (b) allow access to and use of the Project Site for laying/ installing / maintaining telegraph lines, electric lines or for such other public purposes as the Authority may specify. Provided that such access or use shall not result in a Material Adverse Effect and that the Authority shall, in the event of any physical damage to the Project Site / Project Facilities on account thereof, ensure that the Project Site / Project Facilities is promptly restored at its cost and expenses.

Provided further, that to the extent such access and use allowed by the Developer affects the performance of any of its obligations hereunder, the Developer shall not be deemed or construed to be in breach of its obligations nor shall it incur/ suffer any liability on account thereof.

## **4. ARTICLE 4 - PROJECT SITE**

### **4.1 Handover of Project Site**

- 4.1.1 Prior to the handover of Project Site to the Developer, the Authority and the Developer shall within 15 (fifteen) days from the Appointed Date conduct joint inspection of the Project Site and agree to the exact area and inventory of the existing facilities therein and jointly prepare and sign a joint inspection report. The joint inspection report shall form part of Schedule 5.
- 4.1.2 The Authority shall, within 7 (seven) days from the date of signing of the joint inspection report by both the Parties handover to the Developer, on as-is-where-is basis, vacant and peaceful physical possession of the Project Site, free from Encumbrance and encroachment, for the purpose of implementing the Project.
- 4.1.3 Upon handover of the Project Site, the Developer shall have the right to enter upon, use and make at its own costs such investigation necessary or appropriate to prepare the Project Implementation Plan for renovation of Project Facilities on the Project Site and operation and management thereof in accordance with the provisions of this Agreement and the Approved Project Implementation Plan.

### **4.2 Peaceful Possession**

The Authority hereby warrants that:

- (a) The Project Site has been acquired through the due process of law and belongs to and is vested with the Authority and that the Authority has full powers to hold, dispose of and deal with the same consistent, inter alia, with the provisions of this Agreement.
- (b) In the event the Developer is obstructed by any Person claiming any right, title or interest in or over the Project Site and Project Facilities or any part thereof, or in the event of any enforcement action including any attachment, distraint, appointment of receiver or liquidator being initiated by any Person claiming to have any interest in/charge or the Project Site and Project Facilities or any part thereof, the Authority shall, if called upon by the Developer, defend such claims and proceedings and also keep the Developer indemnified against any consequential loss or damages which the Developer may suffer, on account of any such right, title, interest or charge.

## 5. ARTICLE 5 - OBLIGATIONS OF THE DEVELOPER

In addition to and not in derogation or substitution of any of its other obligations under this Agreement, the Developer shall have the following obligations:

### 5.1 Performance Security

- 5.1.1 The Developer shall, for due and punctual performance of its obligations relating to the Project, simultaneously to the execution of this Agreement has submitted to the Authority, an irrevocable and revolving bank guarantee from a nationalised bank acceptable to the Authority, for a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)<sup>7</sup> in the form set forth in Schedule 2 (the “**Performance Security**”). The Performance Security shall be kept valid throughout the Agreement Period .
- 5.1.2 In case of Developer’s Event of Default, the Authority shall, without prejudice to its other rights and remedies hereunder or in law, be entitled to encash and appropriate the relevant amounts from the Performance Security as damages for such Developer default. Upon such encashment and appropriation from the Performance Security, the Developer’s shall, within 30 (thirty) days thereof, replenish, in case of partial appropriation, to its original level of the Performance Security, and in case of appropriation of the entire Performance Security provide a fresh Performance Security, as the case may be, and the Developer shall, within the time so granted, replenish or furnish fresh Performance Security as aforesaid failing which the Authority shall be entitled to terminate this Agreement in accordance with Article 9.

### 5.2 Financing Arrangement

- 5.2.1 The Developer shall at its own cost, expenses and risk make such financing arrangement as would be necessary to implement the Project and to meet all of its obligations under this Agreement, in a timely manner.

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<sup>7</sup> Should be equal to the Annual Fee offered by the Successful Bidder to the Authority

### 5.3 Submission of Approved Project Implementation Plan

- 5.3.1 The Developer shall within 3 (three) months from the date of handover of Project Site submit to the Authority a detailed project implementation plan (“**Project Implementation Plan**”) and make a presentation on the same to the Authority. The Implementation Plan should set out in reasonable detail the following necessary information:
- a. A detailed schedule for renovation of Project Facilities etc;
  - b. List of facilities proposed to be developed by the Developer along with details of capacity and dimensions, area statements including Floor Space Index (FSI) or Floor Area Ratio (FAR) permissible and proposed FSI/FAR etc., of such facilities in the Project Site;
  - c. Provision for appropriate and adequate lighting and ventilation devices, rain water harvesting, utilization of waste water, water treatment plant, landscaping, appropriate security systems, including provision for fitting CC T.V. systems, waste management systems, cleaning systems etc and details of management of waste generated within the Project Site;
  - d. Operation and Management of Project Facilities;
  - e. Deployment of resources, personnel etc.
- 5.3.2 The Authority shall review the Project Implementation Plan for compliance with applicable provisions of the Agreement and either approve or convey its comments/observations, if any within 30 (thirty) days from the date of receipt of the Project Implementation Plan by the Developer. On receipt of such comments/observation from the Authority, the Developer shall within 15 (fifteen) days submit a revised Project Implementation Plan to the Authority for its approval. After approval by the Authority, the Project Implementation Plan (“**Approved Project Implementation Plan**”) shall be signed by the Parties and appended to this Agreement as Schedule 8.
- 5.3.3 If the Developer is unable to submit the Project Implementation Plan within the period of 3 (three) months from the date of handover of the Project Site, it should in writing convey the reasons for non submission of the same within the said period of 3 (three) months. Upon such request, the Authority may for valid reasons and for reasons beyond the control of Parties, waive the delay to submit the Approved Project Implementation Plan and extend the date for submission of Project Implementation Plan but not later than for a further period of 30 (thirty) days, subject to payment of penalty amount calculated at the rate of 0.2% (zero point two per cent) of the Performance Security for each day's delay until the submission of the same to the Authority. In case the Project Implementation Plan is not submitted within the extended period of 30 (thirty) days, the Authority shall, subject to the provisions of Article 9.2, be entitled to terminate this Agreement. The said penalty amount should be submitted by the Developer to the Authority in the form of Demand Draft (DD) from any nationalized or scheduled bank in favour of Jharkhand Tourism Development Corporation Limited, payable in Ranchi.
- 5.3.4 Notwithstanding any review or failure to review or the comments/observations of the Authority, the Developer shall be solely responsible for the adequacy of the Approved Project Implementation Plan and shall not be relieved or absolved in any manner

whatsoever of any of its obligations set forth in this Agreement. The Approved Project Implementation Plan shall be signed by the Parties and appended to this Agreement as Schedule 8.

#### **5.4 Renovation Obligations of the Developer**

- 5.4.1 The Developer shall complete the renovation of the Project Facilities within 9 (nine) months from the date of approval of the Project Implementation Plan by the Authority. Except for reasons of a Force Majeure Event and reasons attributable to the Authority, the Developer shall not be entitled to any extension of time in the Renovation Period.
- 5.4.2 If the Developer fails to complete the renovation of Project Facilities within 9 (nine) months as stated above, unless such failure has occurred due to Force Majeure or for reasons solely attributable to the Authority, the Developer should in writing convey the reasons for non completion of the same within the said period of 9 (nine) months from the date of handover of the Project Site by the Authority. Upon such request, the Authority may waive the delay and extend the date for completion of renovation of Project Facilities but not later than for a further period of 60 (sixty) days, subject to payment of penalty amount calculated at the rate of 0.2% (zero point two per cent) of the Performance Security for each day's delay until the completion of renovation of Project Facilities. In case the renovation of Project Facilities is not completed within the extended period of 60 (sixty) days, the Authority shall, subject to the provisions of Article 9.2, be entitled to terminate this Agreement. The said penalty amount should be submitted by the Developer to the Authority in the form of Demand Draft (DD) from any nationalized or scheduled bank in favour of Jharkhand Tourism Development Corporation Limited, payable in Ranchi.
- 5.4.3 The Developer shall clear all renovation equipment, surplus materials, debris and temporary installations. The Project Site and Project Facilities should be kept tidy and an aesthetically pleasing appearance to the satisfaction of the Authority.
- 5.4.4 Upon completion of renovation the Developer shall request the Authority to issue the Completion Certificate.
- 5.4.5 The Developer shall be entitled to operate the Project Facilities only after Completion Certificate is obtained from the Authority. The date of issuance of Completion Certificate shall be the commercial operation date (“**Commercial Operation Date/COD**”).

#### **5.5 Operation and Management Obligations**

- 5.5.1 The Developer shall ensure that the Project Facilities are opened for usage within 7 (seven) days from the Commercial Operation Date and operate and manage the same till the Expiry Date or the Termination Date as the case may be.
- 5.5.2 The Developer shall operate, manage & maintain the Project Site and the Project Facilities entirely at its own cost in accordance with the Good Industry Practice.

- 5.5.3 The Developer shall from the COD and till the Expiry Date have the sole and exclusive right to:
- i. Determine, revise, charge, demand, collect, recover, retain and appropriate the User Charges at market driven rates from Users of the Project and for the goods, services, facilities and amenities etc. relating to the Project/Project Facilities at the Site that are provided, arranged or procured by the Developer by itself.
  - ii. Provide separate customized services or tariff packages or differential rates or special or seasonal discounts for specific, bulk, regular Users or different category of users or during different parts of the year or for timely or early payment.
- 5.5.4 At all reasonable times and on reasonable notice, afford access to the Project Site/ Project Facility to the representatives of or Persons duly authorised by the competent authority/ Authority concerned with safety, security or environmental protection to inspect the Project Facility thereon and to investigate any other matter within its authority and the Developer shall further afford such Persons reasonable access to the Project Facility necessary to carry out their respective duties and functions.
- 5.5.5 The Developer shall, during the Agreement Period have requisite organization and designate and appoint suitable officers/ representatives as it may deem appropriate to or operate the Project Facilities, to deal with the Authority and be responsible for all necessary exchange of information required pursuant to this Agreement;

## **5.6 Renovation and Operation and Management Report**

The Developer shall, no later than 7 (seven) days after the close of each month, furnish to the Authority a monthly renovation report on progress of the renovation of the Project Facilities. The Developer shall also promptly give such other relevant information as may be required by the Authority in its renovation including the details mentioned in **Schedule 3**.

The Developer shall, no later than 7 (seven) days after the close of each year, furnish to the Authority a yearly operation & management report on progress of the operation & management of the Project Facilities. The Developer shall also promptly give such other relevant information as may be required by the Authority in its operation & management including the details mentioned in **Schedule 3**.

## **5.7 Environmental and Safety Compliance**

The Developer shall conform to the laws pertaining to environment, health and safety aspects including, policies and guidelines related thereto, including rainwater harvesting, energy conservation and other such ecological/ sustainable solutions/mechanisms and conforming to Good Industry Practice for securing the safety of the users of the Project Facilities.

## **5.8 Alterations, Modifications or Expansion**

- 5.8.1 The Developer may with the prior approval of the Authority on the Project Implementation Plan with regard to any alteration, modification or expansion and subject to any conditions, as may be specified by the Authority and obtaining the necessary clearances from the municipal and other relevant authority, carry out necessary alterations/modifications/expansion to the Project Facilities or undertake new expansion in order to meet his obligation of providing the Project subject to maximum of 20% (Twenty Percent) of the total built up area of the existing structure for commercial usage on the vacant land area. Any such alteration, modification or expansion shall be subject to Applicable Law and obtaining Applicable Permits for such alteration/modification/new expansion. Provided however that such alteration/modification/new expansion, shall not at any time cause any damage or have a dangerous effect on either the stability of the Project or otherwise adversely affect the safety of the users of the Project Facilities. The said Project Facilities is required to be operated on obtaining the approval of the Authority in writing.
- 5.8.2 In case of any such damages due to alterations/modifications/expansion to the Project Facilities, the Developer shall bear all such costs related to such damages. In case the Developer does not rectify the damages within the time specified by the Authority, the Authority may rectify the said damages and deduct the cost incurred in rectifying the damages from the Performance Security.
- 5.8.3 In case of a change in Applicable Law resulting for further expansion of the built – up area at any time during the Agreement Period, the Developer may, at its cost and expense, construct the same by mutual consent of the Parties. Such extended built - up area shall remain and continue to be the property of the Authority as per the provisions of this Agreement. The Developer shall possess all rights under this Agreement on such extended built - up area including and the right to collect User fees/charges/tariffs for the Project Facilities and services provided. Any modification to the Project Facilities should be carried out with prior written approval and permission of the Authority. It is further agreed that if such additional renovation is beyond 20% (Twenty Percent) of the total built up area carried out on the Project Site as a result of such utilization of additional built – up area, the Fee payable to the Authority shall also be increased on pro-rata basis for the said additional built up area beyond 20% (Twenty Percent) of the total built up area. However, if the expansion/modification or alteration is limited to construction of swimming pool, adventures sports or any other recreational activity on open land as per the applicable laws, the Fee payable to the Authority shall not be increased on pro-rata basis with respect to such Project Facilities.

## **5.9 General Obligations**

Subject to and on the terms and conditions of this Agreement, the Developer shall at its own cost and expense during the Agreement Period:

- (a) Protect the Project Site and the Project Facilities from any encroachments or Encumbrances, or illegal activities.



- (b) Ensure that the Project Site and the Project Facilities is not used for any activities which are prohibited under the Applicable Laws.
- (c) procure and maintain in full force and effect, as necessary, appropriate proprietary rights, licenses, agreements and Applicable Permits including the permits set out in Schedule 4 and keep in force in conformity with the Applicable Laws.
- (d) pay all taxes including service tax, property tax, duties (including stamp duties) and outgoings, utility charges relating to the execution of the Agreement, renovation of Project Facilities and operation & management thereof.
- (e) make efforts to maintain harmony and good industrial relations among the personnel employed in connection with the performance of its obligations under this Agreement and shall be solely responsible for compliance with all labour laws and all possible claims and employment related liabilities of its staff employed in relation with the Project Facilities. The Developer shall indemnify the Authority against any claims, damages, expenses or losses in this regard and in no case the Authority shall be treated as employer;
- (f) pay all utility charges (including electricity consumption and water supply charges) relating to the Project Facilities.
- (g) provide adequate lighting and ventilations devices, rain water harvesting, utilization of waste water, landscaping, appropriate security systems, including provision for fitting CC T.V. systems, waste management systems, cleaning systems etc.

#### **5.10 Specific Obligations**

- (a) The Developer shall erect a signboard of a size not less than 2 ft X 4ft and mention that the Project Site belongs to the Authority. The said signboard should be of fire retardant, low smoke, zero halogen material and comply with all Indian and international standards and the Developer shall maintain the same in good condition throughout the Agreement Period.
- (b) The Developer shall also erect a outdoor display system of a size not less than 2 ft X 4ft adjacent to the main entrance to the Project Site and handover the same to the Authority for promotion of Tourism and the Developer shall maintain the same in good condition throughout the Agreement Period. The said signboard should be of fire retardant, low smoke, zero halogen material and comply with all Indian and international standards.
- (c) The Developer shall reserve 2 (two) rooms free of cost to the Authority as and when requisition in respect thereof is received from the Authority and , at subsidized rate of 50% of the room rent inclusive of all applicable taxes upto 5(five) rooms. The Authority shall have to communicate the booking details at least 12 hours in advance to the Developer. In case there is non- availability of rooms at the time of the said requisition by the Authority, the Developer shall make alternative arrangement of rooms at the same subsidized rate and the Developer shall not be entitled to any further claims/ payments over and above such subsidized rate and the Developer shall not be entitled to any further claims/ payments over and above such subsidized rate.
- (d) The Developer shall within 5 (five) years from the Appointed Date provide any two facilities not limited to the following:
  - i. Auditoriums, conference hall, restaurants etc or similar kind of facilities
  - ii. Recreational, adventure sports, activities, leisure or similar kind of activities

- (e) The Developer shall be given flexibility to give the facility a name of its choice. However, the Authority reserves the right to withdraw the same if the name proposed jeopardizes national/state/society or public interest.
- (f) The Developer shall conduct proper due diligence and police verification while recruiting staff for the Project.
- (g) The Developer shall ensure security in the Project by deploying sufficient security personnel as per good industry practice.
- (h) In the event of any accident at the Project Site, the Developer shall immediately inform the concerned civil and police authorities and also the Authority and take necessary actions.
- (i) All gold, silver, oil, minerals, precious stones, treasures, fossils, coins, articles of value or antiquity and structures and other relics or remains or things of geological or archeological interest discovered on the Project Site shall be the property of the Authority . The Developer shall take reasonable precautions to prevent any person from removing or damaging any such article or thing. The Developer shall immediately upon the discovery of such article or thing inform the Authority and follow the instructions for dealing therewith that may be issued by the Authority.

#### **5.11 Insurance**

##### **(a) During the Agreement Period**

The Developer shall at its cost and expense, purchase & maintain by due re-instatement or otherwise, during the renovation of the Project Facilities, such insurance as are necessary including but not limited to the following:

- (i) Developer's all risk insurance;
- (ii) loss, damage or destruction of the Project Facilities at replacement value;
- (iii) comprehensive third party liability insurance including injury or death to personnel / representatives of Persons who may enter the Project Site;
- (iv) workmen's compensation insurance;
- (v) any other insurance that may be necessary to protect the Developer, its employees and its assets against loss, damage, destruction, business interruption or loss of profit including insurance against all Force Majeure Events that are insurable.

##### **(b) Validity of Insurance**

The Developer shall from time to time promptly pay insurance premium, keep the insurance policies in force and valid throughout the Agreement Period and furnish copies thereof to the Authority.

If at any time the Developer fails to obtain or maintain in full force and effect any and all of the insurance required under this Agreement, the Authority may at its option (but not being obliged to do so) obtain and maintain such insurance and all sums incurred by the Authority thereof shall be reimbursed by the Developer to the Authority together with interest thereon at 5% over SBI PLR from the date the respective sums were incurred by

the Authority , within 7 (seven) days from the receipt of claim in respect thereof made by the Authority .

**(c) Application of Insurance Proceeds**

Subject to the provisions of the Financing Documents and unless otherwise provided herein, the proceeds of all insurance policies received shall be promptly applied by the Developer towards repair, renovation, restoration or re-instatement of the Project Facilities or any part thereof which may have been damaged or destroyed. The Developer may designate the Lenders as the loss payees under the insurance policies or assign the insurance policies in their favour as security for the financial assistance provided by them to the Project. The Developer shall carry out such repair, renovation, restoration or re-instatement to the extent possible in such manner that the Project after such repair, renovation, restoration or re-instatement be as far as possible in the same condition as it were prior to such damage or destruction, normal wear and tear excepted.

**5.12 No Breach of Obligations**

The Developer shall not be considered to be in breach of its obligations under this Agreement nor shall it incur or suffer any liability if and to the extent performance of any of its obligations under this Agreement is affected by or on account of any of the following:

- i. Force Majeure Event, subject to Article 9.3 and
- ii. the Authority Event of Default.

**5.13 Shareholding pattern of the Developer**

The Developer incorporated an SPV on \_\_\_\_\_ and its shareholding as on the Agreement Date is as follows:

Names of Shareholders (Successful Bidder)	Description of Shareholding (%)

The Developer having been set up for the sole purpose to exercise the rights and observing and performing its obligations and liabilities under this Agreement, the Developer hereby undertakes and agrees to comply with the following conditions:

In case the Successful Bidder is a Consortium, the members of the Consortium whose experience has been evaluated for the purposes of RFP, shall subscribe to at least 26% (twenty six per cent) or more of the paid up and subscribed equity of the SPV until 5th year from the Appointed Date. The Lead Member shall hold atleast 26% of the subscribed and paid up equity of the SPV at all times until the 5th year from the Appointed Date and The members of the Consortium shall collectively hold at least 51% (fifty one per cent) of

the subscribed and paid up equity of the SPV at all times until the 5th year from the Appointed Date.

Thereafter, until the expiry of the Agreement Period, the other members of the Consortium collectively, shall hold not less than 11% (eleven percent) of the subscribed and paid up equity share capital of the SPV and the Lead Member shall hold not less than 26% (twenty six percent) of the subscribed and paid up equity share capital of the SPV.

### **Shareholding for single business entity**

In case the Successful Bidder is a single Entity, it shall hold at least 76% (seventy six percent) of subscribed and paid up equity share capital of the SPV to implement the Project, until the 5th year from the Appointed Date and hold at least 26% (twenty six percent) of subscribed and paid up equity share capital of the SPV thereafter throughout the Agreement Period

## **6. ARTICLE 6- AUTHORITY 'S OBLIGATIONS**

In addition to and not in derogation or substitution of any of its other obligations under this Agreement, the Authority shall have the following obligations:

### **6.1 Specific Obligations**

- 6.1.1 The Authority shall grant in a timely manner all such approvals, permissions and authorisations which the Developer may require under this Agreement, in connection with implementation of the Project and the performance of its obligations. Provided where authorization for availment of utilities such as power, water, sewerage, telecommunications or any other incidental services/utilities is required, the same shall be provided by the Authority, within fifteen days (15) days from receipt of request from the Developer to make available such authorization.
- 6.1.2 The Authority shall subsequent to signing of joint inspection report by both the Parties hand over to the Developer, on as-is-where-is basis, vacant and peaceful physical possession of the Project Site free from Encumbrance and encroachment, for preparation of the Project Implementation Plan and for renovation, operation and management of the Project Facilities.
- 6.1.3 The Authority shall upon satisfactory completion of renovation of Project Facilities on the Project Site issue a certificate of completion (“**Completion Certificate**”) within 15 (fifteen) days from the date of receipt of request from the Developer.

### **6.2 General Obligations**

- 6.2.1 The Authority shall where appropriate provide necessary assistance to the Developer in securing Applicable Permits.

6.2.2 observe and comply with all its obligations set forth in this Agreement.

## 7. ARTICLE 7 - FEE PAYMENT

### 7.1 Developer's Obligations

7.1.1 In consideration of the Rights hereby granted, the Developer shall pay to the Authority an annual fee of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) ("**Fee**") commencing from the 2<sup>nd</sup> (second) year of Appointed Date. The Fee is exclusive of Service Tax and all other applicable taxes and shall be payable by the Developer at actual over and above the Fee. The Fee is payable to the Authority on or before 30 (thirty) days prior to the start of every year in advance as set out in Schedule 1 throughout the Agreement Period. During the Agreement Period the Fee shall be increase by 10% (ten percent) once in every two years over the previous year's Fee on compound basis.

7.1.2 The Developer should pay the Fee to the Authority notwithstanding the fact that, the renovation of Project facilities is not completed within the specified period or Developer does not start the commercial operation of the Project. In other words, the Developer shall not be entitled to seek any reduction of Fee, claim, damages, compensation or any other consideration from the Authority on account of any reason.

7.1.3 Any delay in payment of the Fee shall attract an interest for the delayed period at the rate of SBI PLR plus 5% per annum on the outstanding amount, which shall be due from the date of such payment till the amount is realized by the Authority. In addition to the foregoing, any delay in payment of Fee beyond a period of 60 (sixty) days from the due date of such payment will be construed to be Material Breach under this Agreement.

### 7.2 Mode of Payment

The Payment shall be made by way of demand draft drawn on any nationalized or scheduled bank in favour of Jharkhand Tourism Development Corporation Limited, payable at Ranchi and shall be sent sufficiently in advance to the address specified in Article 13.7 so as to ensure realisation/ encashment thereof on or before Due Date.

## 8. ARTICLE 8 - FORCE MAJEURE

### 8.1 Force Majeure Event

Any of the following events which is beyond the control of the Party claiming to be affected thereby ("**Affected Party**") despite exercise of due care and diligence, and prevents the Affected Party from performing or discharging its obligations under this Agreement, shall constitute Force Majeure Event:

- (a) act of god or
- (b) strikes, labour disruptions, riots or any other industrial disturbances not arising on account of the acts or omissions of the Developer, for which no offsetting compensation is payable to the Developer;

- (c) acts of expropriation, compulsory takeover of the Project Site and Project Facilities by the Government or any part thereof or
- (d) any judgement or any order of a court of competent jurisdiction or statutory authority in India made against the Developer in any proceedings which is non-collusive and duly prosecuted by the Developer.

## **8.2 Termination due to Force Majeure Event**

### **(a) Termination**

- (i) If a Force Majeure Event, is an event described under Clause 8.1(a), (b) and (d), continues or is in the reasonable judgement of the Parties likely to continue beyond a period of 120 (one hundred and twenty) days, the Parties may mutually decide to terminate this Agreement or continue this Agreement on mutually agreed revised terms. If the Parties are unable to reach an agreement in this regard, the Affected Party shall after the expiry of the said period of 120 (one hundred and twenty) days, be entitled to terminate this Agreement.
- (ii) If the Force Majeure Event is an event described in Clause 8.1 (c) and the Developer having exhausted the remedies available to him under the Applicable Laws, has been unable to secure the remedy, the Developer shall be entitled to terminate this Agreement.

Provided further, the Authority may at its sole discretion have the option to terminate this Agreement any time after the occurrence of any event described under Clause 8.1(c)

### **(b) Termination Notice**

If either Party, having become entitled to do so, decides to terminate this Agreement pursuant to the preceding Clause 8.2 (a) (i) or 8.2 (a) (ii), it shall issue Termination Notice setting out ;

- (i) in sufficient detail the underlying Force Majeure Event;
- (ii) the Termination Date which shall be a date occurring not earlier than 60 (sixty) days from the date of Termination Notice;
- (iii) the estimated Termination Payment including the details of computation thereof and;
- (iv) any other relevant information.

### **(c) Obligation of Parties**

Following issue of Termination Notice by either Party, the Parties shall promptly take all such steps as may be necessary or required to ensure that;

- (i) the Termination Payment, if any, payable by the Authority in accordance with the following Clause 8.2 (d) is paid to the Developer on the Termination Date and
- (ii) the Project Site along with the Project Facilities are handed back to the Authority by the Developer on the Termination Date free from all Encumbrance.

(d) **Termination Payment**

Upon Termination of this Agreement due to a Force Majeure Event, Termination Payment shall be made to the Developer by the Authority in accordance with the following:

- (i) If Termination is due to a Force Majeure Event, described under Clauses 8.1(a), 8.1 (b) and 8.1 (d), no Termination Payment shall be made by the Authority to the Developer but, the Developer shall be entitled to receive and appropriate the proceeds of any amounts under its own insurance policies. The Performance Security shall be released to the Developer, if subsisting.
- (ii) If Termination is due to the occurrence of any event described under Clause 8.1 (c), the Authority shall pay to the Developer Termination Payment equal to 100% of the Book Value.

Provided the Authority shall be entitled to deduct from the Termination Payment any amount due and recoverable by the Authority from the Developer as on the Termination Date and release the Performance Security.

**8.3 Liability for other losses, damages etc.**

Save and except as expressly provided in this Article, neither Party hereto shall be liable in any manner whatsoever to the other Party in respect of any loss, damage, cost, expense, claims, demands and proceedings relating to or arising out of occurrence or existence of any Force Majeure Event.

**9. ARTICLE 9 - EVENTS OF DEFAULT AND TERMINATION**

**9.1 Events of Default**

Event of Default means either Developer Event of Default or the Authority Event of Default or both as the context may admit or require.

**(a) Developer Event of Default**

Any of the following events shall constitute an event of default by the Developer ("**Developer Event of Default**") unless such event has occurred as a result of a Force Majeure Event or the Authority Event of Default or any governmental action for reasons other than any breach, default or lapse on the part of the Developer:

- (i) The Performance Security has been encashed and appropriated by the Authority in accordance with this Agreement and the Developer fails to replenish or provide fresh Performance Security within 60 (sixty) days;
- (ii) The Developer has failed to make any Payment on Due Date thereof and more than 60 days have elapsed since such default;
- (iii) The Developer has failed to complete the renovation within the stipulated time period in this Agreement and any extension thereof;

- (iv) The Developer has failed to provide additional facilities as provided in Clause 5.10(d) within the stipulated time period in this Agreement and any extension thereof;
- (v) The Project Facilities are damaged or modified without obtaining approval from the Authority;
- (vi) The Developer is in Material Breach of any of its other obligations under this Agreement on account of its own acts of omission or commission and the same has not been remedied for more than 60 (sixty) days;
- (vii) Any representation made or warranty given by the Developer under this Agreement is found to be false or misleading;
- (viii) A resolution for voluntary winding up has been passed by the shareholders of the Developer;
- (ix) Any petition for winding up of the Developer has been admitted and liquidator or provisional liquidator has been appointed or the Developer has been ordered to be wound up by Court of competent jurisdiction, except for the purpose of amalgamation or reconstruction with the prior consent of the Authority , provided that, as part of such amalgamation or reconstruction and the amalgamated or reconstructed entity has unconditionally assumed all surviving obligations of the Developer under this Agreement.
- (x) The Developer has abandoned or manifests intention to abandon the renovation of and /or operation & management of the Project Facilities without the prior written consent of the Authority.
- (xi) The Developer has unlawfully repudiated this Agreement or has otherwise expressed an intention not to be bound by this Agreement;
- (xii) If the Developer fails to pay the necessary insurance premiums in terms of this Agreement and thereby causes the insurance coverage to diminish, terminate or expire.
- (xiii) The Developer has leased, mortgaged, assigned, transferred or created any lien or Encumbrance on the whole or any part of the Project Site or Project Facilities, save and except as expressly permitted by this Agreement.

**(b) Authority Event of Default**

Any of the following events shall constitute an event of default by the Authority ("**Authority Event of Default**"), when not caused by a Developer Event of Default:

- (i) The Authority is in Material Breach of any of its obligations under this Agreement and has failed to cure such breach within 60 (sixty) days of receipt of notice thereof issued by the Developer;
- (ii) The Authority has unlawfully repudiated this Agreement or otherwise expressed its intention not to be bound by this Agreement;



## **9.2 Termination due to Event of Default**

### **(a) Termination due to Parties Event of Default**

- (i) Without prejudice to any other right or remedy under this Agreement, upon the occurrence of Event of Default, the Affected Party shall be entitled to terminate this Agreement by issuing a Preliminary Notice to other Party.
- (ii) Within 30 days of receipt of Preliminary Notice, the other Party shall forward to the Affected Party its proposal to remedy/ cure the underlying Event of Default (the "**Authority Proposal to Rectify**"). In case of non submission of the Proposal to Rectify by the other Party within the period stipulated therefor, the Affected Party shall be entitled to terminate this Agreement by issuing Termination Notice.
- (iii) If the Proposal to Rectify is forwarded by the other Party to the Affected Party within the period stipulated therefor, the other Party shall have further period of 30 days to remedy/ cure the underlying Event of Default. If, however the other Party fails to remedy/ cure the underlying Event of Default within such further period allowed, the Affected Party shall be entitled to terminate this Agreement by issuing Termination Notice.

### **(b) Termination Notice**

If a Party having become entitled to do so decides to terminate this Agreement pursuant to the preceding Clause 9.2 (a) it shall issue Termination Notice setting out:

- (i) in sufficient detail the underlying Event of Default;
- (ii) the Termination Date which shall be a date occurring not earlier than 60 days from the date of Termination Notice;
- (iii) the estimated termination payment including the details of computation thereof; and,
- (iv) any other relevant information.

### **(c) Obligation of Parties**

Following issue of Termination Notice by either Party, the Parties shall promptly take all such steps as may be necessary or required to ensure that;

- (i) until Termination the Parties shall, to the fullest extent possible, discharge their respective obligations so as to maintain the continued operation of the Project Facilities;
- (ii) the termination payment, if any, payable by the Authority in accordance with the following Clause 9.2 (e) is paid to the Developer on the Termination Date and
- (iii) the Project Site and the Project Facilities are handed over to the Authority by the Developer on the Termination Date free from any Encumbrance along with any payment that may be due by the Developer to the Authority .

**(d) Withdrawal of Termination Notice**

Notwithstanding anything inconsistent contained in this Agreement, if the Party who has been served with the Termination Notice cures the underlying Event of Default to the satisfaction of the other Party at any time before the Termination occurs, the Termination Notice shall be withdrawn by the Party which had issued the same.

Provided that the Party in breach shall compensate the other Party for any direct costs/consequences occasioned by the Event of Default which caused the issue of Termination Notice.

**(e) Termination Payments**

(i) Upon Termination of this Agreement on account of Developer's Event of Default, the Authority shall be entitled to receive Termination Payment equal to 2 (two) times the Fee payable by the Developer as on the 2<sup>nd</sup> year of entering into this Agreement immediately succeeding the Termination Date and appropriate the Performance Security.

(ii) Upon Termination of this Agreement on account of the Authority Event of Default, the Authority shall release the Performance Security, subsisting if any.

**9.3 Rights of the Authority on Termination**

(a) Upon Termination of this Agreement for any reason whatsoever, the Authority shall upon making the Termination Payment, if any, to the Developer have the power and authority to:

(i) enter upon and take possession and control of the Project Site and Project Facilities and

(ii) prohibit the Developer and any person claiming through or under the Developer from entering upon/ dealing with the Project Facilities;

(b) Notwithstanding anything contained in this Agreement, the Authority shall not, as a consequence of Termination or otherwise, have any obligation whatsoever including but not limited to obligations as to compensation for loss of employment, continuance or regularization of employment, absorption or re-employment on any ground, in relation to any person in the employment of or engaged by the Developer in connection with the Project, and the handback of the Project Site along with the Project Facilities by the Developer to the Authority shall be free from any such obligation.

**9.4 Accrued Rights of Parties**

Notwithstanding anything to the contrary contained in this Agreement, Termination pursuant to any of the provisions of this Agreement shall be without prejudice to accrued rights of either Party including its right to claim and recover money damages and other rights and remedies which it may have in law or contract. The rights and obligations of either Party under this Agreement, including without limitation those relating to the

termination payment, shall survive the Termination but only to the extent such survival is necessary for giving effect to such rights and obligations.

## 10. ARTICLE 10 - EXIT MANAGEMENT

### 10.1 Ownership

Without prejudice and subject to this Agreement, the ownership of the Project Site along with the Project Facilities, including all improvements made therein by the Developer, shall at all-time remain that of the Authority .

### 10.2 Developer's Obligations

- (a) Upon the expiry of the Agreement Period by efflux of time and in the normal course, the Developer shall on the Expiry Date, hand back vacant and peaceful possession of Project Site and the Project Facilities to the Authority free of cost and in good operable condition.
- (b) Atleast 12 months before the Expiry Date a joint inspection of the Project Site and Project Facilities shall be undertaken by the Authority and the Developer. The Authority shall, within 45 (forty five) days of such inspection prepare and furnish to the Developer a list of works, if any, to be carried out so as to keep the Project Facilities in good operational condition. The Developer shall promptly undertake and complete such works at least 4 (four) months prior to the Expiry Date and also ensure that the Project Facilities continue to meet such requirements until the same are handed back to the Authority on the Expiry Date.
- (c) The Authority shall, within 45 (forty five) days of the joint inspection undertaken under Clause 10.2(b) prepare and furnish to the Developer a list of items, if any, with corresponding distinctive descriptions, which are to be compulsorily handed back to the Authority along with the Project Site and Project Facilities.
- (d) The Developer hereby acknowledges Authority's rights specified in Article 9.3 enforceable against it upon Termination and its corresponding obligations arising therefrom. The Developer undertakes to comply with and discharge promptly all such obligations.

## 11. ARTICLE 11 - DISPUTE RESOLUTION

### 11.1 Amicable Resolution

- (a) Save where expressly stated to the contrary in this Agreement, any dispute, difference or controversy of whatever nature between the Parties, howsoever arising under, out of or in relation to this Agreement (the "**Dispute**") shall in the first instance be attempted to be resolved amicably in accordance with the procedure set forth in Clause 11.1 (b) below.
- (b) Either Party may require such Dispute to be referred to the Authority, and the Chief Executive Officer/Director/Partner of the Developer for the time being, for amicable

settlement. Upon such reference, the two shall meet at the earliest mutual convenience and in any event within 15 days of such reference to discuss and attempt to amicably resolve the Dispute. If the Dispute is not amicably settled within 15 (fifteen) days of such meeting between the two, either Party may refer the Dispute to arbitration in accordance with the provisions of Article 11.2 below.

## **11.2 Arbitration**

### **(a) Procedure**

Subject to the provisions of Article 12.1, any Dispute which is not resolved amicably shall be finally settled by binding arbitration under the Arbitration and Conciliation Act, 1996.

### **(b) Place of Arbitration**

The place of arbitration shall ordinarily be in Ranchi by agreement of the Parties, the arbitration hearings, if required, may be held elsewhere.

### **(c) English Language**

The request for arbitration, the answer to the request, the terms of reference, any written submissions, any orders and awards shall be in English and, if oral hearings take place, English shall be the language to be used in the hearings.

### **(d) Enforcement of Award**

The Parties agree that the decision or award resulting from arbitration shall be final and binding upon the Parties and shall be enforceable in accordance with the Provision of the Arbitration Act subject to the rights of the aggrieved parties to secure relief from any higher forum.

## **11.3 Performance during Dispute Resolution**

Pending the submission of and/or decision on a Dispute and until the arbitral award is published; the Parties shall continue to perform their respective obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

## **12. ARTICLE 12 - REPRESENTATIONS AND WARRANTIES**

### **12.1 Representations and Warranties of the Developer**

The Developer represents and warrants to the Authority that:

- (a) it is duly organised, validly existing and in good standing under the laws of India;
- (b) it has full power and authority to execute, deliver and perform its obligations under this Agreement and to carry out the transactions contemplated hereby;

- (c) it has taken all necessary corporate and other action under Applicable Laws and its constitutional documents to authorise the execution, delivery and performance of this Agreement;
- (d) it has the financial standing and capacity to undertake the Project;
- (e) this Agreement constitutes its legal, valid and binding obligation enforceable against it in accordance with the terms hereof;
- (f) the execution, delivery and performance of this Agreement will not conflict with, result in the breach of, constitute a default under or accelerate performance required by any of the terms of the Developer 's Memorandum and Articles of Association or any Applicable Laws or any covenant, agreement, understanding, decree or order to which it is a party or by which it or any of its properties or assets are bound or affected;
- (g) there are no actions, suits, proceedings or investigations pending or to the Developer 's knowledge threatened against it at law or in equity before any court or before any other judicial, quasi judicial or other authority, the outcome of which may constitute Developer Event of Default or which individually or in the aggregate may result in Material Adverse Effect;
- (h) it has no knowledge of any violation or default with respect to any order, writ, injunction or any decree of any court or any legally binding order of any Government Agency which may result in Material Adverse Effect;
- (i) it has complied with all Applicable Laws and has not been subject to any fines, penalties, injunctive relief or any other civil or criminal liabilities which in the aggregate have or may have Material Adverse Effect;
- (j) subject to receipt by the Developer from the Authority of any amount due under any of the provisions of this Agreement, in the manner and to the extent provided for under the applicable provisions of this Agreement all rights and interests of the Developer in and to the Project shall pass to and vest in the Authority on the Termination Date free and clear of all Encumbrances without any further act or deed on the part of the Developer or the Authority ;
- (k) no representation or warranty by the Developer contained herein or in any other document furnished by it to the Authority or to any Government Agency in relation to Applicable Permits contains or will contain any untrue statement of material fact or omits or will omit to state a material fact necessary to make such representation or warranty not misleading;
- (l) no bribe or illegal gratification has been paid or will be paid in cash or kind by or on behalf of the Developer to any person to procure the Project.
- (m) Without prejudice to any express provision contained in this Agreement, the Developer acknowledges that prior to the execution of this Agreement, the Developer has after a complete and careful examination made an independent evaluation of the Project, and the information provided by the Authority , and has determined to its satisfaction the nature and extent of risks and hazards as are likely to arise or may be faced by the Developer in the course of performance of its obligations hereunder.

The Developer also acknowledges and hereby accepts the risk of inadequacy, mistake or error in or relating to any of the matters set forth above and hereby confirms that the Authority shall not be liable for the same in any manner whatsoever to the Developer.

## **12.2 Representations and Warranties of the Authority**

The Authority represents and warrants to the Developer that:

- (a) The Authority has full power and authority to grant the Project;
- (b) The Authority has taken all necessary action to authorise the execution, delivery and performance of this Agreement;
- (c) This Agreement constitutes the Authority 's legal, valid and binding obligation enforceable against it in accordance with the terms hereof;
- (d) There are no suits or other legal proceedings pending or threatened against the Authority in respect of the Project Site or the Project Facilities.

## **12.3 Obligation to Notify Change**

In the event that any of the representations or warranties made/given by a Party ceases to be true or stands changed, the Party who had made such representation or given such warranty shall promptly notify the other of the same.

# **13. ARTICLE 13 - MISCELLANEOUS**

## **13.1 Assignment and Charges**

The Developer shall not assign in favour of any person this Agreement or the rights, benefits and obligations hereunder save and except with prior consent of the Authority. The Developer shall also not create nor permit to subsist any Encumbrance over the Project except with prior consent in writing of the Authority, which consent the Authority shall be entitled to decline without assigning any reason whatsoever.

## **13.2 Interest and Right of Set Off**

Any sum which becomes payable under any of the provisions of this Agreement by one Party to the other Party shall, if the same be not paid within the time allowed for payment thereof, shall be deemed to be a debt owed by the Party responsible for payment thereof to the Party entitled to receive the same. Such sum shall until payment thereof carry interest at SBI PLR plus 5% per annum from the due date for payment thereof until the same is paid to or otherwise realised by the Party entitled to the same. Without prejudice to any other right or remedy that may be available under this Agreement or otherwise under law, the Party entitled to receive such amount shall also have the right of set off.

Provided the stipulation regarding interest for delayed payments contained in this Article 13.2 shall neither be deemed nor construed to authorise any delay in payment of any amount due by a Party nor be deemed or construed to be a waiver of the underlying breach of payment obligations.

### **13.3 Governing Law and Jurisdiction**

This Agreement shall be governed by the laws of India. The Courts at Ranchi shall have jurisdiction over all matters arising out of or relating to this Agreement.

### **13.4 Waiver**

- (a) Waiver by either Party of any default by the other Party in the observance and performance of any provision of or obligations under this Agreement:
- (i) shall not operate or be construed as a waiver of any other or subsequent default hereof or of other provisions or obligations under this Agreement;
  - (ii) shall not be effective unless it is in writing and executed by a duly authorised representative of such Party; and
  - (iii) shall not affect the validity or enforceability of this Agreement in any manner.
- (b) Neither the failure by either Party to insist on any occasion upon the performance of the terms, conditions and provisions of this Agreement or any obligation hereunder nor time or other indulgence granted by a Party to the other Party shall be treated or deemed as waiver/breach of any terms, conditions or provisions of this Agreement.

### **13.5 Survival**

Termination of this Agreement

- (a) shall not relieve the Developer or the Authority of any obligations already incurred hereunder which expressly or by implication survives Termination hereof, and
- (b) except as otherwise provided in any provision of this Agreement expressly limiting the liability of either Party, shall not relieve either Party of any obligations or liabilities for loss or damage to the other Party arising out of or caused by acts or omissions of such Party prior to the effectiveness of such Termination or arising out of such Termination.

### **13.6 Amendments**

This Agreement and the Schedules together constitute a complete and exclusive understanding of the terms of the Agreement between the Parties on the subject hereof and no amendment or modification hereto shall be valid and effective unless agreed to by all the Parties hereto and evidenced in writing.

### **13.7 Notices**

Unless otherwise stated, notices to be given under this Agreement including but not limited to a notice of waiver of any term, breach of any term of this Agreement and termination of this Agreement, shall be in writing and shall be given by hand delivery,

recognized international courier, mail, telex or facsimile transmission and delivered or transmitted to the Parties at their respective addresses set forth below:

If to the Authority:

Jharkhand Tourism Development Corporation Limited  
5, Tourist Complex  
Main Road  
Jharkhand  
Ranchi - 834001  
Fax: +(91)-651-2330935  
Email: jtdcltd@gmail.com

If to the Developer:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Or such address, telex number, or facsimile number as may be duly notified by the respective Parties from time to time, and shall be deemed to have been made or delivered

- (i) in the case of any communication made by letter, when delivered by hand, by recognized international courier or by mail (registered, return receipt requested) at that address, and
- (ii) in the case of any communication made by telex or facsimile, when transmitted properly addressed to such telex number or facsimile number.

**13.8 Severability**

If for any reason whatsoever any provision of this Agreement is or becomes invalid, illegal or unenforceable or is declared by any court of competent jurisdiction or any other instrumentality to be invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions shall not be affected in any manner, and the Parties shall negotiate in good faith with a view to agreeing upon one or more provisions which may be substituted for such invalid, unenforceable or illegal provisions, as nearly as is practicable. Provided failure to agree upon any such provisions shall not be subject to dispute resolution under this Agreement or otherwise.

**13.9 No Partnership**

Nothing contained in this Agreement shall be construed or interpreted as constituting a partnership between the Parties. Neither Party shall have any authority to bind the other in any manner whatsoever.



**13.10 Language**

All notices required to be given under this Agreement and all communications, documentation and proceedings which are in any way relevant to this Agreement shall be in writing and in English language.

**13.11 Exclusion of Implied Warranties etc.**

This Agreement expressly excludes any warranty, condition or other undertaking implied at law or by custom or otherwise arising out of any other agreement between the Parties and any representation by any Party not contained in a binding legal agreement executed by the Parties.

**13.12 Counterparts**

This Agreement may be executed in two counterparts, each of which when executed and delivered shall constitute an original of this Agreement but shall together constitute one and only the Agreement.

IN WITNESS WHEREOF THE, PARTIES HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

SIGNED SEALED AND DELIVERED

For and on behalf of Jharkhand Tourism Development Corporation Limited by:

(Signature)  
(Name)  
(Designation)

For and on behalf of \_\_\_\_\_ (Developer) by:

(Signature)  
(Name)  
(Designation)

In the presence of :

- 1)
- 2)

## **SCHEDULES**

**SCHEDULE 1 - PAYMENT SCHEDULE**

The Developer shall pay to the Authority an annual fee of Rs.\_\_\_\_\_/-(Rupees\_\_\_\_\_Only) (“Fee”) in advance from the 2<sup>nd</sup> of Appointed Date. The Fee is payable to the Authority on or before 30 (thirty) days in advance before start of every year throughout the Agreement Period as specified in the table below. The Fee shall increase by 10% (ten percent) once in two years over the previous year’s Fee on compound basis.

<b>Annual Escalation (in Percentage)</b>	<b>Anniversary commencing from the Appointed Date</b>	<b>Amount of Fee Payable to the Authority (in Rs)</b>	<b>Due Date</b>
0%	First		No payment of Fee to the Authority
0%	Second		
0%	Third		
10%	Fourth		
0%	Fifth		
0%	Sixth		
10%	Seventh		
0%	Eight		
0%	Ninth		
10%	Tenth		
0%	Eleventh		
0%	Twelfth		
10%	Thirteenth		
0%	Fourteenth		
0%	Fifteenth		
10%	Sixteenth		
0%	Seventeenth		
0%	Eighteenth		
10%	Nineteenth		
0%	Twentieth		
0%	Twenty First		
10%	Twenty Second		
0%	Twenty Third		
0%	Twenty Fourth		
10%	Twenty Fifth		
0%	Twenty Sixth		
0%	Twenty Seventh		
10%	Twenty Eighth		
0%	Twenty Ninth		
0%	Thirtieth		

## SCHEDULE 2 - PERFORMANCE SECURITY

### (PROFORMA OF BANK GUARANTEE)<sup>8</sup>

**THIS DEED OF GUARANTEE** executed on this the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ by \_\_\_\_\_ (*Name of the Bank*) having its Head / Registered office at \_\_\_\_\_ hereinafter referred to as “the Guarantor” which expression shall unless it be repugnant to the subject or context thereof include successors and assigns;

#### **In favour of**

Jharkhand Tourism Development Corporation Limited having its office at \_\_\_\_\_, hereinafter referred to as “the Authority”, which expression shall, unless repugnant to the context or meaning thereof include its administrators, successors or assigns.

#### **WHEREAS**

- A. By the Project Development and Management Agreement being entered into between the Authority and \_\_\_\_\_, a company incorporated under the provisions of the Companies Act, 1956 having its registered office/ permanent address at \_\_\_\_\_ (“the **Project Development and Management Agreement**”) the Company had been granted the Rights to implement the Project for development/ renovation and operations, management and transfer of the \_\_\_\_\_ [*name of the property*], hereinafter referred to as Project.
- B. In terms of Article 5.1 of the Project Development and Management Agreement, the Company is required to furnish to the Authority , an unconditional and irrevocable bank guarantee for an amount of Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ Only) (*Equal to fee specified in Clause 5.1 of the Project Development and Management Agreement*), as security for due and punctual performance/discharge of its obligations under the Project Development and Management Agreement, substantially in the format annexed as Schedule 2 to the Project Development and Management Agreement.
- C. At the request of the Company, the Guarantor has agreed to provide guarantee, being these presents, guaranteeing the due and punctual performance/discharge by the Company of its obligations under the Project Development and Management Agreement.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. Capitalised terms used herein but not defined shall have the meaning assigned to them respectively in the Project Development and Management Agreement.
2. The Guarantor hereby irrevocably guarantees the due and punctual performance by \_\_\_\_\_ [*name of the successful Bidder*] (hereinafter called “the Developer”) of all its obligations under the Project Development and Management Agreement.

<sup>8</sup> To be issued by a Scheduled Bank in India and from \_\_\_\_\_ branch only

3. The Guarantor shall, without demur, pay to the Authority sums not exceeding in aggregate Rs. \_\_\_\_\_/-(Rupees \_\_\_\_\_Only) (*Equal to fee specified in Clause 5.1 of the Project Development and Management Agreement*), within five (5) calendar days of receipt of a written demand therefore from the Authority stating that the Company has failed to meet its performance obligations under the Project Development and Management Agreement. The Guarantor shall not go into the veracity of any breach or failure on the part of the Developer or validity of demand so made by the Authority and shall pay the amount specified in the demand notwithstanding any direction to the contrary given or any dispute whatsoever raised by the Developer or any other Person. The Guarantor's obligations hereunder shall subsist until all such demands are duly met and discharged in accordance with the provisions hereof.
4. In order to give effect to this Guarantee, the Authority shall be entitled to treat the Guarantor as the principal debtor. The obligations of the Guarantor shall not be affected by any variations in the terms and conditions of the Project Development and Management Agreement or other documents or by the extension of time for performance granted to the Company or postponement/non exercise/ delayed exercise of any of its rights by the Authority or any indulgence shown by the Authority to the Developer and the Guarantor shall not be relieved from its obligations under this Guarantee on account of any such variation, extension, postponement, non exercise, delayed exercise of any of its rights by the Authority or any indulgence shown by the Authority provided nothing contained herein shall enlarge the Guarantor's obligation hereunder.
5. This Guarantee shall be irrevocable and shall remain in full force and effect until \_\_\_\_\_unless discharged/released earlier by the Authority in accordance with the provisions of the Project Development and Management Agreement. The Guarantor's liability in aggregate be limited to a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_Only) (*Equal to fee specified in Clause 5.1 of the Project Development and Management Agreement*).
6. This Guarantee shall not be affected by any change in the constitution or winding up of the Developer / the Guarantor or any absorption, merger or amalgamation of the Developer / the Guarantor with any other Person.
7. The Guarantor has power to issue this guarantee and discharge the obligations contemplated herein, and the undersigned is duly authorised to execute this Guarantee pursuant to the power granted under \_\_\_\_\_.

IN WITNESS WHEREOF THE GUARANTOR HAS SET ITS HANDS HEREUNTO ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN  
SIGNED AND DELIVERED

by \_\_\_\_\_Bank by the hand of  
Shri \_\_\_\_\_  
its \_\_\_\_\_and authorised official.

### **SCHEDULE 3- REPORTING REQUIREMENTS**

The reporting and information that generally need to be provided by the Developer are given below. The requirements given below are indicative of the type of information to be provided. The format of such reports, recording requirements, software standards and number of copies required would be finalised in consultation with the Authority. All reports and records shall be in the English language.

#### **1. Monthly Renovation Report**

During the Renovation Period, within 7 (seven) days of the end of each month, the Developer shall provide to the Authority a monthly report (Monthly Renovation Report) containing the progress made, identify slippages if any, and project the future activities to be undertaken (including rectifications) and would, inter alia, include the following:

- (i) Listing of working drawings/sketches submitted
- (ii) Comments of the Authority , if any on the working drawings/sketches submitted
- (iii) Developer's response to the comments on the Drawings/sketches
- (iv) Listing of the "As Built" drawings submitted
- (v) Progress of pre- renovation activities - mobilization of plant and equipment, personnel, site office, utility relocation etc.
- (vi) Developer 's compliance inspection report, if any required
- (vii) Constraints in renovation
- (viii) Project data and sectional completion details
- (ix) Suspension of renovation, if any, its reasons, duration and the steps undertaken to resume renovation
- (x) Change of Scope Notice issued by the Authority , if any, and status thereof
- (xi) All actual or potential deviations from the Approved Project Implementation Plan
- (xii) Disagreements/ Disputes , if any and proposed measures to be taken
- (xiii) Management activities carried out by the Developer on the existing carriageway
- (xiv) Montly weather report with any other significant event
- (xv) Injury to any renovation personnel during renovation, its severity, cause and remedial measure(s) taken to avoid recurrence
- (xvi) Brief report of any accident / incident within the Project, injury/fatality, property damage, cause of accident and actions taken to avoid recurrence
- (xvii) Notes of meetings between the Developer, the Authority highlighting critical decisions taken or agreements reached. Minutes of the meeting issued by the Authority shall also be included in the yearly progress reports.

#### **2. Yearly Operation and Management Report**

During the Agreement Period, within 7 days of the end of each year, the Developer shall provide to the Authority a yearly report operation and management report which shall contain the following minimum information:

- (i) Details of major management undertaken and expense incurred towards the same

- (ii) Inspections undertaken by the Developer during the year and action taken/ proposed thereafter;
- (iii) Operation and Management inspection compliance report
- (iv) Management activities undertaken during the year ended and
- (v) Details of any Emergency and action taken
- (vi) Photographs of the Project Facilities

#### **SCHEDULE 4 - INDICATIVE LIST OF APPLICABLE PERMITS**

The list of Applicable Permits includes, but is not limited to:

- a) Building Plan and renovation approvals from the competent authority.
  - b) Approved drawings, structural drawings, estimate and other relevant documents from the competent authorities as per their rules, regulations and guidelines.
  - c) All other relevant clearances from other authorities as required for renovation of buildings at the Project Site.
1. Approval/ Clearances as per the applicable laws, policies and guidelines
  2. All trade licenses as applicable.
  3. Approval/permits from fire safety authorities.
  4. Environmental clearances/approvals, as applicable.
  5. Other relevant statutory approvals/permits for renovation and operation of the Project.



**SCHEDULE 5 – JOINT INSPECTION REPORT**

**SCHEDULE 6 - LETTER OF AWARD ISSUED TO THE DEVELOPER**

**SCHEDULE 7 – FINANCIAL PROPOSAL OF THE DEVELOPER**

**SCHEDULE 8 – APPROVED PROJECT IMPLEMENTATION PLAN**