

REQUEST FOR PROPOSAL

For

Appointment of Exhibit Agency for Supply, Installation, Testing, Commissioning, Operation & Maintenance for Digitalized Museum Gallery for Mata Shri Chintpurni Museum at Baba Mai Das Sadan, Una.

VOLUME II- CONSTRUCTION AND MAINTENANCE CONTRACT OF DIGITALIZED MUSEUM GALLEY FOR MATA SHRI CHINTPURNI MUSEUM AT BABA MAI DAS SADAN, UNA

BY AND BETWEEN

TEMPLE TRUST MATA SHRI CHINTPURNI JI, TEHSIL-AMB, UNA, HIMCHAL PRADESH
(As Authority)

AND

[●]
(AS CONTRACTOR)

**Temple officer, Mata Shri Chintpurni Temple
Temple Trust Mata Shri Chintpurni Ji,
Tehsil-Amb, District Una, Himachal Pradesh- 177110.
Tel. No. 01976-255818, Email: tochintpurni-hp@nic.in**

CONSTRUCTION AND MAINTENANCE CONTRACT

THIS CONSTRUCTION AND MAINTENANCE CONTRACT ("Contract or Agreement") is entered into at [●] on this [●] day of [●] ("**Effective Date**"),

By and between:

Temple Trust Mata Shri Chintpurni Ji, represented by Temple Officer, and having its principal offices at Mata Shri Chintpurni Temple, Tehsil-Amb, District Una, Himachal Pradesh- 177110, (hereinafter referred to as the "Authority" which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) of **ONE PART**.

AND

[●], a company incorporated under the provisions of the Companies Act, 1956/2013 and having its registered office at [●], (hereinafter referred to as the "**Contractor**" which expression shall, unless repugnant to the context or meaning thereof, include its successors, permitted assigns and substitutes) of the Other Part.

OR

[●], a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at [●] incorporated by the Selected Bidder to undertake the obligations under this Agreement, (hereinafter referred to as the "**Contractor**" which expression shall, unless repugnant to the context or meaning thereof, include its successors, permitted assigns and substitutes) of the Other Part.

AND

[●], a company incorporated under the provisions of [●] and having its registered office at [●] and has incorporated [●] for the purpose of implementing this Project (hereinafter referred to as the "**Contractor**" which expression shall, unless repugnant to the context or meaning thereof, include its successors, permitted assigns and substitutes) of the Other Part.

Further, for the purpose of this Contract, both the "Authority" and "Contractor" are collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The Authority has resolved to develop a Digitalized Museum Gallery for Mata Shri Chintpurni Museum at Baba Mai Das Sadan, Una.
- B. The Authority had accordingly invited proposals by its Request for Proposal dated *** (the "**Request for Proposal**" or "**RFP**") for selection of a Contractor for undertaking the

construction and maintenance for development of a Digitalized Museum Gallery for Mata Shri Chintpurni Museum at Baba Mai Das Sadan, Una ("Project").

- C. After evaluation of the bids received, the Authority had accepted the bid of the {selected bidder ("Selected Bidder")/consortium comprising [●] and [●] (collectively the "Consortium") with [●] as its lead member (the "Lead Member")} and issued its Letter of Award No. dated [●] (hereinafter called the "LOA") to the {selected bidder/ Consortium} requiring, inter alia, the execution of this Contract within [●] ([●]) days of the date of issue thereof.
- D. The Selected Bidder/Consortium has requested the Authority to accept [●] as the entity which shall undertake and perform the obligations and exercise the rights of the Selected Bidder/ Consortium including the obligation to enter into this Contract pursuant to the LOA for executing the Project.

OR

[The selected bidder/ Consortium has since promoted and incorporated a private limited company and has requested the Authority to, accept the same as the entity which shall undertake and perform the obligations and exercise the rights of the {selected bidder/ Consortium under the LOA,} including the obligation to enter into this Contract pursuant to the LOA for executing the Project.]¹

- E. The Authority has agreed to the said request of the {selected bidder/ Consortium}, and has accordingly agreed to enter into this Contract with the Contractor for execution of the Project, subject to and on the terms and conditions set forth hereinafter.

NOW THEREFORE, in consideration of the premises, the covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties as follows:

¹In case an SPV is being incorporated for executing the Project.

ARTICLE 1

DEFINITIONS AND INTERPRETATION

1. General

1.1 Definitions

All capitalized terms used in this Contract shall, unless the context otherwise requires, have the meanings ascribed to them in Schedule 1 (Definitions).

1.2 Interpretation

1.2.1 Reference to the singular shall include reference to the plural and vice-versa and a reference to any gender shall include a reference to the other genders, except where the context otherwise requires.

1.2.2 The headings in this Contract are included for ease of reference, and shall not affect the meaning or the interpretation of this Contract.

1.2.3 The Schedules to this Contract form an integral part of this Contract and will be of full force and effect. The provisions of this Contract and the Schedules hereto shall be interpreted harmoniously.

1.2.4 The preamble and the recitals shall form an integral part of this Contract and shall be interpreted harmoniously.

1.2.5 Unless the context otherwise requires, a reference to any clause, recital, schedule shall be to a Clause, Recital, Schedule of this Contract respectively, except where the context otherwise requires.

1.2.6 Reference to any law or regulation having force of law includes a reference to that law or regulation, as amended, modified, supplemented, extended or re-enacted from time to time.

1.2.7 Reference to time shall, except where the context otherwise requires, be construed as a reference to Indian Standard Time .Any reference to calendar shall be construed as reference to the Gregorian calendar.

1.2.8 The words "include" or "including" shall be deemed to be followed by "without limitation" or "But not limited to" whether or not they are followed by such phrases.

1.2.9 Unless the context otherwise requires, any period of time referred to shall be deemed to expire at the end of the last date of such period.

1.2.10 In case of any discrepancy between words and figures, the words shall prevail over the figures.

- 1.2.11 Whenever provision is made for the giving of notice, approval or consent by any Person, unless otherwise specified, such notice, approval or consent shall be in writing and the words "notify" and "approve" shall be construed accordingly.
- 1.2.12 Provisions including the word "agree", "agreed", "agreement" require the agreement to be recorded in writing.
- 1.2.13 The terms "written" or "in writing" mean hand-written, type-written, printed or electronically made, and resulting in a permanent record.
- 1.2.14 Any reference to a document is to that document as amended, varied or novated from time to time otherwise than in breach of this Contract or that document.

1.3 Communications

Wherever this Contract provides for the giving or issuing of approvals, certificates, consents, determinations, notices and requests, these communications shall be:

- a. in writing and delivered by hand (against receipt), sent by mail or courier, or transmitted using any of the agreed systems of electronic transmission as stated in Clause 19.3 (Notices); and
- b. delivered, sent, or transmitted to the address for the recipient's communications as stated in the Contract. However:
 - i. if the recipient gives notice of another address, communications shall thereafter be delivered; accordingly, and
 - ii. if the recipient has not stated otherwise when requesting an approval or consent, communications may be sent to the address from which the request was issued.

1.4 Language

All notices required to be given by one Party to the other Party and all other communications, documentation, proceedings and matters which are in any way relevant to this Contract shall be in writing and in English language.

1.5 Priority of Documents

- 1.5.1 The documents forming the Contract are to be taken as mutually explanatory of one another. For the purposes of interpretation, the priority of the documents shall be in accordance with the following sequence:
- a. the Contract; and
 - b. all other agreements and documents forming part hereof or referred to herein.
- 1.5.2 Subject to the provisions of Clause 1.5.1, in case of ambiguities or discrepancies within this

Contract, the following shall apply:

- a. between two or more Clauses of this Contract, the provisions of a specific Clause relevant to the issue under consideration shall prevail over those in other Clauses.
- b. between the Clauses of this Contract and the Schedules, the Clauses shall prevail and between Schedules and Annexes, the Schedules shall prevail.
- c. between any two Schedules, the Schedule relevant to the issue shall prevail.
- d. between the written description on the Drawings /Specifications and Bill of Quantities, the former shall prevail.
- e. between the dimension scaled from the Drawing and its specific written dimension, the latter shall prevail; and
- f. between any value written in numerals and that in words, the latter shall prevail.

1.5.3 In the event that clause 1.5.1 and clause 1.5.2 are unable to resolve the discrepancies, the most restrictive provision(s) among the alternatives shall prevail.

1.6 Joint and Several Liability

If the Contractor constituted (under Applicable Laws) is a Consortium:

- a. the members of the Consortium shall be deemed to be jointly and severally liable to the Authority for the performance of the Contract.
- b. the members of the Consortium shall notify the Authority of the Leader who shall have authority to bind each of the members of the Consortium for performance of obligations under the Contract; and
- c. the Consortium shall not alter its composition or legal status without the prior consent of the Authority.

ARTICLE 2

REPRESENTATIONS AND WARRANTIES

2.1 Representations and Warranties of the Contractor

The Contractor hereby represents and warrants to the other Party as follows:

2.1.1 Due Organization

It is a company/trust/society/firm/sole proprietorship duly organized, validly existing and in good standing under the Applicable Laws of the jurisdiction where it is incorporated and has all requisite power and authority to own and operate its business and properties and to carry on its business as such business is now being conducted and is duly qualified to do business in India and in any other jurisdiction in which its performance of the Contract makes such qualification necessary.

2.1.2 Due Authorization; Binding Obligation

It has full power and authority to execute and deliver the Contract and to perform its obligations hereunder, and the execution, delivery and performance of the Contract by it have been duly authorized by all necessary action on its part. This Contract has been duly executed and delivered by it and is such Party's legal, valid and binding obligation enforceable in accordance with its terms.

2.1.3 No Insolvency

It is not in liquidation or subject to an administration order and no administrator, administrative receiver or receiver has been appointed over the whole or a substantial part of its property, assets or undertaking, and no equivalent or analogous event has occurred.

2.1.4 Non-Contravention

The execution, delivery and performance of the Contract by it and the consummation of the transactions contemplated hereby do not and will not contravene the certificate of incorporation, constitutional documents, or by-laws of such Party, and do not and will not conflict with or result in a breach of or default under any indenture, mortgage, lease, agreement, instrument, judgment, decree, order or ruling to which such Party is a party or by which it or any of its properties is bound or affected.

2.1.5 Commercial Interest

The entry into and performance of the Contract by it is in its commercial interest and to its corporate benefit and it has assessed and satisfied itself as to the existence of such corporate benefit.

2.1.6 Regulatory Approvals

All Applicable Permits including governmental or other authorizations, Approvals, orders or consents required (if any) in connection with the execution, delivery and performance of the Contract by it have been obtained (or will be obtained in a timely manner) to allow Completion of the Works during the Construction Period.

2.1.7 Compliance with Applicable Laws

It has not contravened any Applicable Laws or conditions of any Applicable Permit granted to it, as on the Effective Date, which contravention would have an adverse effect on the Project or any license, registration, permission, consent or approval held by it in relation to the Project. Further, it has not violated any intellectual property right related laws, rules and regulations, nor does any infringement of any intellectual property rights of any third party exist.

2.1.8 Representations and Warranties of the Authority

The Authority represents, warrants, and covenants to the Contractor that:

- a. it has full power and authority to execute, deliver and perform its obligations under this Contract and to carry out the transactions contemplated herein and that it has taken all actions necessary to execute this Contract, exercise its rights and perform its obligations, under this Contract.
- b. it has taken all necessary actions under Applicable Laws to authorize the execution, delivery and performance of this Contract;
- c. it has the financial standing and capacity to perform its obligations under this Contract.
- d. this Contract constitutes a legal, valid and binding obligation enforceable against it in accordance with the terms hereof.
- e. 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 Instrumentality which may result in any material adverse effect on the Authority's ability to perform its obligations under this Contract; and
- f. it has good, legal and valid right and title to the Site, and has the power and authority to handover the Site to the Contractor for the development of the Project in accordance with the terms of this Contract.

2.2 Continuing Representations

Each representation and warranty given by the Parties in this Article 2 (Representations and Warranties) and elsewhere in the Contract shall be deemed repeated on a continuing basis throughout the term of the Contract.

ARTICLE 3

SCOPE OF THE PROJECT AND VARIATION OF WORK

3. SCOPE OF PROJECT

- 3.1 The scope of the Project (the "**Scope of Project**") shall mean and include, during the Term:
- a. construction of the Project on the Site in as set forth in **Schedule 2** and in conformity with the Technical Specifications set forth in **Schedule 3** (Technical Specifications) and the provisions of this Contract.
 - b. Procurement and installation, Content design and preparation of Works including all exhibits, equipment, instruments, AV systems as planned for the Project and as set forth in Schedule 2 and in conformity with the Technical Specification set forth in Schedule 3 (Technical Specifications) and the provisions of this Contract.
 - c. after the Construction Completion Date, maintenance of the Project as set forth in Schedule 2 and in conformity with the Technical Specifications set forth in Schedule 3 (Technical Specifications), and the provisions of this Contract; and
 - d. performance and fulfilment of all other obligations of the Contractor in accordance with the provisions of this Contract and matters incidental thereto or necessary for the performance of any or all the obligations of the Contractor under this Contract.
- 3.2 Unless otherwise expressly mentioned in this Contract, the execution of relevant Scope of Project by the Contractor shall be strictly according to the applicable Technical Specifications, and/or other directions/requirements of the Authority.
- 3.3 Any Works not found to be as per the relevant Technical Specifications and/or directions/requirements of the Authority shall be rejected, and the Contractor shall have to redo, rectify, or remedy the same at its own cost and responsibility. In case of failure of the Contractor to rectify such defects, the Authority shall get the Works rectified at the risk and cost of the Contractor.
- 3.4 The Contractor shall not assign or subcontract the whole or part of its Scope of Project to any third party without the prior written approval of the Authority. No such assignment or subcontract shall relieve the Contractor from any of its obligations under this Contract, and the Contractor shall be liable for its entire Scope of Project as if none of it has been assigned or subcontracted to any third party and the entire Scope of Project has been executed by the Contractor themselves.

3.5 VARIATION

3.5.1 Right to vary the Work

During the Construction Period, the Authority as well as the Contractor shall have a right to seek variation in the Work ("Variation") by way of a proposal at any time prior to issuing of the Works Completion Certificate.

Any change in the BOQ, which is not triggered by a change in Scope of Project as defined in clause 3.1, shall not constitute Variation.

3.5.2 Authority's right to vary the Work

- i. The Authority may give a proposal for Variation to the Contractor at any time prior to issuing of the Work Completion Certificate. The Contractor shall execute and be bound by each Variation (as applicable to it) proposed by the Authority unless the Contractor promptly gives notice to the Authority stating (with supporting particulars) that:
 - a. it cannot readily execute the Variation, or
 - b. the Variation will reduce the safety or suitability of the Project. Upon receiving this notice, the Authority may cancel, confirm, or vary the proposal for Variation.
- ii. Once the Contractor agrees and becomes bound by the Variation proposed by the Authority, it shall respond to the Authority in writing as soon as practicable, and submit:
 - a. a description of the proposed design of the Variation to be performed and a program for its execution.
 - b. a proposal for any necessary modifications to the Program Schedule set out in Schedule 4 (Program Schedule) and to the Construction Period; and
 - c. a proposal for adjustment to the Contract Price in terms of the Clause 3.5.4.
- iii. The Authority shall, as soon as practicable after receiving such proposal, respond with approval, disapproval or comments, and the Contractor and the Authority shall mutually agree to the terms and conditions of the Variation, including the change in Works, terms relating to increase in Contract Price (considering reasonable profit for the Contractor), the schedule of payments and extension of Construction Period (if applicable). It is clarified that the Contractor shall not execute any services or works forming part of the proposed Variation unless the Parties have agreed to the change in Works, terms relating to increase in Contract Price (considering reasonable profit for the Contractor), the schedule of payments and extension of Construction Period (if applicable) resulting from such proposed Variation.

3.5.3 Contractor's right to vary the Scope of Works

Contractor may give a proposal for Variation by way of value engineering which (in the Contractor's opinion) will, if adopted, (i) accelerate Completion, (ii) reduce the cost to the Authority of executing, maintaining, or operating the Project, (iii) improve the efficiency or value to the Authority of the completed Project, or (iv) otherwise be of benefit to the Authority.

The proposal for Variation by the Contractor shall include:

- a. description of the proposed design of the Variation to be performed and a program for its execution.
- b. the Contractor's proposal for any necessary modifications to the Program Schedule set out in Schedule 4 (Program Schedule) and to the Construction Period for Completion; and
- c. the Contractor's proposal for adjustment to the Contract Price in terms of the Clause 3.5.4

The Authority shall, as soon as practicable after receiving such proposal, respond with approval, disapproval or comments, and the Parties shall mutually agree to the terms and conditions of the Variation. The proposal for Variation by the Contractor shall not be applicable or binding on the Authority unless the Authority expressly agrees to the terms and conditions of such Variation, and the Contractor shall not proceed with any services or works as part of the proposed Variation unless expressly instructed by the Authority in writing.

Upon instructing or approving a Variation, the Contractor and the Authority shall agree and determine adjustments to the Contract Price and the schedule of payments. These adjustments shall include reasonable profit and shall take account of the Contractor's submissions under paragraph 1 of this Clause, if applicable.

3.5.4 Determination of the Contract Price in case of Variation.

In the event of the Variation of the Work in terms of the Clause 3.5.2 and 3.5.3 above, the adjustment in the Contract Price shall be determined in the following manner:

- a. If rate for varied item of Work is specified in the Bill of Quantities, the Contractor shall carry out the varied item of Work ("Varied Work") at the rate adjusted with the mark-up quoted by the Contractor for any variations.
- b. If the rate for any Varied Work is not specified in the Bill of Quantities, the rate for such item of the Varied Work shall be derived from the rate for the nearest similar item specified in the Bill of Quantities.
- c. If the rate of any Varied Work is not included in the Bill of Quantities, such item of Work shall be carried out as per HPSR-2020 and if not listed in HPSR shall be as per the Delhi Schedule of rates.
- d. If the rate for any Varied Work cannot be determined in the manner specified in (a) to (c) above, then the Contractor will be paid at such fair and reasonable rates as worked out by the Authority on the basis of material and labour required to execute the item and allowing 12 percent (twelve percent) towards overhead charges and Contractor's profit.
- e. The decision of the Authority shall be final and binding in this regard.

3.5.5 For the avoidance of doubt, Variation shall include:

- a. change in Technical Specifications of any item of Works.
- b. omission/ addition of any item of Work not implied from the Scope of the Project defined in Clause 3.1;

Further the Bill of Quantities with prices provided in Schedule 10 is indicative in nature for the sole purpose of determination of the Contract Price in the event of Variation as per

clause 3.5.4 of this Contract and to determine the value of completed Works as per Schedule 6. For the avoidance of doubt, it is further clarified that description of items mentioned in the BOQ is an integral part of Technical Specifications in Schedule 3 & Scope of Works in Schedule 2.

- 3.5.6 No Variation shall be executed unless the Authority has issued the proposal for change in Scope of Project and the parties have mutually agreed to such proposal in accordance with Clause 3.5.2 above save and except any change in Scope of Project which is necessary for meeting any Emergency, i.e. a condition or situation that is likely to endanger the safety or security of the individuals connected to the Project, including Users thereof, or which poses an immediate threat of material damage to the Works or any of the Project Assets. For the avoidance of doubt, it is clarified that in such a situation of Emergency the Authority shall not be required to issue a proposal for change in Scope of Project to the Contractor and the Contractor shall be required to execute the Variation upon mere intimation by the Authority and without waiting for any mutual agreement between the Parties on any proposed Variation.

ARTICLE 4

CONDITIONS PRECEDENTS

4.1 Conditions Precedent

4.1.1 Save and except as expressly provided in Articles 4, and 8, or unless the context otherwise requires, the respective rights and obligations of the Parties under this Contract shall be subject to the satisfaction in full of the conditions precedent specified in this Clause 4.1 (the "**Conditions Precedent**").

4.1.2 The Contractor may, at any time upon fulfilling its Conditions Precedent specified in Clause 4.1.3, by notice require the Authority to satisfy any or all of the Conditions Precedent set forth in this Clause 4.1.2 within a period of 30 (thirty) days of the notice, or such longer period not exceeding 45 (forty-five) days as may be specified therein, and the Conditions Precedent required to be satisfied by the Authority shall be deemed to have been fulfilled when the Authority shall have:

- a. procured for the Contractor the Right of Way to the Site in accordance with the provisions of Clause 7.2; and
- b. procured for the Contractor access to water and electricity supply at one designated point on the Site.

4.1.3 The Conditions Precedent shall be required to be satisfied by the Contractor within a period of 15 (fifteen) days from the Effective Date or such longer period not exceeding 30 (thirty) days from the Effective Date and the Conditions Precedent shall be deemed to have been fulfilled when the Contractor shall have provided to the Authority:

- a. the Performance Security as per Clauses 6.1, 6.2 and 6.3 hereof.

4.2 Damages for delay by the Authority

In the event that (i) the Authority does not procure fulfilment or waiver of any or all of the Conditions Precedent set forth in Clause 4.1.2 within the period specified in respect thereof, and (ii) the delay has not occurred as a result of breach of this Contract by the Contractor or due to Force Majeure, the Authority shall pay to the Contractor Damages in an amount calculated at the rate of 0.1% (zero point one per cent) of the Performance Security for each day's delay until the fulfilment of such Conditions Precedent, subject to a maximum of 10% (ten per cent) of the Performance Security.

4.3 Damages for delay by the Contractor

In the event that (i) the Contractor does not procure fulfilment or waiver any or all of the Conditions Precedent set forth in Clause 4.1.3 within a period of 30 (thirty) days from the Effective Date, and (ii) the delay has not occurred as a result of failure to fulfil the obligations under Clause 4.1.2 or other breach of this Contract by the Authority or due to Force Majeure, the Contractor shall pay to the Authority Damages in an amount calculated at the rate of 0.1% (zero point one per cent) of the Performance Security for each day's delay until the fulfilment

of such Conditions Precedent, subject to a maximum of 10% of the Performance Security. Provided that in case the Performance Security has not been furnished the Authority shall be entitled to encash an equivalent amount towards the aforesaid damages from the Bid Security.

4.4 Failure to achieve the Appointed Date

If the limit of liability specified in Clause 4.2 or 4.3 is reached in respect of either party, then the non-defaulting Party shall have the right to immediately terminate this Contract through a written notice to the defaulting Party and upon such Termination this Contract shall cease to be effective and binding on the Parties and neither Party shall have any further liability to each other.

In the event that this Contract is terminated by the Contractor due to Authority's failure to satisfy any of its Conditions Precedent then the Authority shall, within 7 (seven) days from the date of such termination, return the Bid Security (if not replaced by Performance Security), or the Performance Security (if furnished by then replacing Bid Security), as the case may be.

However, where the limit on the Contractor's liability in Clause 4.3 has been reached or exceeded and the Contractor has failed to pay the amount of damages due and payable by it to the Authority in accordance with Clause 4.3 within 7 (seven) days from the date of the termination notice issued by the Authority under this Clause 4.4, then notwithstanding the Termination of this Contract in accordance with this Clause 4.4 the Authority shall be entitled to encash the Bid Security. And appropriate proceeds thereof as Damages.

ARTICLE 5

TERM OF THE CONTRACT

5. TERM OF THE CONTRACT

- 5.1 Subject to the terms and conditions contained hereinafter, this Contract shall come into force on and from the Appointed Date and shall end on 2nd anniversary of the Completion Date or on expiry of the Defect Liability Period Whichever is later (“Term”). The Term shall be divided as Construction Period and Maintenance Period.
- 5.2 Unless otherwise terminated in accordance with the terms of this Contract, this Contract shall remain valid for the Contractor till the expiry of the relevant Defect Liability Period as applicable to the Contractor.
- 5.3 The expiry or termination of this Contract shall not affect any accrued rights, obligations, and liabilities of the Parties from the Appointed Date, including but not limited to those specifically provided in this Contract nor shall it affect any continuing obligations which this Contract provides either expressly or by necessary implication, which are to survive its expiry or termination.
- 5.4 **Extension of Maintenance Period**
- i. The Maintenance Period of the Contract may be extended for an additional period of 01 years on the terms and conditions mutually agreed between the Contractor and the Authority ("Extended Maintenance Period").
 - ii. During the Extended Maintenance Period, if any, the Contractor shall be entitled for quarterly maintenance fee for such extended maintenance period, which shall be equivalent to an amount escalated at rate of ____% over the last quarterly maintenance fee paid to the Contractor during the first Maintenance Period of the Contract. For avoidance of doubt, the quarterly maintenance fee for the Extended Maintenance Period shall be increased by ____% only once at the beginning of the Extended Maintenance Period.
 - iii. The Contractor shall 03 (three) months prior to the expiry of the Term, request the Authority, in writing, regarding its intention of extending the Term of the Contract.

ARTICLE 6

OBLIGATION OF THE AUTHORITY

7. OBLIGATIONS OF THE AUTHORITY

7.1 Approvals

The Authority shall provide all required assistance and support to the Contractor that may be required under law or otherwise for obtaining all Approvals which are required for the Authority to develop, construct, own and operate the Project. However, it is agreed and acknowledged by the Parties that the responsibility of obtaining all required Approvals shall be with the Contractor, who shall obtain such Approvals in the name of the Authority. It is also acknowledged by the Contractor that the Authority shall not in any way be responsible for the timely procurement of the Approvals so long as the Authority has provided its assistance as and when required by the Contractor.

7.2 Procurement of Right of Way

The Authority, in accordance with the terms and conditions set forth herein, hereby grants to the Contractor, commencing from the Appointed Date, leave and license rights in respect of the Site (along with any buildings, constructions or immovable assets, if any, thereon) comprising the Site which is described, delineated and shown in Part D of the Schedule 2 hereto on an "as is where is" basis, free of any encumbrances, to undertake the Project, together with all and singular rights, liberties, privileges, easements and appurtenances whatsoever to the said Site, hereditaments or premises or any part thereof belonging to or in any way appurtenant thereto or enjoyed therewith, for the duration of the Term and, for the purposes permitted under this Contract, and for no other purpose whatsoever.

Contractor shall be responsible for making their own arrangements for water and electricity at their own cost during the Construction Period.

The electricity and water charges during the Maintenance Period shall only be borne by the Authority. During the remaining term of the contract, the charges shall be borne by the Contractor.

Site illumination would be in the scope of the Contractor. The application for electricity and water (if applicable) must be obtained on the name of the Authority

All liaisoning and coordination with the concerned departments (if required) to obtain the connection will be the responsibility of the EA. This provision does not discharge the EA of its obligations for making its own arrangement (at its own cost) for provisions of electricity and water, during the Construction Period.

The Authority at its cost shall also be responsible to provide electricity connection and water connection at a single interconnection point at the Site for the use by the Contractor to perform its Scope of Project. The electricity and water charges for the use by the Contractor to perform its Scope of Project shall be borne by the Contractor. The Authority shall ensure that separate electricity meter is installed at the Site to record the drawing of electricity. However, upgradation of the existing infrastructure, if any, in relation to such electricity connection at Site shall be at the cost and responsibility of the Authority.

The Authority shall provide space for accommodating all the equipment and components required for the Works.

7.3 Authority's Representative

The Authority shall appoint a duly authorized representative ("Authority's Representative") to act on its behalf under this Contract. The Authority's Representative shall be such person whose name, address, contact number and designation have been provided in Schedule 5 (Authority's Representative).

The Authority's Representative shall carry out the duties assigned to them, and shall exercise the authority delegated to them, by the Authority. Unless and until the Authority notifies the Contractor otherwise by written notice, the Authority's Representative shall be deemed to have the full authority of the Authority under this Contract, except in respect of Clause 16.1 (Termination by Authority).

If the Authority wishes to replace any person appointed as Authority's Representative, the Authority shall, within 2 (two) days of such replacement, give the Contractor notice of the replacement's name, address, duties, and authority, and of the date of appointment.

However, it is acknowledged by the Contractor that any action, omission, or failure to take action on part of the Authority's Representative under this Clause 7.3 shall not in any way relieve the Contractor from its obligations under this Contract.

7.3.1 The Authority at its own cost and expense, has appointed a Design Agency ("DA") to be the independent consultant under this Contract to monitor the Project during the Construction Period. The DA shall discharge its duties and functions substantially in accordance with Article 13 and the terms of reference set forth in Schedule 9.

7.3.2 The Authority may also engage or appoint its engineer(s) or its official(s) to observe and monitor the Project during the Term of the Contract.

7.4 Other Authority's Personnel

The Authority or the Authority's Representative may, from time to time, assign duties and delegate authority to assistants, and may also revoke such assignment or delegation. These assistants may include a resident engineer and/or independent inspectors appointed to inspect and/or test items of equipment and/or materials. The assignment, delegation or revocation shall not take effect until a copy each of such assignment, delegation or revocation has been

received by the Contractor. Assistants shall be suitably qualified persons, who are competent to perform these duties and exercise this authority.

7.5 Delegated Persons

The Authority's Representative and assistants, to whom duties have been assigned or authority has been delegated, shall only be authorized to issue instructions to the Contractor to the extent defined by the delegation and disclosed to the Contractor in writing. Any approval, check, certificate, consent, examination, inspection, instruction, notice, proposal, request, test, or similar act by a delegated person, in accordance with the delegation, shall have the same effect as though the act had been an act of the Authority.

7.6 Payments

The Authority shall make payments to the Contractor in accordance with Article 10 (Contract Price and Payment), Schedule 6 (Contract Price and Payment Milestones) in consideration of the Contractor performing the Scope of Project and other obligations under this Contract for the Project.

ARTICLE 7

OBLIGATIONS OF THE CONTRACTOR

8. OBLIGATIONS OF THE CONTRACTOR

8.1 General Obligations of the Contractor

8.1.1 Performance of Scope of Project

The Contractor hereby acknowledges and agrees that it shall perform the Works and the Maintenance Services forming part of the Scope of Project in accordance with this Contract, Schedule 2 (Scope of Project), Schedule 3 (Technical Specifications), and Applicable Laws.

8.1.2 Site Data

The Contractor shall be responsible for obtaining all necessary information as to risks, contingencies and other circumstances which may influence or affect the Contractor and its performance of Scope of Project. The Contractor is deemed to have inspected and examined the Site, its surroundings, and other available information, and to satisfy themselves about the Scope of Project under this Contract, including, without limitation:

- a. the form and nature of the Site, including sub-surface conditions, local conditions etc.
- b. the hydrological and climatic conditions.
- c. the extent and nature of services and goods necessary for the execution and Completion of the Works and the remedying of any defect.
- d. the Applicable Laws, procedures, and labor practices of the state in which the Project shall be located; and
- e. the Contractor's requirements for access, accommodation, facilities, personnel, power, transport, water, and other services.
- f. The contractor needs to ensure he has studied all existing and proposed design, all relevant data, all documents, and any other details with required to complete the project. In case of any clarification required in any of details contractor need to ask the same in prebid conference.

The Contractor shall be responsible for verifying and interpreting all such data and the Authority shall have no responsibility for the accuracy, sufficiency, or completeness of any such data.

8.1.2 Compliance with Applicable Laws

The Contractor is expected to know all the Applicable Laws related to its Scope of Project and its obligations under this Contract and shall undertake the Project in accordance with the Applicable Laws.

The Contractor shall comply with the terms and conditions of all Approvals in the performance of its obligations under this Contract. The Contractor shall, at its own cost and expense, in addition to its obligations elsewhere set out in this Contract:

- i. Make or cause to be made, necessary applications to the relevant Governmental Instrumentality with such particulars and details as may be required for obtaining the required Approvals and obtain and keep in force and effect such Approvals in conformity with the Applicable Laws as are required to perform its obligations under this Contract; and procure as required, the appropriate proprietary rights, licenses, agreements and permissions for materials, methods, processes and systems used or incorporated into the Works.
- ii. The Contractor shall submit to the Authority, copies of all such Approvals required to be obtained by the Contractor and have been obtained by them.

8.1.4 Conduct

The Contractor shall always during the progress of the Contract use its best endeavors to prevent any unlawful, riotous, or disorderly conduct or behavior by or amongst its employees and the labour of its Subcontractors.

8.1.5 Labour and Other Statutory Compliance

The Contractor shall in respect of employees/workers employed by it either directly or through any of its Subcontractors for execution of the Scope of Project, comply with all Applicable Laws for such employment, including but not limited to, all beneficial legislations, Contract Labour Act, 1970, Payment of Wages Act, 1936, Minimum Wages Act, 1948, Employees' Compensation Act, 1923, Contract Labour (R&A) Act, 1970, Construction Workers (Regulation of Employment & Conditions of Service) Act, 1996 and Child Labour (Prohibition and Regulation) Act, 1986 etc.

The Contractor shall provide and maintain such accommodation and amenities as it may consider necessary for all its staff and labour, employed / engaged for the purpose of or in connection with the Contract, including all fencing, water supply (both for drinking and other purposes), electricity supply, sanitation, cookhouses, fire prevention and firefighting equipment, and other requirements in connection with such accommodation or amenities in compliance with the **Good Industry Practice**.

8.1.6 Co-operation

The Contractor shall, as specified in this Contract or as instructed by the Authority, allow appropriate opportunities for carrying out work to:

- a. the Authority's Personnel.
- b. any other contractors employed by the Authority; and
- c. the personnel of any legally constituted public authorities. who may be employed in the execution on or near the Site of any work not included in the Contract.

If, under the Contract, the Authority is required to give the Contractor possession of any foundation, structure, plant or means of access in accordance with Contractor's Documents, the Contractor shall submit such documents to the Authority in the time and manner stated in the Authority's requirements.

8.1.7 Quality Assurance

The Contractor shall ensure quality assurance and demonstrate compliance with the requirements of the Contract in accordance with the terms contained in this Contract. The Authority shall be entitled to inspect any aspect to ensure compliance of this provision.

Compliance with this quality assurance provision shall not relieve the Contractor of any of its duties, obligations, or responsibilities under the Contract.

The Contractor shall, within 30 (thirty) days of the Appointed Date, submit to the Authority its Quality Assurance Plan ("QAP") which shall include the following:

- a. organization, duties and responsibilities, procedures, inspections and documentation;
- b. quality control mechanism including sampling and testing of Materials, test frequencies, standards, acceptance criteria, testing facilities, reporting, recording and interpretation of test results, approvals, check list for site activities, and proforma for testing and calibration in accordance with the Specifications and Standards and Good Industry Practice; and
- c. internal quality audit system

The Authority/DA shall convey its comments to the Contractor within a reasonable time stating the modifications, if any, required, and the Contractor shall incorporate those in the QAP to the extent required for conforming with the provisions of this Clause 8.1.7.

8.1.8 Training

The Contractor shall carry out the training of the Authority's Personnel regarding the Maintenance Services of the Project including training in relation and equipment in the museum 12 (twelve) months before the expiry of the completion of maintenance services as defined in Clause 12.1. During this period, personnel of the Authority would work side by side with the Contractor and Contractor's Personnel.

The minimum personnel to be deployed by the EA as part of its scope during the Maintenance phase are specified in Schedule 2. It is further clarified that EA shall be responsible for the complete operation of the museum for a period of 1 year from the completion date, including deployment of any additional personnel as required. However, the EA shall have no revenue rights and the revenue rights rest with the Authority.

8.2 Other Obligations of the Contractor

- 8.2.1 The Contractor shall, during the term of this Contract, perform its Scope of Project and all other obligations under this Contract consistent with the requirements set forth in this Contract and Applicable Laws, and the terms and conditions of the applicable Approvals. The details and particulars of the Scope of Project to be performed by the Contractor under this Contract are specified in PART A (Works) of Schedule 2 and PART B (Maintenance Services) of Schedule 2.
- 8.2.2 The Contractor agrees to perform the Scope of Project and do all other things required/considered prudent so to do, in relation thereto, in accordance with the parameters set forth in Clauses 8.1 and 8.2. As part of its obligations under this Contract, the Contractor will procure and pay for, in its own name as an independent contractor and not as an agent of the Authority, all materials, equipment, supplies, manufacturing, fabrication, services necessary in connection with performance of the Scope of Project in accordance with this Contract. All employees, representatives or Subcontractors (if any) engaged by the Contractor in connection with the performance of its Scope of Project and obligations under this Contract will be under the complete control of the Contractor and will not be deemed to be employees of the Authority, and nothing contained in this Contract or in any sub-contract awarded by the Contractor will be construed to create any contractual relationship between any such employees, representatives or Subcontractor and the Authority.
- 8.2.3 The Contractor shall be solely responsible for all means, methods, techniques, sequences, and procedures in connection with the performance of the Scope of Project and obligations under the provisions of this Contract. Without limiting the generality of the foregoing, the Contractor shall perform the Scope of Project:
- a. in a continuous manner in accordance with the Program Schedule.
 - b. in its entirety, in compliance with Applicable Laws and the applicable Technical Specifications, by using methods which are acceptable as per Good Industry Practice; and
 - c. by ensuring that all design and engineering is based on the design criteria set out in the Technical Specifications (or as may be agreed with the Authority). Failing any reference in the Technical Specifications or such agreement, the design criteria specified by the Authority shall be binding on the Contractor.
- 8.2.4 The Contractor shall also perform all works and services, not specifically stated in this Contract, but which:
- a. can be reasonably inferred from this Contract as being required for the Project.
 - b. can be reasonably inferred in accordance with Good Industry Practice, that the performance or causing the performance of such works or service, was contemplated as part of this Contract; or
 - c. are necessary to enable the Contractor to fulfil its obligations under this Contract,

in each case, as if such works and services were expressly mentioned in this Contract and the same shall be considered a part of its Scope of Project and shall be performed by the Contractor, without any additional cost to the Authority.

- 8.2.5 The Contractor shall carry out and complete its Scope of Project in relation to its design and engineering obligations, in accordance with the Technical Specifications, Good Industry Practice, design criteria, functional specifications, Codes and Standards, Applicable Laws and other engineering requirements and information provided by the Authority. The Contractor shall be responsible for developing such additional information, as may be required to perform the pre-engineering survey and engineering of the Project. The Contractor shall prepare the engineering documents, specifications and other supporting documents set out in its Scope of Project and submit the same to the Authority/ DA.
- 8.2.6 Except as otherwise expressly provided in this Contract, the Contractor agrees and acknowledges that it shall perform all its obligations and responsibilities under this Contract at its own risk, cost, and expense.
- 8.2.7 In the absence of any standard specification in relation to any part of its Scope of Project, the instructions/directions of the Authority/Authority's Representative regarding all technical matters, shall be binding on the Contractor provided such instructions/directions are necessary to meet the functional requirements specified in the Technical Specification.
- 8.2.8 The Contractor shall at all the time take all precautions to maintain the health and safety of the Contractor's Personnel, health and safety infrastructure and all necessary welfare and hygiene requirements in terms of the Applicable Laws and Good Industry Practice during the Term.

Care shall be taken by the Contractor during execution of the work to avoid damage to the existing structures around the Site. The contractor shall be responsible for repairing all such damages and restoring the same to the original finish at his cost. The contractor shall also remove all unwanted and waste materials arising out of the installation from the site of work from time to time.

8.2.9 Ethics and Corrupt Practices

The Contractor acknowledges that the Authority and the Authority's Personnel have a longstanding reputation for honesty and integrity in their business dealings and for their policies promoting lawful and ethical behavior. The Authority is committed to upholding that reputation. The Authority's Personnel are prohibited from accepting bribes or kickbacks in any form and further, are prohibited from accepting goods or services provided by a Subcontractor, supplier or vendor for the personal benefit of the Authority's Personnel, his or her relatives, or any entity in which the Authority's Personnel or his or her relatives has a personal interest. This prohibition includes but is not limited to the work performed on an Authority's Personnel's residence and applies regardless of whether the beneficiary of the goods or services pays for them. Therefore, if the Contractor offers or provides a bribe or a kickback to any Authority's Personnel or offers or provides goods and services to any Authority's Personnel, his or her relatives, or any entity in which the Authority's Personnel or his relatives has a financial interest, the Contractor will be considered to be in material breach of the Contract.

The Contractor shall ensure that it does not give or offers to give (directly or indirectly) to any person any bribe, gift, gratuity, commission, or other thing of value, as an inducement or reward:

- a. for doing or forbearing to do any action in relation to the Contract; or
- b. for showing or forbearing to show favour or disfavor to any person in relation to the Contract,

and shall ensure that none of the Contractor's Personnel, agents or Subcontractors gives or offers to give (directly or indirectly) to any person any such inducement or reward as is described in this clause.

The Contractor undertakes to inform the Authority of any action by any entity or person associated with the Site or the Works that the Contractor believes violates any Applicable Laws, rule or regulation or any clause of this Contract.

The Contractor's violation of any of the foregoing shall be considered as a Contractor's Default, and the Authority shall be entitled to its rights and remedies under the provisions of this Contract and Applicable Laws.

The Contractor represents and warrants that the Contractor and, to the best knowledge of the Contractor after due inquiry, the Contractor's Personnel are in compliance in all respects with all Applicable Laws in relation to the construction and performance of the Works.

The Contractor represents and warrants, and undertakes to the Authority that the Contractor (nor any of their directors, officers, agents or employees), nor to the best of knowledge of the Contractor after due inquiry, none of the Contractor's Personnel, is aware of, or has taken any action while acting on behalf of the Contractor or its Subcontractors or vendors, directly and indirectly, that would result in a violation by such persons of any legislation in any jurisdiction dealing with bribery or corruption, including, without limitation, making use of the mails or any means or instrumentality of interstate commerce corruptly in furtherance of an offer, payment, promise to pay or authorization of the payment of any money, or other property, gift, promise to give, or authorization of the giving of anything of value to any domestic or foreign official, public authority, political party or official thereof or any candidate for any political office, in contravention of any legislation in any jurisdiction dealing with bribery or corruption.

The Contractor represents and warrants, and undertakes to the Authority that the Contractor has, to the best of knowledge of the Contractor after due inquiry, the Contractor's Personnel have conducted their businesses in compliance with Applicable Laws and have instituted and maintain policies and procedures designed to ensure, and which are reasonably expected to continue to ensure, continued compliance therewith.

The Contractor represents and warrants, and undertakes to the Authority that the Contractor (nor any of their directors, officers, agents or employees) have not, and to the best of knowledge of the Contractor after due inquiry, no director, employee, agent or any other

person authorized by the Contractor's Personnel, acting on behalf of the Contractor has, directly or indirectly:

- a. used any corporate funds (i) to offer or make any political contribution or gift for any purpose relating to any political activity that would be unlawful under Applicable Law, (ii) offered or made any payment to any governmental official that would be unlawful under Applicable Law.
- b. made any payoff, influence payment, bribe, rebate, kickback or payment to any governmental official (whether in the form of property or services, or in any other form), that would be unlawful under Applicable Law;
- c. committed, offered or attempted to take any of the actions described in sub-sections (a) and (b) hereinabove.

The provisions of this Clause shall be incorporated into any subcontract the Contractor enters with the Subcontractor, in connection with the performance of the Work.

ARTICLE 8

SUBCONTRACTORS

- 9.1 The Contractor shall not subcontract the whole or substantially the whole of its relevant Scope of Project and obligations under this Contract without the prior written consent of the Authority. The Contractor shall be responsible for the proper performance by, and liable for the acts or defaults of its Subcontractor(s), its agents, or employees, as if they were the acts or defaults of the Contractor. The Contractor shall give the Authority not less than [21 (twenty-one)] days' notice of:
- a. the intended appointment of a Subcontractor, with detailed particulars which shall include its scope and other relevant experience; and
 - b. the intended commencement of Subcontractor's work.
- 9.1.1 The labor required during Construction Period may be hired through third party entities or sub- contracted without requiring any prior approval of the Authority.
- 9.2 The Contractor shall pay and satisfy, or cause to be paid and satisfied, all undisputed invoices and claims issued in accordance with the subcontracts of any Subcontractor in so far as they relate to the Scope of Project. The Contractor shall ensure that Subcontractors comply with the terms and conditions of, the Approvals and requirements of Applicable Laws.
- 9.3 During the Maintenance Period, the following components of Works can be sub-contracted by the Contractor:
- i. housekeeping and cleaning operations of the Project.

ARTICLE 9

CONTRACT PRICE AND PAYMENT

10. CONTRACT PRICE AND PAYMENT

10.1 Contract Price

The consideration for the Contractor for executing the Scope of Project set out in Schedule 2 (Scope of Works) of this Contract and performing its obligations under this Contract shall be the Contract Price as specified in Schedule 6 (Contract Price and Payment) of the Contract. The Contract Price will be paid in a manner provided in Schedule 6 (Contract Price and Payment). The Contract Price is a fixed lump sum price, inclusive of applicable Goods and Service Tax (GST) any/all other applicable taxes and duties under the Applicable Laws for undertaking the Project. The Contract Price is not subject to any adjustment or escalation except in consequence of situations expressly specified in this Contract. All payments of the Contract Price shall be made by the Authority to the Contractor in INR. Subject to adjustments as provided under this Contract, the Authority shall pay amounts under each invoice directly to such bank account(s) of the Contractor, as may be instructed by the Contractor to the Authority.

10.1.1 The Contractor shall be deemed to have satisfied themselves as to the correctness and sufficiency of its Contract Price after taking into consideration all unforeseeable difficulties and costs involved in executing its Scope of Project and obligations under this Contract. Unless otherwise stated in this Contract, the Contract Price cover respectively all the Contractor's obligations under this Contract and all things necessary for the proper design, execution and Completion of the Works during project term and the Maintenance Services during the Term and the remedying of any defects during the Defect Liability Period.

10.1.2 No payment by the Authority to the Contractor shall be deemed to constitute acceptance by the Authority of the Works and Maintenance Services or any part(s) thereof and shall not relieve the Contractor of any of its obligations under this Contract.

10.2 Terms and procedure of payment of Contract Price

10.2.1 The Contractor will raise invoice for its Scope of Project directly to the Authority on successful completion of Works as provided in Schedule 6 (Contract Price and Payment) of this Contract. The invoices shall be accompanied with relevant supporting documents evidencing achievement of Works and any other documents required by the Authority in this regard. For avoidance of doubt, it is clarified that the Contractor shall, be required to submit the supporting documents to estimate the completion of Works and the value of the completed Works (in value terms) as per Schedule 6, from the Bill of Quantities in Schedule 10. The pro-forma of the invoice and the documents and details to accompany it, shall be mutually discussed and agreed to by the Parties, provided that the Contractor shall at all times ensure that invoices are raised in accordance with the relevant provisions of Applicable Laws, so as to enable the Authority to avail credit of the taxes indicated in the said invoice.

10.2.2 In the event the Authority raises any objection to the invoices raised by the Contractor, such matter shall be mutually discussed and settled in an amicable manner. Notwithstanding any such objection or dispute, the Authority shall make payment of the undisputed amount under the invoice to the Contractor within 30 (thirty) days after receipt by the Authority of such invoice, and the disputed amount shall be paid immediately after the settlement, if required. Further, the Authority has the right to withhold the whole or part of any payment claimed by the Contractor under the invoice (including the disputed amount under the invoice) which, in the opinion of the Authority, is necessary for protection of the Authority from loss on account of claims against the Contractor or failure by the Contractor to make due payment to the Authority, its Subcontractors or employees or not having paid taxes, dues, fees, charges etc.

For the avoidance of doubt, it is clarified that if an invoice is not accompanied by the supporting documents or if the invoice amount is disputed or withheld for any reason by the Authority in accordance with the terms of this Contract, then such amounts of the invoice shall not be due and payable by the Authority, until the dispute is resolved or the supporting documents have been provided by the Contractor, as the case may be. Further, the withholding or non-payment of any amounts by the Authority pursuant to this Clause 10.2.2 shall not constitute or be considered as Authority's Default under Clause 16.3.1 of this Contract.

10.2.3 Other than amounts properly withheld pursuant to Clause 10.2.2, the Authority shall pay all undisputed payments within 30 (thirty) days of receipt of the invoices along with required supporting documents, if any ("Payment Due Date") from the Contractor. If the Authority fails to pay any amount due and payable to the Contractor by the relevant Payment Due Date, then the Contractor may by giving the Authority a written notice requires the Authority to make payment of the amounts due within an additional period of 30 (thirty) days calculated from the Payment Due Date. In the event the Authority fails to pay the outstanding amount beyond this additional period of 30 (thirty) days, then the Authority shall be liable to pay to the Contractor interest on the unpaid sum starting from the end of such additional period, at a rate equal to the Base Rate plus 2(two) percent, in each case compounded monthly until the date of actual payment of such outstanding dues. A Contractor's entitlement to such interest shall arise automatically without requirement of any notice and shall be without prejudice to any other right or remedy.

10.2.4 The submission of an invoice by the Contractor shall be deemed to be a confirmation by the Contractor that it has no additional claims, except as may already have been submitted in writing, for anything that has occurred up to and including the last day of the period covered by such invoice.

10.2.5 Each Party shall be responsible for respective taxes (including but not limited to income tax, service tax, excise duty, customs, GST etc.) in relation to its obligations and Scope of Project under this Contract. The Authority shall withhold from payments to be made to the Contractor, and pay to the relevant Governmental Instrumentality, any and all taxes, cess and levies required to be withheld pursuant to Applicable Laws and the Contract Price shall be deemed to include such taxes, levies or cess. A certificate for such tax deducted at source would be provided by the Authority to the Contractor immediately on deposit of such taxes with the relevant Governmental Instrumentality.

10.3 Taxes and Duties

10.3.1 In case the Contractor desires income tax deduction as well as works contract tax at source at a lower rate, under any legislation, double taxation treaty and/ or any advance ruling, then the Contractor shall be responsible for obtaining the necessary authorization from the concerned tax authority authorizing the deduction of tax at source at a lower rate/value and shall provide Authority with the original copy of such authorization.

Statutory variation in taxes and duties or levy of new tax, will be to the Contractor's account and shall be deemed to be part of the Contract Price.

10.3.2 The Contractor shall be fully responsible for meeting all tax obligations that legally vest upon the Contractor and shall keep the Authority fully indemnified in this regard.

10.3.3 If the Authority is eligible for deemed export benefits, such benefits, to the extent applicable, would be passed on by the Contractor to the Authority. The Contractor will inform the Authority of the conditions required to be met/documents required to be submitted by the Authority in order to avail such benefits within reasonable timelines. Any rejection/ delay in availing such benefit, due to any default of the Contractor, would be to the Contractor's account and the Authority would be eligible for reimbursement of deemed export benefits.

10.3.4 The Authority shall deduct tax and issue the relevant certificates for tax deduction at source in accordance with Applicable Laws, from the payments made by the Authority to the Contractor.

10.3.5 All the Parties to this Project shall obtain a tax registration number with the Indian tax authorities i.e., Permanent Account Number (PAN). In case any Party does not furnish its PAN, the payer shall deduct tax at source as provided in the Income Tax Act, 1961, or in the relevant Finance Act, or at such higher rate as may be required by Section 206AA of Indian Income Tax Act, 1961, from time to time.

10.3.6 Under this Contract, the Contractor shall furnish the requisite documents and declarations which may be required by the Authority at the time of withholding tax on payments to be made.

10.4 Change in Law

10.4.1 Definition of Change in Law

"**Change in Law**" means the occurrence of any of the following after the Effective Date resulting in any increase or decrease of recurring/non-recurring expenditure by the Contractor or any income to the Contractor:

- a. the enactment, coming into effect, adoption, promulgation, amendment, modification or repeal (without re-enactment or consolidation) in India, of any Applicable Laws (other than

- levy of additional/new taxes or change in the rate of applicable taxes), including rules and regulations framed pursuant to such Applicable Laws;
- b. any change in the interpretation or application of any Applicable Laws (other than tax Laws) by any Governmental Instrumentality or any competent court of law having the legal power to interpret or apply such Applicable Laws;
 - c. the imposition of a requirement for obtaining any consents, clearances and permits which was not required earlier under Applicable Laws;
 - d. any change required in the terms and conditions of the Contract prescribed for obtaining any consents, clearances and permits or the inclusion of any new terms or conditions for obtaining such consents, clearances and permits; or

However, notwithstanding anything contained in this Contract, Change in Law shall not cover any change on account of any change in rate of taxes (including tax applied on the income or profits of a Contractor) or change in tax as per Applicable Laws.

10.4.2 Relief for Change in Law

During the Term, for any claims made under Clause 10.4.1 above, the impact of increase/decrease in the Contract Price will be considered for compensation by the Authority. The Contractor claiming compensation for Change in Law shall provide to the Authority documentary proof of any increase in its contract price for establishing the impact of Change in Law.

10.4.3 Notification of Change in Law

If the Contractor is affected by a Change in Law in accordance with Clause 10.4.1 and wishes to claim relief for such Change in Law, it shall give notice to the Authority of such Change in Law as soon as reasonably practicable but not later than [7 (seven)] days after becoming aware of the same. Any notice served pursuant to this Clause 10.4.3 shall provide, amongst other things, precise details of the Change in Law and its effect on the contract price and the execution of Works. After receiving the notice, the Authority shall proceed to determine these matters and shall consult the Contractor in an endeavor to reach an agreement. If the agreement is not reached, the Authority shall make a fair determination in accordance with the Contract, taking due regard of all relevant circumstances. The Authority shall give notice to the Contractor of each agreement or determination, with supporting particulars. Each Party shall give effect to each agreement or determination, unless the Contractor gives notice, to the Authority, of its dissatisfaction with a determination within 14 (fourteen) days of receiving it. Either Party may then refer the dispute to be resolved in terms of dispute resolution mechanism set out in Clause 18.3 (Amicable Settlement) and 18.4 (Arbitration).

10.4.4 Payment on account of Change in Law

The manner of payment of compensation for any Change in Law will be mutually agreed by the Parties.

ARTICLE 10
EXECUTION & COMPLETION OF WORKS

11. EXECUTION & COMPLETION OF WORKS

11.1 Execution of the Works

11.1.1 Commencement of Works

The execution of the Works by the Contractor shall be deemed to have been commenced from the Appointed Date.

11.1.2 Program Schedule

The Contractor, in consultation with the Authority, shall prepare and submit to the Authority a consolidated program schedule for the Works ("**Program Schedule**") within 30 (thirty) days of the Appointed Date. The Program Schedule submitted by the Contractor under this Contract shall be a base line program and the Contractor shall be responsible to execute its Scope of Project in accordance with the Program Schedule. Unless otherwise stated in this Contract, the Program Schedule shall include:

- a. the sequence and timeframe in which the Contractor will carry out the Works forming part of its scope, including the anticipated timing of each major stage of the Works;
- b. the sequence and timing of inspections and tests of the completed Works specified in this Contract; and
- c. a supporting report on the progress of the Works which shall also include a general description of the methods which the Contractor intend to adopt for the execution of each major stage of the Works forming part of its scope.
- d. Detailed Project Milestones along with the time of completion for each sub activity, clearly specifying the estimated time for their completion.

Authority and the Authority's Representative shall be entitled to rely upon the Programme Schedule when planning its activities under this Contract. However, it is hereby clarified that the Contractor shall be solely responsible for ensuring that the Works are carried out in accordance with the Programme Schedule and are completed by the during the Construction Period.

Once approved by the Authority, the timelines for completion of respective milestones shall become unconditionally binding and any delay in completion of the same that is not caused due to Force Majuere or Authority's Default, shall be liable for payment of Liquidated Damages for such delay as per Clause 11.6.

Without prejudice to anything contained herein, in case the Authority shall have reasonably determined that the rate of progress of Works is such that Completion of the Project is not likely to be achieved by the Completion Date, it may notify the same to the Contractor, and the Contractor shall, within 15 (fifteen) days of such notice, by a communication inform the

Authority in reasonable detail about the steps it proposes to take to expedite progress and the period within which it shall achieve the Project Completion.

With the consent of the Authority, the Contractor may revise the Program Schedule from time to time considering the actual progress of the Works. However, if the Authority, within 21 (twenty-one) days after receiving a revised program schedule from the Contractor, fails to give notice to the Contractor stating its objection to the revised program schedule or highlighting the extent to which the revised program schedule does not comply with the terms of this Contract, the Contractor can proceed in accordance with the revised program schedule, subject to its other obligations under this Contract.

The Contractor shall promptly give notice to the Authority of specific probable future events or circumstances which may adversely affect or delay the execution of the Works. In this event, or if the Authority gives notice to the Contractor that a program fails (to the extent stated) to comply with this Contract or to be consistent with actual progress, the Contractor shall submit a revised program schedule to the Authority in accordance with this clause.

11.1.3 Contractor's equipment and material

The Contractor shall be responsible for all materials and equipment required for the execution of its Scope of Project as per the Program Schedule. If and when such materials and equipment are brought on to the Site shall be deemed to be exclusively intended for the execution of the Works.

The Contractor shall ensure proper safety of all workmen, material and equipment belonging to it or to the Authority or to others working at the Site. The Contractor shall also be responsible for provision of all safety notices and safety equipment required both by the Applicable Laws and the Authority. The Contractor shall also provide necessary barriers, warning signals and other safety measures while laying conduits, cables etc. or wherever necessary so as to avoid accident. The Contractor shall at all times take all reasonable precautions to maintain the health and safety of the Contractor's Personnel. In collaboration with local health authorities, the Contractor shall ensure that medical staff, first aid facilities, sick bay and ambulance service are available at all times at the Site and at any accommodation for Contractor's and Authority's Personnel, and that suitable arrangements are made for all necessary welfare and hygiene requirements and for the prevention of epidemics.

The Contractor shall appoint an accident prevention officer at the Site, responsible for maintaining safety and protection against accidents. This person shall be qualified for this responsibility and shall have the authority to issue instructions and take protective measures to prevent accidents. Throughout the execution of the Works, the Contractor shall provide whatever is required by this person to exercise this responsibility and authority. The Contractor shall send, to the Authority, details of any accident as soon as practicable after its occurrence. The Contractor shall maintain records and make reports concerning health, safety and welfare of persons, and damage to property, as the Authority may reasonably require.

All equipment used in construction and erection by the Contractor shall meet Indian/International standards and where such standards do not exist, the Contractor shall ensure the equipment to be absolutely safe. All equipment shall be strictly operated and maintained by the Contractor in accordance with the manufacturer's operation manual and safety instructions.

The Contractor shall dispatch materials to Site in consultation with the DA. Suitable lockable storage accommodation shall be made available free of charge temporarily. Watch and ward however, shall be the responsibility of Contractor. The programme of dispatch of material shall be framed keeping in view the building progress. Safe custody of all machinery and equipment supplied by the Contractor shall be the responsibility of the Contractor till the Term of this Contract.

11.1.4 Suspension of Works by the Authority

The Authority may at any time, instruct either or both the Contractor to suspend progress of part or all of the Works for any reason other than reasons attributable to the Contractor. During such suspension, the Contractor shall protect, store and secure such part or the Project against any deterioration, loss or damage.

If the Contractor suffers delay and/or incur costs from complying with the Authority's instructions of suspension, it may give a notice to the Authority in this regard as Contractor's Claim.

After receiving the notice, the Authority shall proceed to agree or determine any matter, the Authority shall consult the Contractor in an endeavour to reach an agreement. If the agreement is not achieved, the Authority shall make a fair determination in accordance with this Contract, taking due regard of all relevant circumstances. The Authority shall give notice to the Contractor of each agreement or determination, with supporting particulars. Each Party shall give effect to each agreement or determination, unless the Contractor give notice, to the Authority, of its dissatisfaction with a determination within 14 (fourteen) days of receiving it. Either Party may then refer the dispute-to-dispute resolution in accordance with Article 18 (Claims, Dispute Resolution and Governing Law) of this Contract.

If the suspension of any part of the Works by the Authority continues for more than [21 (twenty-one)] days, the Contractor may request the Authority's permission to proceed for execution in such Works. However, if the Authority does not give permission within [15 (fifteen)] days after being requested to do so, the Contractor may, by giving a notice to the Authority, treat the suspension as a Variation in scope by the Authority treating such Works as being omitted from the scope of Works. If the suspension affects the whole of the Works or entire Scope of Project of the Contractor for a period of more than 180 (one hundred and eighty) days, the Contractor may give a notice of termination of this Contract in accordance with Clause 16.3.2.

11.1.5 Suspension of Works by Contractor

If the Authority fails to make any undisputed payments due to the Contractor within the period stipulated for such payment under this Contract for reasons other than those attributable to the Contractor's default or any Force Majeure event, the Contractor may after giving not less than 60 (sixty) days' notice to the Authority, suspend performance of its Scope of Project or reduce the rate of execution of its Scope of Project unless and until the Contractor has received such payment.

If the Contractor subsequently receives such payment before giving a notice of termination, the Contractor shall resume normal working as soon as is reasonably practicable.

If the Contractor suffer delay and/or incur costs as a result of suspending Works, the Contractor shall give a notice to the Authority for such delay or costs as Contractor's Claims. After receiving the notice, the Authority shall proceed to agree or determine any matter, the Authority shall consult the Contractor in an endeavor to reach an agreement. If the agreement is not achieved, the Authority shall make a fair determination in accordance with this Contract, taking due regard of all relevant circumstances. The Authority shall give notice to the Contractor of each agreement or determination, each party shall give effect to each agreement or determination unless the Contractor give notice to the Authority of its dissatisfaction within [14 (fourteen)] days. Then the Parties may proceed to refer the dispute-to-dispute resolution in accordance with Article 18 (Claims, Dispute Resolution and Governing Law) of this Contract.

11.1.6 Monitoring of Works

The Authority or the Design Agency (DA), shall be entitled to monitor the progress of the Works during the Construction Period. The Contractor shall afford every reasonable assistance to the Authority/DA for doing so. However, the DA shall not be authorized to relieve the Contractor, in any way, of its duties or obligations under this Contract.

11.1.7 Progress Report

The Contractor shall send daily progress reports to the Authority/its representatives, covering the planned activities for the day, labor schedule, material and equipment schedule etc, without fail by 09 am every day for the activities planned for that day as well as progress of the previous day. The Contractor shall submit monthly progress reports to the Authority showing the progress of the Works under this Contract. The monthly progress reports shall be prepared by the Contractor and submitted to the Authority no later than 7 (seven) days after the close of every month; in 4 (four) copies. Each monthly progress report shall include:

- a. charts and detailed descriptions of progress, including each stage of Completion of the Works.
- b. photographs showing the status of progress on the Site.
- c. safety statistics, including details of any hazardous incidents and activities relating to environmental aspects and public relations.
- d. comparisons of actual and planned progress, with details of any events or circumstances which may jeopardize the Completion in accordance with this Contract, and the measures being (or to be) adopted to overcome delays; and
- e. any other information as the Authority may require satisfying itself about the timely Completion of the Works.

11.1.8 Contractor's Documents

Contractor shall prepare and maintain a set of documents (referred to as "**Contractor's Documents**") relating to the execution of its Scope of Project. The Contractor's Documents shall comprise of the following:

- a. the Technical Specifications of the Works being performed by them.
- b. documents required to satisfy the terms and conditions of all regulatory Approvals under Applicable Laws pertaining to the execution of Works being performed by them.
- c. an up-to-date, complete set of "as-built" records of the execution of the Works, showing the exact as-built locations, sizes and details of the Works as executed As- Built Documents ("**As- Built Documents**");
- d. Maintenance Manual.
- e. Handbook and library for audio video systems for the Digitalized Museum Gallery for Mata Shri Chintpurni Museum
- f. Staff training documents; and
- g. any other documents as may be specified by the Authority.

The Contractor shall submit a copy of its Contractor's Documents to the Authority from time to time for review. Unless otherwise stated in this Contract, each review period of the Contractor's Document by the Authority shall not exceed [21 (twenty-one)] days, calculated from the date on which the Authority receives a Contractor's Document.

The Authority may, within the review period, give notice to the Contractor that the Contractor's Documents fails (to the extent stated) to comply with this Contract. If the Contractor's Document so fails to comply, it shall be rectified, and resubmitted for review by the Authority at the Contractor's cost.

For each part of the Works, and except to the extent that the Parties otherwise agree:

- i. execution of such part of the Works shall not commence prior to the expiry of the review periods for all the Contractor's Documents which are relevant to its design and execution.
- ii. execution of such part of the Works shall be in accordance with the Contractor's Documents, as submitted for review; and
- iii. if the Contractor wishes to modify any design or document which has previously been submitted for review, the Contractor shall immediately give notice to the Authority. Thereafter, the Contractor shall submit revised documents to the Authority in accordance with the above procedure. If errors, omissions, ambiguities, inconsistencies, inadequacies or other defects are found in the Contractor's Documents, they and the Works shall be corrected at the Contractor's cost, notwithstanding any consent or approval, by the Authority.

11.2 Completion of Works

Unless there is an extension of time granted by the Authority to the Contractor under the terms of this Contract for Completion of its Works, the Contractor shall, acting in a coordinated manner, ensure that its Works are completed in accordance with the Project Milestones as set out in the Schedule 4 and are performed in a manner such that the entire

Project be Commissioned by or before 12 (twelve) months of the Appointed Date ("Completion Date"). However, without prejudice to the generality of the foregoing, the overall responsibility of ensuring Completion of the Project in accordance with the Project Milestones on or before the Construction Period will solely rest with the Contractor.

For avoidance of doubt, it is clarified that the entire or any section of the Works would be considered as complete when the execution of such Works under this Contract is complete in all respect and accepted by the Authority for the purpose of issuing the Works Completion Certificate in respect of those Works.

11.3 Extension in Construction Period

11.3.1 There shall be no extension in the Construction Period unless such an extension:

- a. has been expressly agreed by the Authority under a Variation or a Contractor's Claim;
- b. is required due to a delay, impediment or prevention caused by or attributable to the Authority, the Authority's Personnel, or the Authority's other contractors on the Site.
- c. Is required due to the occurrence of a force majeure event.

11.3.2 If the Contractor considers itself to be entitled to an extension in the Project for its Scope of Project due to reasons specified in Clause 11.3.1 above, Contractor shall give notice to that effect to the Authority as a Contractor's Claim. When determining each extension of time for a Project, the Authority shall review previous determinations and may accept the notice for extension in the Project on such terms and conditions as it may deem fit. If such extension in the Project is granted for the Works of the Contractor, the Project for the Project shall be extended accordingly.

It is further clarified that, the Contractor shall, no later than 30 (thirty) business days from the occurrence of an event or circumstance specified in Clause 11.3.1, inform the Authority by notice in writing, with a copy to the Authority, stating in reasonable detail with supporting particulars, the event or circumstances giving rise to the claim for extension in time in accordance with the provisions of this Contract. Provided that the period of 30 (thirty) business days shall be calculated from the date on which the Contractor became aware, or should have become aware, of the occurrence of such an event or circumstance.

11.3.3 When any of the cases above have occurred because of the demands, the Contractor shall have to assess and justify the extension of time required to satisfy such demand or requirement of extension in the Construction Period. The Authority shall, on receipt of a claim in accordance with the provisions of Clause 11.3.2, examine the claim expeditiously within the time frame specified herein. In the event the Authority requires any clarifications to examine the claim, the Authority shall seek the same within 15 (fifteen) days from the date of receiving the claim. The Contractors shall, on the receipt of the communication of the Authority requesting for clarification, furnish the same to the Authority within 10 (ten) days thereof. The Authority shall, within a period of 15 (fifteen) days from the date of receipt of such clarifications, forward in writing to the Contractor its determination of time extension. For the avoidance of doubt, the Parties agree that the Authority shall, in accordance with the provisions of this Contract, notify the Contractor of the aforesaid time extension no later than 30 (thirty) days from the date of receipt of the Contractor's claim for time extension. In this

process, the Contractor shall assist the Authority in every required manner to support the reasonability and necessity of such extension.

In the event of the failure of the Contractor to issue to the Authority a notice in accordance with the aforementioned timelines, the Contractor shall not be entitled to any extension in time and shall forfeit its right to any such claims in future. For the avoidance of doubt, in the event of failure of the Contractor to issue notice as specified in this Clause 11.3.2, the Authority shall be discharged from all liability in connection therewith.

11.4 Completion of the Project

The Authority/Authority's Representatives/DA may inspect the Works to check if it has been completed as per the terms of this Contract and more specifically in a manner and applying the criterion as set out in the Technical Specifications. The Authority, or its designated representatives, shall be entitled to attend the tests and/or inspections conducted pursuant to this Clause 11.4.1. However, it is clarified that inspection of the Works or the presence of Authority or its designated representatives during any tests and/or inspection, shall in no way relieve the Contractor of its obligations under this Contract.

11.4.1 The Authority/Authority's Representatives/DA shall carry out majority of testing as per Good Industry Practice norms inter alia with full-fledged laboratory at site and balance tests shall be done from a lab that is accredited to National Accreditation Board for Testing and Calibration Laboratories (NABL). It is also necessary to carry out testing of all components, elements as per the frequency norms prescribed in Technical Specifications or as per the relevant Indian Standards. All tests shall be at Contractor's own cost.

11.4.2 If the Project (or any part of the Project) fails to pass any tests required for the Project (or any part of the Project), then the Authority may reject the Works or part thereof by giving notice to the Contractor giving reasons and require the Contractor to promptly make good the defects (at no extra cost to the Authority) so as to ensure that the rejected item(s) of the Works are in compliance with the Technical Specifications, the requirements of the Applicable Laws. Thereafter, the Contractor shall be required to repeat the activities set out in Clauses 11.4.1 and 11.4.3.

11.4.3 If the defects in the Works deprive the Authority of substantially the whole benefit of the Works or major part of the Works, then the Authority may terminate this Contract as a whole or in respect of such part of the Works which cannot be put to the intended use, and without prejudice to any other right under this Contract, the Authority shall be entitled to recover from the Contractor all sums paid for the Works or for such part, as the case maybe, plus the financing costs and the costs of dismantling the same, clearing the Site and the returning the plant and materials to the Contractor.

11.4.4 If the Works, or part of the Works, fails to pass the Tests on Completion, the Authority shall be entitled to:

- a. order repetition of Tests on Completion; or

- b. if the failure deprives the Authority of substantially the whole benefit of the Works or part of the Works, reject the Works or part of the Works (as the case may be), in which event the Authority shall be remedied in terms of Clause 11.4.3.

11.4.5 If the defect or damage cannot be remedied expeditiously on the Site and the Authority gives Consent, the Contractor may remove from the Site for the purposes of repair such items as are defective or damaged.

11.5 Work Completion Certificate

Upon successful Completion of the Works, and prior to making an application to the Authority for issuance of Works Completion Certificates, the Contractor shall clear all plants, equipment, surplus materials, wreckage, rubbish, and temporary work from the Site.

The Authority shall, within 28 (twenty-eight) days after receiving the Contractor's notice and after being satisfied that the entire Works has been completed as per the terms of this Contract and more specifically in a manner and applying the criterion as set out in the Technical Specifications and further the Site has been cleared of all plants, equipment, surplus materials, wreckage, rubbish, and temporary work by the Contractor:

- i. issue Works Completion Certificates to the Contractor for its Works as specified under the Scope of Project, stating the date on which its Works was completed in accordance with this Contract, except for any minor outstanding works and defects which will not substantially affect the use of the Project or part thereof for its intended purpose; or
- ii. reject the application, giving reasons and specifying the Works required to be done to enable it to issue Works Completion Certificates. The Contractor shall then complete the Works before applying further for Works Completion Certificate.
- iii. If the Authority fails either to issue Works Completion Certificates or to reject the Contractor's application within the period of 28 (twenty-eight) days, and if the Completion of the Works or part thereof, as the case may be, covered under such application is substantially complete in accordance with the terms of this Contract, Works Completion Certificates shall be deemed to have been issued on the last day of that period.
- iv. Once Works Completion Certificates has been issued in respect of the entire or any portion of the Works, the Contractor shall not be entitled to have any access to the relevant Site unless otherwise for rectifying any defects during the Defect Liability Period.

After the Works Completion Certificate has been issued, each Party shall remain liable for the fulfilment of any obligation which remains unperformed at that time. For the purposes of determining the nature and extent of unperformed obligations, the Contract shall be deemed to remain in force.

11.6 Delays Damage

11.6.1 If the Contractor fails to ensure or undertake the Works due to reasons other than Force Majeure or due to a delay, impediment or prevention caused by or attributable solely to the Authority, then the Contractor shall pay to the Authority a sum equivalent to Rs.50,000 (Rupees Fifty Thousand Only) for each day of delay up to a maximum of 30 (Days) (i.e.

INR15,00,000.0 for 30 days) of delay beyond the Construction Period or the timelines set for each interim Project Milestone as defined in Clause 11.1.2, as the case may be, as liquidated damages for such delay and not as penalty, without prejudice to the Authority's other rights under the Contractor Applicable Laws. After the expiry of the period of 180 days beyond the Construction Period, the Authority shall be entitled to initiate the termination process in terms of this Contract which shall be without prejudice to the Authority's other rights under the Contract or Applicable Laws.

- 11.6.2 The Contractor's maximum liability under this Clause 11.6 shall be limited to the amount of liquidated damages calculated in accordance with Clause 11.6.1 for and up to Rs.15,00,000.0 (30) days of delay in Completion of the Works beyond the Construction Period. Provided that in case of failure of the Contractor to ensure Completion of the Works even after the expiry of 30 (Thirty) days from the ConstructionPeriod,the provisions of Clause 16.1 shall apply. For the avoidance of doubt, it is agreed that recovery of damages under this Clause 11.6.2 shall be without prejudice to the rights of the Authority under this Contract, including the right of Termination thereof.
- 11.6.3 The payment of such damages by the Contractor shall not relieve the Contractor from its obligations to complete the Project or from any other obligation and liabilities under the Contract.
- 11.6.4 If the Contractor fails to pay the amount of liquidated damages within the said period of 7 (seven) days of its Demand, the Authority shall be entitled to recover the said amount of the liquidated damages by invoking the Performance Security. If the then Contract Performance Security are for an amount which is less than the amount of the liquidated damages payable by the Contractor to the Authority under this Clause 11.6.4, the Contractor shall be liable to forthwith pay the balance amount. For avoidance of doubt, it is clarified that this clause will survive the termination or expiry of this Contract.
- 11.6.5 The Contractor shall comply with the Programme Schedule prepared by the Contractor (and which has been approved by the Authority), and perform its Works in such manner that the Contractor is able to ensure Completion of the Works by the by or before the Construction Period (as may be extended under Clause 11.3).

11.7 Defect Liability Period

The Scope of Project shall be subject to a cumulative Defect Liability Period (DLP) of 12 (Twelve) months from the Completion Date. The Defect Liability Period of 12 months shall be inclusive of any guarantee/warranty provided by the manufacture/supplier of the Works, equipment, and exhibits.

During the Defect Liability Period, the Contractor shall, at its own cost and responsibility, rectify all defects in the Works performed by them in accordance with the Contract.

The Contractor agrees that in the event of failure of any particular part of any equipment more than three times during the DLP, it shall not be repaired but the complete part shall be replaced by the Contractor. However, during the DLP, the Contractor shall be liable for complete replacement of any equipment only once. In case it is found that the above-mentioned failure is due to some connected part of the equipment, that part shall also be rectified or replaced by the Contractor to avoid such failure. For electrical motors during the DLP, if some important part of motor like starter winding shaft bearing squirrel cage, motor etc. becomes defective the Contractor shall replace the same at its cost and no repairs shall be allowed. Until such time the defects are not remedied, Defect Liability Period shall be deemed to be extended. Any materials or Works with Defects identified as above and replaced or repaired during the Defects Liability Period or the extended Defects Liability Period, as the case may be, would be further warranted for a period of twelve (12) months from the date of completion of such repair or replacement. The Contractor shall upon termination or expiry of this Contract, or upon expiry of the Defects Liability Period, assign any outstanding benefit in respect of any subcontract or any warranty from any subcontractor to the Authority or to such other person as the Authority may direct.

Time limit for rectification of any defect/deficiency is maximum 7 days.

Further if the Contractor fails to repair or rectify such Defect or deficiency within the aforementioned period, the Authority at its discretion, may undertake to get the same repaired, rectified or remedied at the Contractor's cost so as to make the Project conform to the Specifications and Standards and the provisions of this Contract. All costs consequent thereon shall, after due consultation with the Authority and the Contractor, be determined by the Authority. The cost so determined, and an amount equal to 50% (fifty per cent) of such cost as Damages, shall be recoverable by the Authority from the Contractor and may be deducted by the Authority from Performance Guarantee of the Contract.

11.8 Steps before End of the Term of the Contract

The Contractor shall, 12 months prior to the expiry of Term of the Contract:

- i. initiate steps for transfer and/or delivery of all Contractor's Documents and the property and ownership in all Materials, Plant and Works and the Project including but not limited to intellectual properties in relation to Works and Maintenance Services, applicable permits etc. to the Authority in a manner which shall be whole, free from any encumbrances; and
- ii. provide requisite training to the Authority's Personnel's, share all available knowhow, documents, services manuals, guidance notes and processes etc. regarding Maintenance Services of the Project to the satisfaction of the Authority free of cost.

ARTICLE 11

MAINTENANCE SERVICE

12.1 Maintenance Service

12.1.1 During the Maintenance Period, the Contractor shall maintain the Project in accordance with the Contract and if required, modify, repair or otherwise make improvements to the Project to comply with the provisions of this Contract and Applicable Laws and conform to the Technical Specifications, the Maintenance Manual and Good Industry Practice. The obligations of the Contractor shall include:

- a. Permitting and providing a safe, smooth and uninterrupted use of the Project.
- b. undertaking routine maintenance of the Project including prompt repairs as may be required.
- c. preventing, with the assistance of concerned law enforcement agencies, any unauthorized use of the Project;
- d. preventing, with the assistance of the concerned law enforcement agencies, any encroachments on the Project;
- e. quarterly preventive check-up and maintenance
- f. Preventive maintenance of all equipment having an estimated cost of more than INR 5 lakh each shall be carried once in every 6 (six) months.

12.1.2 The Contractor shall remove promptly from the Project all surplus construction machinery and materials, waste materials (including Hazardous Materials and wastewater), rubbish and other debris and keep the Project in a clean, tidy and orderly condition, and in conformity with the Applicable Laws and Good Industry Practice.

12.1.3 In addition to the scope and specifications of Maintenance Services provided elsewhere in this Contract, the Contractor shall be required to carry out maintenance of:

- a. For all equipment of the project, having an estimated cost of more than or equal to INR 5 lakh each as per Schedule-10; Maintenance Period shall be for a period of 2 (two) years from the Completion Date.
- b. For AC, Electrical Systems and IT systems; Defect Liability Period shall be for a period of 1 (one) year from the Completion Date. No preventive maintenance is sought for these items.
- c. For all other items of Work, Maintenance Period shall be for a period of 2 (two) years from the Completion Date, which including 1 (one) year DLP.
- d. Procure Annual maintenance Contract from the Original Equipment Manufacturer for a duration of 2 (two) year for Audio visual Systems.
- e. For all composite IT Infrastructure- operation, maintenance and AMC support for a period of 2 (two) years post commissioning.

12.2 Maintenance Requirements

The Contractor shall always procure during the Maintenance Period that the Project conforms to the maintenance requirements set forth in Schedule 2. The Contractor agrees and acknowledge that it shall not sub-contract full, or any part of its Maintenance Services obligations including technical support and know how in relation to the Exhibits during the Term of the Contract, unless otherwise expressly mentioned in this Contract.

12.3 Maintenance Manual

No later than 180 (one hundred and eighty) days prior to Completion Date, the Contractor shall, in consultation with the Authority and DA, evolve an operation, upkeep, repair and maintenance manual including localized theming of the exhibits and other components (the "Maintenance Manual") for the regular and preventive maintenance of the Project in conformity with Technical Specifications, maintenance requirements, safety requirements and Good Industry Practice, and shall provide 5 (five) copies, thereof to the Authority and 2 (two) copies to DA.

12.4 Damages for breach of maintenance service obligations

12.4.1 In mutual consultation with the Authority the Contractor shall provide a maintenance schedule with an agreed time for rectifying any maintenance related damages/repair for each maintenance type.

In the event that the Contractor fails to repair or rectify any defect or deficiency set forth in the maintenance requirements within the period specified therein, it shall be deemed to be in breach of this Contract and the Authority shall be entitled to recover Damages, to be calculated and paid for each day of delay until the breach is cured at the rate of 1 % (one percent) of the monthly maintenance fee in terms hereof, for each instance of breach. Recovery of such Damages shall be without prejudice to the rights of the Authority under this Contract, including the right of Termination thereof.

12.4.2 The Damages set forth in Clause 12.4.1 may be assessed and specified forthwith by the Authority. The Contractor shall pay such Damages forthwith and in the event that it contests such Damages, the Dispute Resolution Procedure shall apply.

The maximum Damages on account of the default in terms of the Clause 12.4 shall be capped at 5% of the monthly instalment of maintenance fee. If the instances of 5% penalty as stated above occurs more than 3 (three) times during a 12 (twelve) month period, the Authority may initiate the termination process as per Clause 16.1

12.4.3 If the Contractor fails to pay the amount of Damages within the said period of 7 (seven) days of its demand, the Authority shall be entitled to recover the said amount of the liquidated damages by invoking the Performance Guarantee. If the then Contract Performance Guarantee is for an amount which is less than the amount of the liquidated damages payable by the Contractor to the Authority under this Clause 12.4, the Contractor shall be liable to forthwith

pay the balance amount. For avoidance of doubt, it is clarified that this clause will survive the termination or expiry of this Contract.

12.5 Restoration of loss or damage to Project

Save and except as otherwise expressly provided in this Contract, in the event that the Project or any part thereof suffers any loss or damage during the Term from any cause whatsoever, the Contractor shall, at its cost and expense, rectify and remedy such loss or damage forthwith so that the Project conforms to the provisions of this Contract.

12.6 Authority's right to take remedial measures

In the event the Contractor fails to or doesn't maintain and/or repair the Project or any part thereof in conformity with the maintenance requirements or the Maintenance Manual as the case may be, and fails to commence remedial works within 15 (fifteen) days of receipt of notice from the Authority, the Authority shall without prejudice to its rights under this Contract including Termination thereof, be entitled to undertake such remedial measures at the risk and cost of the Contractor, and to recover its costs from the Contractor. In addition to recovery of the aforesaid cost, a sum equal to 50 % (Fifty percent) of such cost shall be paid by the Contractor to the Authority as Damages. For the avoidance of doubt, the right of the Authority under this Clause shall be without prejudice to its rights and remedies provided under Clause 12.4.

ARTICLE 12

DESIGN AGENCY

13.1 Appointment of Design Agency (DA)

The Authority has appointed a consulting agency as the Design Agency (DA) for the Project. The DA shall also provide services of an independent consultant under this Contract. The term of the DA shall be till Completion Date.

13.2 Duties and Functions

The DA will be the construction supervisor for the Project during the Construction Period. The DA shall discharge its duties and functions substantially in accordance with terms of reference set forth in Schedule 9.

It is further clarified that for all the technical submissions prepared by the EA, a signoff/consent/instruction will be issued by the Authority at its discretion only after the review, recommendation/approval by the DA. Any observations and/or shortcomings in the submission has to be duly evaluated, examined and/or addressed by the EA.

Technical submissions would among other include the following:

- a. QAP and Health Safety and Environment Plan.
- b. Shop drawings.
- c. All finishing items including but not limited to lighting and electrical fixtures, interiors, furniture, colors, textures, dry theming, mock-up of wall finish etc.
- d. Exhibit sign-off documents,
- e. Exhibit fabrication drawings.

13.3 Remuneration

The Authority shall appoint the DA at its own cost and expense and the DA shall be paid directly by the Authority.

13.4 Dispute Resolution

If either Party disputes any advice, instruction, decision, direction of the DA, or failure to assert jurisdiction, the Dispute shall be resolved in accordance with the Dispute Resolution Procedure set forth in article 18.

ARTICLE 13

INSURANCE

14.1 Contractor shall independently with respect to its Scope of Project under this Contract:

- a. at its sole cost and expense, obtain, maintain and keep in full force and effect during the Term of this Contract including but not limited to insurance for Works and Contractor's equipment's, against injury to persons and damage to property, third party insurance etc.; and
- b. require all its Subcontractors to obtain, maintain and keep in full force and effect throughout the time during which they are engaged to perform any Works required to be performed by it,
- c. obtain, maintain and keep applicable insurance policies in accordance with the Applicable Laws, circulars issued by the Government of Himachal Pradesh. For avoidance of doubt all applicable insurances for the Works shall be obtained by the Contractor or in the name of the Contractor.
- d. during the Maintenance Period, the Contractor is required to obtain and keep in force all the necessary insurances required for the operations of the facility (from local statutory bodies) and for its employees/subcontractors in terms of the Applicable Laws, circulars issued by the Government of Himachal Pradesh.
- e. If the Contractor shall fail to effect and keep in force all insurances for which it is responsible pursuant hereto, the Authority shall have the option to either keep in force any such insurances, and pay such premia and recover the costs thereof from the Contractor by invoking its Performance Security/Performance Guarantee and/or deducting the amount paid towards such premia from the Payment due to the Contractor by the Authority, or in the event of computation of a Termination Payment, treat an amount equal to the Insurance Cover as deemed to have been received by the Contractor.

14.2 Proof of Insurance

Contractor shall provide to the Authority all certificates, documents and other proofs evidencing that the insurance which the Contractor is obliged to procure under this Contract have been procured and are in full force and effect.

14.3 Deductibles

Any and all deductibles and all losses or damages in excess of the insured limits in the insurance policies required under this Contract shall be to the account of the Contractor, unless otherwise expressly stated in this Contract.

14.4 Insurance Policy Cancellation

In case of cancellation of any insurance policy required to be carried by this Contract, or the insolvency, bankruptcy, or failure of any such insurance company that has issued a policy hereunder, the Contractor shall promptly notify the Authority and obtain new insurance policies in the amounts and coverage required hereby.

14.5 Alteration to the Policy Terms

The Contractor shall not make or agree to any material alteration to the terms of any insurance policies without the prior approval of the Authority.

14.6 Insurance policies not to limit Contractor's liability

The insurance policies required to be maintained by the Contractor shall in no way affect, nor are they intended as a limitation of its obligation under the Contract.

14.7 Failure to obtain insurance

If the Contractor fails to take out and/or maintain in effect the applicable insurances required under this Contract, the Authority may take out and maintain in effect any such insurances and may from time to time deduct from any amount due to the Contractor under the Contract towards the premium of such insurances, or may otherwise recover such amount as a debt due from the Contractor and the Contract Price shall be adjusted accordingly.

14.8 Loss Payee

The Contractor shall ensure that all such insurance policies obtained for the Project in terms of this Contract shall be endorsed in the name of the Authority and the Authority, or any other person designated by the Authority, is named as the first loss payee in all insurance contracts effected by the Contractor pursuant to this Article14.

ARTICLE 14

FORCE MAJEURE

15.1 Affected Party

15.1.1 Each of the Parties shall not be liable for its failure to comply with any of its obligations under this Contract to the extent, and for the period, that such failure results from a Force Majeure Event. A Party claiming a Force Majeure Event ("**Affected Party**") shall make all reasonable diligent efforts, including all reasonable expenditures, necessary to avoid, cure, mitigate or remedy the effects of a Force Majeure Event.

15.1.2 Any event of Force Majeure shall be deemed to be an event of Force Majeure affecting a Contractor only if the Force Majeure event affects and results or inputs for Contractor's Scope of Project and Completion of the Project

15.2 Force Majeure

15.2.1 A '**Force Majeure**' event means any event or circumstance or combination of events and circumstances including those stated below that wholly or partly prevents or unavoidably delays an Affected Party in the performance of its obligations under this Contract, but only if and to the extent that such events or circumstances are not within the reasonable control, directly or indirectly, of the Affected Party and could not have been avoided if the Affected Party had taken reasonable care or complied with Good Industry Practices:

a. Natural Force Majeure Events: Act of God including, but not limited to drought, fire, and explosion (to the extent originating from a source external to the Site), earthquake, volcanic eruption, landslide, flood, cyclone, typhoon, tornado, or exceptionally adverse weather conditions which are in excess of the statistical measures for the last hundred (100) years.

b. Non-Natural Force Majeure Events:

i. Direct Non-Natural Force Majeure Events

A. the unlawful, unreasonable or discriminatory revocation of or refusal to renew, any consents, clearances and permits required by the Authority to perform its obligations under any related agreement or any unlawful, unreasonable or discriminatory refusal to grant any other consents, clearances and permits required for the development/maintenance of the Project, provided that a competent court of law declares the revocation or refusal to be unlawful, unreasonable and discriminatory and strikes the same down; or

B. any other unlawful, unreasonable or discriminatory action on the part of an Indian Governmental Instrumentality which is directed against the Project, provided that a competent court of law declares the action to be unlawful, unreasonable and discriminatory and strikes the same down.

ii. Indirect Non - Natural Force Majeure Events:

- A. act of war (whether declared or undeclared), invasion, armed conflict or act of foreign enemy, blockade, embargo, revolution, riot, insurrection, terrorist or military action; or
- B. radioactive contamination or ionising radiation originating from a source in India or resulting from any other Indirect Non-Natural Force Majeure Event mentioned above, excluding circumstances where the source or cause of contamination or radiation is brought or has been brought into or near the Site by the Affected Party or those employed or engaged by the Affected Party; or
- C. industry wide strikes and labour disturbances, having a nationwide impact in India.

15.3 Force Majeure Exclusions

15.3.1 Force Majeure shall not include: (a) any event or circumstance which is within the reasonable control of the Parties, and (b) the following conditions, except to the extent that they are consequences of an event of Force Majeure:

- i. Unavailability, late delivery, or changes in cost of the machinery, equipment, materials, spare parts etc. required for the Works or the Project;
- ii. Delay in the performance of any Subcontractor appointed by the Contractor or its agents;
- iii. Non-performance resulting from normal wear and tear typically experienced in transmission materials and equipment;
- iv. Strikes or labour disturbance at the facilities of the Affected Party;
- v. Insufficiency of finances or funds or the Contract becoming onerous to perform; and
- vi. Non-performance caused by, or connected with the Affected Party's:

- A. negligent or intentional acts, errors or omissions;
- B. failure to comply with an Applicable Laws; or
- C. breach of, or default under this Contract.

15.4 Notification of Force Majeure

15.4.1 The Affected Party shall give notice to the other Party of any event of Force Majeure as soon as reasonably practicable, but not later than 7 (seven) days after the date on which such Party knew or should reasonably have known of the commencement of the event of Force Majeure. If an event of Force Majeure results in a break down of communications rendering it unreasonable to give notice within the applicable time limit specified herein, then the Party claiming Force Majeure shall give such notice as soon as reasonably practicable after reinstatement of communications, but not later than 1 (one) day after such reinstatement.

Provided that such notice shall be a pre-condition to the Affected Party's entitlement to claim relief under this Contract. Such notice shall include full particulars of the event of Force Majeure, its effects on the Party claiming relief and the remedial measures proposed. The Affected Party shall give the other Party regular reports on the progress of those remedial measures and such other information as the other Party may reasonably request about the Force Majeure.

15.4.2 The Affected Party shall give notice to the other Party of (i) the cessation of the relevant event of Force Majeure; and (ii) the cessation of the effects of such event of Force Majeure on the

performance of its rights or obligations under this Contract, as soon as practicable after becoming aware of each of these cessations.

15.5 Consequences of Force Majeure

15.5.1 Except as expressly provided in this Contract, no Party shall be in breach of its obligations pursuant to this Contract or otherwise liable to the other Party for any hindrance or delay in performance or non-performance of any such obligations if and to the extent that such hindrance, delay or non-performance is due to a Force Majeure Event.

15.5.2 If the Contractor is prevented from performing any of its obligations under the Contract by Force Majeure of which notice has been given under Clause 15.4 (Notification of Force Majeure) and Completion of the Works is or will be delayed as a result, the Contractor shall be entitled to an extension of time (but not reimbursement of any associated Cost) for any such delay under Clause 11.3.

15.6 Force Majeure affecting Subcontractor

If any Subcontractor is entitled under any contract or agreement relating to the Works to relief from force majeure on terms additional to or broader than those specified in this Clause, or such additional or broader force majeure events or circumstances shall not excuse the Contractor's non-performance or entitle the Contractor to any relief under this Clause.

15.7 Optional Termination

15.7.1 If the execution of the Scope of Project of a Contractor in progress is prevented for a continuous period of __ days by reason of Force Majeure of which notice has been given under Clause 15.4 (Notification of Force Majeure) (or for multiple periods which totals more than __ days due to the same notified Force Majeure, then the Authority may give to the Contractor a notice of termination of this Contract. If a termination notice is issued by the Authority pursuant to this Clause 15.7.1, the termination shall take effect 7 (seven) days after the notice is given. Upon such termination, the Authority will be required to release the Performance Security provided by the Contractor, it being specified that the release will only be granted when all amounts payable by the Contractor under this Contract to the Authority have been irrevocably paid in full. Upon such termination, the Authority shall pay to the Contractor the amounts payable by the Authority for any Works already carried out by the Contractor in terms of the Contract.

15.8 Termination during Maintenance Period

If the Contract is terminated before the completion of the Term during the Maintenance Period for any reason whatsoever including due to Force Majeure; the Contractor shall continue to carry out its Maintenance Service in terms of the Maintenance Manual and in accordance this Contract including technical personnel responsible for the maintenance for a period of 3 (three) months from the date of such termination. During the three-month notice time the Authority will be responsible for finding a suitable replacement for the Contractor to carry out the operation and maintenance.

ARTICLE 15

TERMINATION OF THE CONTRACT

16.1 Termination during Maintenance Period

16.1.1 In addition to the other termination events specified in this Contract, the Authority shall have the right to terminate this Contract in relation to the Scope of Project of the Contractor, if unless the default has occurred as a result of any breach of this Agreement by the Authority or due to Force Majeure, the Contractor:

- a. fails to submit the Advance Guarantee/Performance Guarantee/Performance Security in accordance with the terms of the Contract or does not comply with any notice of the Authority to make good any failure under the Contract with the date specified in such notice;
- b. abandons any works or services forming part of its Scope of Project or otherwise plainly demonstrates the intention not to continue performance of its obligations under the Contract;
- c. without reasonable excuse fails to proceed with any works or services forming part of its Scope of Project in accordance with the terms of the Contract;
- d. subcontracts the whole of the Works forming part of its Scope of Project, assigns or purports to assign its obligations under the Contract without the required agreement or consent of the Authority or in contravention of the terms of this Contract;
- e. is in material breach of any of its obligations under this Contract; or
- f. becomes bankrupt or insolvent, goes into liquidation, has a receiving or administration order made against it, compounds with its creditors, or carries on business under a receiver, trustee or manager for the benefit of its creditors, or if any act is done or event occurs which (under Applicable Laws) has a similar effect to any of these acts or events.

16.1.2 If any of the events or circumstances mentioned in Clause 16.1.1 above has been caused by reasons solely attributable to the Contractor, the Authority may by giving written notice to the Contractor require it to cause rectification of the default. If the Contractor fails to rectify such default within the next 30 (thirty) days from the date on which the notice is delivered by the Authority to the Contractor asking the latter to cure the breach or default specified in such notice (“**Cure Period**”) or any other extended period as may be agreed between the Authority and the Contractor, the Authority can terminate the Contract with immediate effect by giving a notice in terms of this Clause 16.1.2 and expel the Contractor from the Site.

16.1.3 The termination of the Contract (or part of the Contract vis-à-vis the Scope of Project of the Contractor) by the Authority shall not prejudice any other rights of the Authority against the Contractor under the Contract or otherwise.

16.2 Consequences of Termination for Contractor’s default

Upon termination of the Contract (or part of the Contract) by the Authority vis-à-vis the Contractor under Clause 16.1, the Contractor shall immediately cease all work and services, and if applicable, vacate the Site, and submit all its Contractor's Documents and Applicable Permits lying with it (to the extent possible under law), to the Authority. However, the Contractor shall use its best efforts to comply immediately with any reasonable instructions included in the notice of termination (a) for the assignment of any Subcontract, and (b) for the protection of life or property or for the safety of the Project.

Upon receipt of a notice of termination and payment by the Authority of all amounts due to the Contractor for the Scope of Work already completed under the Contract, the Contractor shall, to the extent legally possible and if Authority so requires, assign to Authority all its right, title and benefits(not obligations) under any subcontracts between it and its Subcontractors, including all warranties, performance guarantee or other continuing benefits arising under such subcontracts.

The Authority shall then give notice that the Contractor's plant, machinery and other equipment (if any) will be released to the Contractor at or near the Site. The Contractor shall also promptly arrange for the removal of all its plant, machinery and other equipment (if any) from the Site at its own risk and cost. However, if the Contractor fails to make a payment due to the Authority under the Contract, these items may be sold by the Authority in order to recover its payment. Any balance of the proceeds shall then be paid to the Contractor.

The Authority shall be entitled to invoke the Performance Security or Performance Guarantee for recovering all losses incurred by it on account of Termination of the Contract under this Clause 16.2 owing to Contractor's default.

16.3 Termination for Authority's Default

16.3.1 In addition to any other termination events described in the Contract, the Contractor shall be entitled to terminate the Contract to the extent of its Scope of Project if unless the default has occurred as a result of any breach of this Agreement by the Contractor or due to Force Majeure.

- a. the Contractor does not receive any undisputed payment within [60 (sixty)] days after the Payment Due Date;
- b. the Authority fails to perform any of its material obligations under this Contract or is in material breach of any obligations under this Contract;
- c. the Authority suspends Contractor's entire Scope of Project for a period of more than 180 (one hundred and eighty) days;
- d. the Authority becomes bankrupt or insolvent, goes into liquidation, has a receiving or administration order made against it compounds with its creditors, or carries on business under a receiver, trustee or manager for the benefit of its creditors, or if any act is done or event occurs which (under Applicable Laws) has a similar effect to any of these acts or events.

16.3.2 In any of these events or circumstances, the Contractor may, give written notice to the Authority to rectify the default within 30 days from the date on which the notice is delivered by the Contractor to the Authority asking the latter to cure the breach or default specified in such notice (“**Cure Period**”) or any other extended period as may be agreed between the Authority and the Contractor, and if the default is not rectified within the said period of 30 (thirty) days or such extended period as may be agreed to between the Parties, terminate the Contract.

16.3.3 The termination of the Contract by the Contractor shall not prejudice any other rights of the Authority, under the Contract or otherwise.

16.4 Consequences of Termination for Authority’s Default

16.4.1 After issuance of notice of termination pursuant to Clause 16.4, it shall: (a) cease to carry out further Works or Maintenance Services (except for such works and services as may have been instructed by the Authority for the protection of life or property or for safety of the Project) and deliver to the Authority, the part of the Works that have been completed by it until the date of termination; (b) to the extent legally possible, assign to the Authority all right, title and benefit of the Contractor’s Works as on the date of termination, and as may be required by the Authority, in any contracts concluded between the Authority and its subcontractors; (c) deliver and handover to the Authority, Contractor’s Documents prepared by it or its subcontractors in relation to the Works, material and other works (for which the Contractor has received payment); and (d) if applicable, arrange for removal of all its plant, machinery and other equipment from the Site at its own risk and cost and cause all its employees and subcontractors to leave the Site.

16.4.2 Termination Payment due to termination for Authority’s default

As soon as practicable after termination under Clause 16.3 has taken effect, the Authority shall immediately return the Performance Guarantee/ Performance Security, as the case may be provided by the Contractor and shall proceed to determine the balance amount of the Contract Price not already paid to the Contractor. The Authority shall within 30 (thirty) days of such determination, pay the balance Contract Price to the Contractor in terms of this Contract.

16.5 Release from performance under Applicable Laws

Notwithstanding any other provision of this Contract, if any event or circumstance outside the control of the Parties (including, but not limited to Force Majeure Event) arises which makes it unlawful for any Party to fulfill its contractual obligations under the Contract or which, under the Applicable Laws governing the Contract, entitles the Party to be released from further performance of the Contract, then upon notice by either Party to the other Party of such event or circumstance:

- a. the Parties shall be discharged from further performance, without prejudice to the rights of either Party in respect of any previous breach of the Contract, and

- b. the sum payable by the Authority to the Contractor shall be the same as under the optional termination of the Contract by the Parties under Clause 15.7.

16.6 Upon Termination for any reason whatsoever, the Authority shall:

- a. be deemed to have taken possession and control of the Project forthwith;
- b. take possession and control of all the Works, materials, stores, implements, construction plants and equipment on or about the Site in relation to the Project without any encumbrances.
- c. be entitled to restrain the Contractor and any person claiming through or under the Contractor from entering upon the Site or any part of the Project;
- d. take possession and control of all Applicable Permits with the Contractor; and
- e. execute such deeds of conveyance, documents and other writings as the Authority may reasonably require for conveying, divesting and assigning all the rights, title and interest of the Contractor in the Project, including manufacturers' warranties in respect of any plant or equipment and the right to receive outstanding insurance claims, to the extent due and payable to the Authority, absolutely unto the Authority or its nominee.

ARTICLE 16

INDEMNITY AND LIMITATION OF LIABILITY

17.1 Indemnity

17.1.1 Indemnification by the Contractor

During the Term of this Contract, the Contractor shall independently in relation to its specified obligations under this Contract indemnify and hold harmless the Authority, the Authority's directors, employees, personnel and its agents against and from all claims, damages, losses and expenses (including legal fees and expenses) in respect or arising out of:

- a. bodily injury, sickness, disease or death, of any person whatsoever arising out of or in the course of or by reason of the design, execution and Completion of the Works and the remedying of any defect, unless attributable to any default of the terms and conditions of the Contract by the Authority, the Authority's directors, employees and its agents;
- b. breach of the Contract by the Contractor;
- c. damage to or loss of any property, real or personal (other than the Works), to the extent that such damage or loss:
 - i. arises out of or in the course of or by reason of the design, execution and Completion of the Works and the remedying of any defects, and
 - ii. is not attributable to any negligence, wilful act or breach of the Contract by the Authority, the Authority's Personnel, its agents, or anyone directly or indirectly employed by any of them.

17.2 Indemnification by the Authority

During the term of this Contract, the Authority shall indemnify and hold harmless the Contractor, its personnel, and its agents, against and from all claims, damages, losses and expenses (including legal fees and expenses) in respect of bodily injury, sickness, disease or death, which is directly attributable to any negligence, willful act or breach of the Contract by the Authority, the Authority's Personnel, or any of its agents.

17.3 Limitation of Liability

17.3.1 Neither Party shall be liable for loss of any profit/ contract nor for any indirect or consequential loss/ damage which may be suffered by the other Party under the Contract.

17.3.2 Subject to Clause 17.3.1 above, the total liability of the Contractor to the Authority under this Article 17 shall be the following:

- a. In case of any fraud, deliberate default, or reckless misconduct: Unlimited; and
- b. In any other case: limited to a sum equivalent to the total Contract Price.

17.3.3 Subject to Clause 17.3.1 above, the total liability of the Authority to the Contractor under this Article 17 shall be limited to the Contract Price, and the total liability of the Authority to the Contractor under this Article 17 shall be limited to the Contract Price.

17.4 Personal Liability Limited

The Contractor and the Authority each understand and agrees that there shall be absolutely no personal liability on the part of any of the employees, shareholders, partners, officers, directors, agents, authorized representatives or affiliates of the Authority or the Contractor for the payment of any amounts due hereunder or performance of any obligations hereunder. The Contractor shall look solely to the assets of the Authority for the satisfaction of each and every remedy of the Contractor in the event of any breach by the Authority. The Authority shall look solely to the assets of the Contractor for the satisfaction of each and every remedy of the Authority in the event of any breach by the Contractor.

17.5 Undertaking by the Contractor

17.5.1 The Contractor unequivocally acknowledges, agrees and confirms that it shall be responsible in the performance of the obligations of the Contractor under its Scope of Project, as set out in Schedule 2 (Scope of Works) to this Contract and in conformity with Schedule 3 (Technical Specifications), so as to ensure seamless and uninterrupted interface among all obligations of the Contractor under its Scope of Project, including without limitation, the following:

- a. achieving, in a timely manner, the milestones set out in the Contracts and performing all obligations under the Contract;
- b. to meet the Technical Specifications and achieve Completion of the Works during the Construction Period in cost effective manner as per the terms and conditions set out in the Contract; and
- c. correction of all defects during the Defect Liability Period.

17.5.2 Notwithstanding anything contained in this Contract, the Contractor hereby agrees and undertakes that it shall be liable for coordinating the execution of the Works and for the overall performance of this Contract and shall not deny such liability solely on the ground that the claim was not covered under its Scope of Project. Further, the Contractor hereby undertakes and acknowledges that should any gap, deficiency or uncertainty arise with respect to the obligations of the Contractor under its Scope of Project, then such gap, deficiency or uncertainty shall be promptly remedied (or caused to be remedied) by the Contractor at no cost or expense to the Authority.

17.5.3 Notwithstanding the fact that the Contractor having diverse Scope of Project under the Contract is solely responsible to perform its Scope of Project and obligations, the Contractor hereby agrees and undertakes to guarantee the due performance of the Contractor's Scope of Project set out in Schedule 2 (Scope of Works). The Contractor hereby agrees and confirms that in case of non- performance or inadequate performance by the Contractor of Scope of Project, the Contractor will perform (or cause performance) of such obligation without any additional cost to the Authority.

ARTICLE 17

CLAIM, DISPUTE RESOLUTION & GOVERNING LAW

18.1 Authority's Claim

18.1.1 The Authority shall be entitled to raise a claim ("**Authority's Claim**") against the Contractor in the following cases:

- a. If the Authority has paid any amount which is attributable to the breach of any terms and conditions of the Contract by the Contractor; and
- b. Any other claim Otherwise specifically stated so in this Contract.

In the above cases, the Authority shall give notice and particulars to the Contractor as soon as practicable but not later than 7 (seven) days after the date on which the Authority became aware of the event or circumstances giving rise to the Authority's Claim.

18.1.2 The notice of the Authority in terms of Clause 18.1.1, shall specify the particulars which form the basis of the Authority's Claim, and shall include substantiation of the amount and/or extension to which the Authority considers it is entitled in connection with such Authority's Claim. A notice relating to any extension of the Defect Liability Period shall be given before the expiry of such period. The Authority shall then proceed to agree to determine (i) the amount which the Authority is entitled to be paid by the Contractor and/or (ii) extension in the Defect Liability Period. While determining any such matter the Authority shall consult the Contractor in an endeavour to reach an agreement. If an agreement is not achieved, the Authority shall make a fair determination in accordance with this Contract, taking due regard of all relevant circumstances.

18.1.3 The Authority shall give notice to the Contractor of each agreement or determination with supporting particulars. Each Party shall give effect to each agreement or determination, unless the Contractor gives a notice to the Authority of its dissatisfaction with a determination within 14 (fourteen) days of receiving it. Either Party may then try to amicably settle the dispute in terms of Clause 18.3.

18.1.4 The Authority may deduct such amount from any moneys due or to become due to the Contractor or otherwise claim against the Contractor under the Contract.

18.2 Contractor's Claim

18.2.1 If the Contractor considers itself entitled to any extension of Construction Period and/or any additional payment, under any provisions of the Contract, the Contractor shall give notice to that effect to the Authority, describing the event or circumstance giving rise to the claim ("**Contractor's Claim**"). The notice shall be given as soon as practicable but not later than fourteen (14) days after the date on which the Contractor became aware of the event or circumstances giving rise to the Contractor's Claim.

- 18.2.2 If the Contractor fails to give notice of a claim, there shall be no extension to the Construction Period or entitlement to additional payment, and the Authority shall be discharged from all liability in connection with the Contractor's Claim.
- 18.2.3 The Contractor shall keep such contemporary records as may be necessary to substantiate any claim, either on the Site or at another location acceptable to the Authority. Without admitting liability, the Authority may after receiving any notice under this Clause, monitor the record-keeping and/or instruct the Contractor to keep further contemporary records. The Contractor shall permit the Authority to inspect all these records, and shall (if instructed) submit copies to the Authority.
- 18.2.4 Within 30 (thirty) days after the Contractor became aware (or should have become aware) of the event or circumstance giving rise to the Contractor's Claim, the Contractor shall send to the Authority a fully detailed statement of the Contractor's Claim which shall include full supporting particulars of the basis of all the claims and of the extension of time and/or additional payment claimed. If the events or circumstances giving rise to the Contractor's Claim have a continuing effect:
- a. this fully detailed statement shall be considered as interim;
 - b. the Contractor shall send further interim claims at monthly intervals, giving the accumulated delay and/or amount claimed, and such further particulars as the Authority may reasonably require; and
 - c. the Contractor shall send a final statement of Contractor's Claim as soon as practicable after the end of the effects of the events or circumstances resulting the Contractor's Claim but not later than 30 (thirty) days from the end of the effects of the events or circumstances resulting the Contractor's Claim.
- 18.2.5 Within 30 (thirty) days after receiving any statement of Contractor's Claim or any further particulars supporting a previous claim, or within such other period as may be proposed by the Authority and approved by the Contractor, the Authority shall respond with approval, or with disapproval and detailed comments. The Authority may also request any necessary further particulars, but shall nevertheless give its response on the principles of the claim within such time.
- 18.2.6 Each interim payment against the Contractor's Claim shall include such amounts for any claim as have been reasonably substantiated as due under the relevant provision of the Contract. Unless and until the particulars supplied are sufficient to substantiate the whole of the Contractor's Claim, the Contractor shall only be entitled to payment for such part of the claim as he has been able to substantiate.
- 18.2.7 The Authority shall consult with the Contractor in an endeavour to reach an agreement and proceed to determine (i) the extension of the Construction Period (before or after its expiry) and (ii) the additional payment, if any to which the Contractor is entitled to under this Contract. However, if such agreement is not achieved, the Authority shall make a fair determination in accordance with the Contractor, taking due regard of all relevant

circumstances. The Authority shall give notice to the Contractor of each agreement or determination, with supporting particulars. Each Party shall give effect to each agreement or determination, unless the Contractor gives notice, to the Authority, of its dissatisfaction within 14 (fourteen) days of receiving it to amicably settle the dispute in terms of Clause 18.3.

18.2.8 The decision of the Authority with regard to the Contractor's Claim shall take into account any extension of time or relief that the Authority may have given as a result of a claim based on the same reasons the Contractor may be arguing. In such a case, the Authority shall approve the Contractor's Claim at least to the extent the Authority's claim was approved.

18.3 **Amicable Settlement**

Any dispute, controversy or claim arising out of or relating to this Contract (whether in tort, contract, under statute or otherwise), including any question regarding its existence, validity, interpretation, breach or termination and so notified in writing by either Party to the other (the "**Dispute**") shall in the first instance be attempted to be resolved amicably between the Parties.

18.3.2 Either Party may require such Dispute to be referred to a director of each Party, for amicable settlement. Upon such reference, the directors of the Parties shall meet at the earliest mutual convenience and in any event within 15 (fifteen) days of such reference to discuss and attempt to arrive at an amicable resolution of the Dispute.

18.3.3 If, after such meeting between the Parties in accordance with Clause 18.3.2, the Dispute remains unresolved, either Party may refer such dispute to be resolved by way of arbitration in terms of this Contract.

18.4 **Arbitration**

18.4.1 All disputes between the parties shall be referred to arbitration and the arbitration shall be conducted by the Chief Commissioner (Temple)-cum-Secretary (Language, Art and Culture) to the Government of Himachal Pradesh.

18.4.2 The seat of the arbitration shall be **Shimla**. The Parties are free to choose a venue which may be convenient for different stages of the arbitration proceedings. The language of the arbitration shall be English. The arbitration shall be conducted in accordance with the Arbitration and Conciliation Act 1996 as amended from time to time ("Arbitration Act") and the rules of Arbitration of the International Centre for Alternative Dispute Resolution, New Delhi ("Rules"), which Rules are deemed to be incorporated by reference in this Article 18.

18.5 **Continuance of Performance**

Performance of this Contract shall continue during any dispute resolution process referred to in this Clause 18.4.

18.6 **Governing Law and Jurisdiction**

The Contract shall be construed and interpreted in accordance with and governed by the laws of India, and subject to the provisions of Clause 18.5 and above, the courts at Una shall have exclusive jurisdiction over Disputes arising out of or relating to this Contract.

IN WITNESS WHEREOF, intending to be legally bound hereby, the Parties have executed this Contract as of the date first set forth above.

EXECUTED by acting by the Authority[Insert Name],

.....

Director

Witness's Signature:

Name:

Address:

EXECUTED by acting by the Contractor [Insert Name],

.....

Director

Witness's Signature:

Name:

Address:

SCHEDULE 1 – DEFINITIONS

“**Affected Party**” shall have the meaning set forth in Clause 15.1.1;

“**Applicable Laws**” means all laws, brought into force and effect by GOI or the State Government including rules, regulations and notifications made there under, and judgements, decrees, injunctions, writs and orders of any court of record, applicable to this Contract and the exercise, performance and discharge of the respective rights and obligations of the Parties hereunder, as may be in force and effect during the subsistence of this Contract;

“**Applicable Permits**” means all clearances, licenses, permits, authorisations, no objection certificates, consents, approvals and exemptions required to be obtained or maintained under Applicable Laws in connection with the Project, during the subsistence of this Contract;

“**Appointed Date**” means the date on which the Conditions Precedent of both the Parties have been met or waived, as the case may be, and shall be deemed to be the date of commencement of the Term with respect to the Project;

“**Approvals**” means any authorization, clearance, license, no-objection certificate, exemption, privilege, approval, registration, permit, waiver, acknowledgement, agreement, or concession required to be obtained from or provided by any Governmental Instrumentality relating to the development, execution, operations and the Works or to the performance by Contractor of any obligations under this Contract;

“**As-Built Documents**” shall have the meaning set forth in Clause 11.1.8(c);

“**Authority**” means the Temple Trust Mata Shri Chintpurni Ji.

“**Authority’s Personnel**” means the Authority’s Representative and all other personnel whom the Authority utilise on Site, who may include staff, labour and other employees of the Authority and each Subcontractor appointed by the Authority itself, and any other personnel assisting the Authority during the execution of the entire Works by the Contractor;

“**Authority’s Representative**” shall have the meaning set forth in Clause 7.3;

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

“**Base Rate**” means the means the floor rate of interest announced by the State Bank of India for all its lending operations.

“**Bid Security**” means the security provided by the Contractor to the Authority along with the Bid in a sum of INR 30,00,000/- (Thirty Lacs only), in accordance with the Bid documents, and which is to remain in force until substituted by the Performance Security.

“Bill of Quantities” shall be as defined in Schedule 10

“Change in Law” shall have the meaning set forth in Clause 10.4.1;

“Codes and Standards” means the codes and standards as more fully detailed in the Technical Specifications, in relation to the design, specification, manufacturing, fabrication and inspection of the equipment;

“Completion Date” shall have the meaning set forth in Clause 11.2;

“Construction Period” shall mean the period commencing from the Appointed Date and ending on the Completion Date;

“Contract” means this engineering, procurement and construction contract and the appendices and Schedules attached hereto;

“Contract Price” means the consideration to be payable to the Contractor for execution of the Project in accordance with this Contract and as mentioned in Schedule 6 (Payment Milestones) of the Contract;

“Contractor” has the meaning set forth above and includes its respective legal successors and assigns;

“Contractor’s Claim” shall have the meaning set forth in Clause 18.2.1;

“Contractor’s Document” shall have the meaning set forth in Clause 11.1.8;

“Contractor’s Personnel” means the Contractor’s Representative and all other personnel whom the Contractor utilise on Site, who may include staff, labour and other employees of the Contractor and each Subcontractor, and any other personnel assisting the Contractor in the execution of the entire Works;

“Contractor’s Representative” shall have the meaning set forth in Schedule 7;

“Damages” shall mean the damages payable by either Party to the other of them, as set forth in this Contract, whether on per diem basis or otherwise, are mutually agreed genuine pre-estimated loss and damage likely to be suffered and incurred by the Party entitled to receive the same and are not by way of penalty;

“Defect Liability Period” means a period of 12 (Twelve) months and any extended period in terms of this Contract from the date of the Works Completion Certificate;

“Dispute” shall have the meaning set forth in Clause 18.3.1;

“**DA**” shall mean the Design Agency appointed by the Authority for the purpose of monitoring the Works;

“**Effective Date**” means the date of execution of this Contract;

“**Force Majeure/Force Majeure Event**” shall have the meaning set forth in Clause 15.2;

“**Good Industry Practice**” means the exercise of that degree of skill, diligence efficiency, reliability and prudence and those practices, methods, technical specifications and standards of equipment, safety, services and performance, as may change from time to time and which would reasonably and ordinarily be expected to be used by a skilled and experienced Contractor engaged in activities similar to the Works and/ or Maintenance Services required to be carried out under this Contract;

“**Governmental Instrumentality**” means the Government of India, Governments of state of Himachal Pradesh, and any ministry, department, board, authority, agency, corporation, commission under the direct or indirect control of Government of India or any of the above state Government(s) or both, any political sub-division of any of them including any court or Appropriate Commission(s) or tribunal or judicial or quasi-judicial body of India.

“**Gregorian calendar**” means the internationally accepted civil calendar.

“**Hazardous Material**” means (i) any element, compound, substance, preparation, chemical, physio-chemical properties or biological derivative, radiation, noise, vibration, material or combination thereof which by reason of its composition or characteristics is defined in Applicable Law as a hazardous material, or (ii) any other material which any Government Instrumentality determines from time to time is harmful, toxic, or dangerous, or otherwise ineligible for handling, storage or disposal by unregulated means or is liable to cause harm to human beings, other living creatures, plant, micro-organism, property or the environment;

“**INR**” means the Indian Rupees;

“**Indian Standard Time**” means the time observed throughout India;

“**LOA**” means the Letter of Award dated [●], issued to the Contractor to establish the Project.

“**Maintenance Manual**” shall have the meaning set forth in Clause 12.3;

“**Maintenance Period**” shall mean the period calculated from the Completion Date and expiring on the 2nd anniversary of the Completion Date;

“**Maintenance Services**” means all things or tasks which the Contractor is, or may be, required to do to for the regular maintenance and upkeep of the constructed, procured and commissioned Works with respect to the Project in accordance with this Contract;

“**Payment Due Date**” shall have the meaning set forth in Clause 10.2.3;

“Performance Guarantee” shall have the meaning set forth in Clause____

“Performance Security” shall have the meaning set forth in Clause____

“Programme Schedule” means the programme schedule set out in Schedule4;

“Project” means construction and maintenance of the Digitalized Museum Gallery for Mata Shri Chintpurni Museum at Baba Mai Das Sadan, Una including but not limited to procurement, installation, maintenance of exhibits and instruments as specified in the RFP;

“Project Milestones” means project milestones as set out in Schedule 10;

“Right of Way” means the constructive possession of the Site, together with all way leaves, easements, unrestricted access and other rights of way, howsoever described, necessary for construction, operation and maintenance of the Project and real estate development in accordance with this Contract;

“Rs.” or **“Rupees”** means Indian Rupees, the lawful currency of India;

“Site” means the lands or other places, which is licensed to the Contractor for constructing and maintaining the Project as per this Contract;

“Staff Training documents” means documents related to training of staff and personnel;

“Subcontractor” means any person named in the Contract as a subcontractor, or any person appointed as a subcontractor, for a part of the Works, and its legal successors and assigns;

“Technical Specifications” means the technical specifications set out in Schedule 3;

“Variation” means any variation in the Scope of Works as more elaborately provided in Clause 3.5 of this Contract;

“Works Completion Certificate” means the certificate issued by the Authority pursuant to with Clause 11.5 of this Contract on the Completion Date;

“Works” means all things or tasks which the Contractor is, or may be, required to do to for the Completion of the Project, which includes, inter alia, construction of the Project, procurement and commissioning of the components planned for the Project, taking delivery, transporting to Site, storing at Site, installing, erecting, testing of the Project components, procurement and Completion of the Project, in accordance with this Contract;

SCHEDULE 2 – SCOPE OF WORKS

(Enclosed in a Separate Document)

SCHEDULE 3 – TECHNICAL SPECIFICATIONS

(Enclosed in a Separate Document)

SCHEDULE 4 – PROGRAMME SCHEDULE

The Program Schedule shall be submitted by the Contractor after the execution of this Contract. Upon furnishing of the Program Schedule to the Authority, the same shall form an integral part of the Contract

SCHEDULE 5 – AUTHORITY’S REPRESENTATIVE

The details in relation to the Authority’s Representative would be shared by the Authority from time to time during the Term of the Contract.

SCHEDULE 6 – PAYMENT MILESTONES

Payment milestone for Contract Price

The Contract Price is a fixed lump sum amount of Rs. [●] (**** amount in words ****), which is inclusive of applicable Goods and Service Tax (GST) and all other applicable taxes and duties under the Applicable Laws.

Break-up of Fee shall be as under:

- i. Construction Fee (SITC) (Sr. No. A, B,C,D,E,F,G and H of Schedule 10):**
- | | |
|--|-------------|
| a. On Submission and approval of Shop Drawings | 10% of SITC |
| b. On Approvals of Soft Content | 10% of SITC |
| c. On Supply and Installation of Hardware (Pro-rata basis*) | 55% of SITC |
| d. On Successful Commissioning of Project | 15% of SITC |
| e. On successful running of 2 months after Commissioning of work (From Commissioning date) | 10% of SITC |

**Amount of Payment at the end of month on Supply and Installation of Hardware = Value of Hardware supplied and installed in the relevant month computed as per rate quoted by the Selected Bidder/EA in the financial sheet (BOQ) against the line item to be multiplied by 0.50*

It is further clarified that all Works shall be executed as per scope defined in Clause 3.1 and further the Bill of Quantities provided in Schedule 10 is indicative in nature for the sole purpose of determination of the Contract Price in the event of Variation as per clause 3.5.4 of this Contract and to determine the value of completed Works as per this schedule.

ii. Operations & Maintenance Fee (Sr. No. I and J of Schedule 10):

Total Contract Price minus Construction Fee (SITC)

Subject to the terms of this Contract, the Contract Price of Operation & Maintenance shall be paid by the Authority to the Contractor on quarterly basis.

Security Deposit shall be deducted from each running bill and the final bill to the extent of 5% of the gross amount payable of the tendered value of work.

SCHEDULE 7 – CONTRACTOR’S REPRESENTATIVE

SCHEDULE 8BILL OF QUANTITIES

(Enclosed in a Separate Document)