



# SBI

भारतीय स्टेट बैंक

Ka State Bank Jong Ka India

STATE BANK OF INDIA

AGMSL/R-1/2020-21/ 351

Date: ~~03.09.2021~~ 04/09/2021

To  
The Director,  
Director's Block, North East Indira Gandhi Regional Institute of Health and Medical Sciences,  
Mawdiangdiang, Shillong -793018,  
Meghalaya.

Dear Sir/Madam,

**ATM OPERATIONS**


**TENDER ENQUIRY No NEIGR/S&P/OT-14A/2019-2020 dated 18.09.2019**


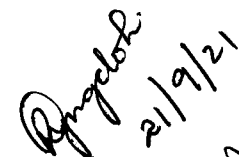

**PROVISIONAL LETTER OF INTENT: NEIGR/S&P/A-09/2017-18 dated 20.12.2019**

As per your letter dated 20.12.2019, State Bank of India, Regional Business Office (Shillong Urban); was granted the tender to install and operate an ATM machine in NEIGRIHMS, Mawdiangdiang, Shillong - 793018.

2. In this respect, we would be glad if you will arrange to finalize the rent agreement which will enable our S.B.I. Nongmynsong Branch (Branch Code - 16575) to expedite the payment process. We append herewith the Lease Agreement (original copy) for your perusal and necessary action.

Yours faithfully,

  
Assistant General Manager  
Encl: As above.

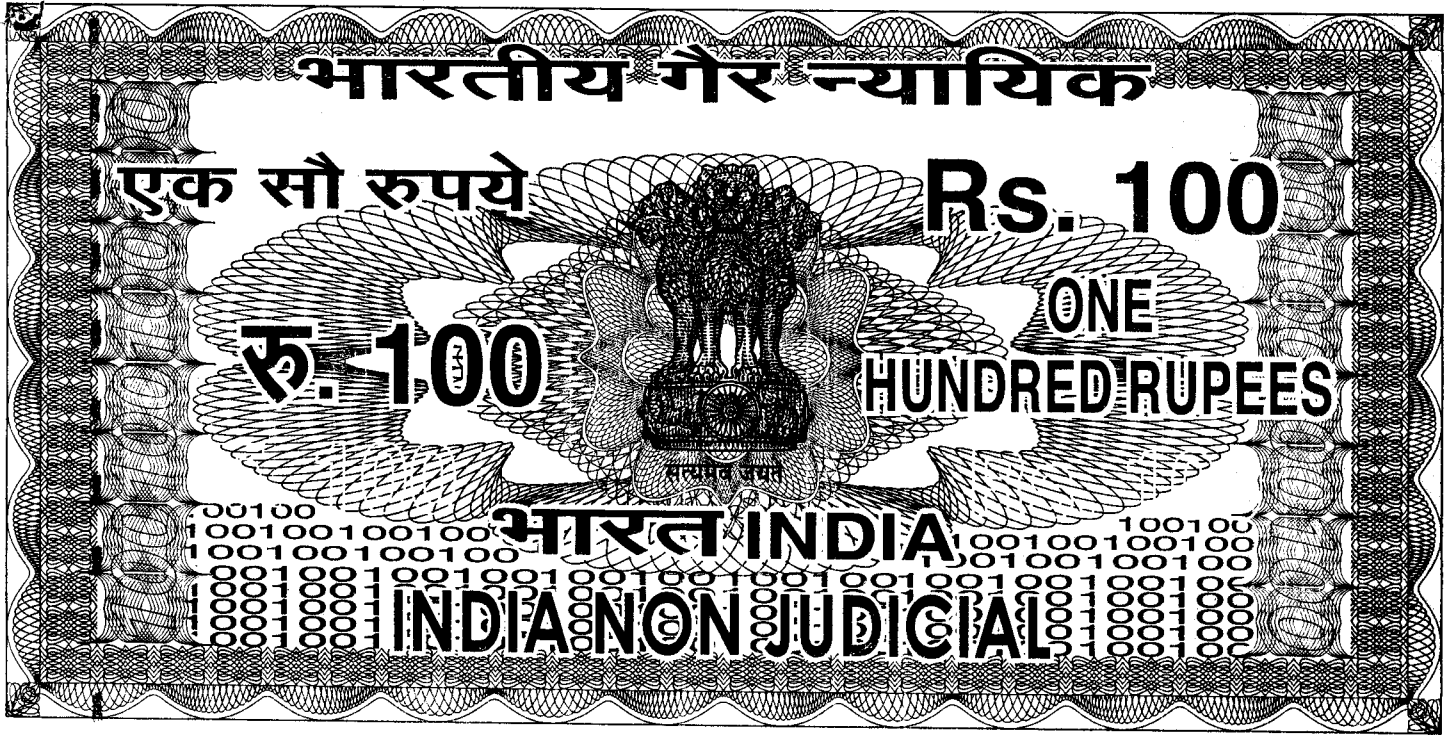
  
21/09/2021  
  
21/9/21  
  
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bank.sbi  
+91 364 2505223  
+91 364 2224608  
+91 364 2225635  
agmr1.zoshil@sbi.co.in

क्षेत्रीय व्यवसाय कार्यालय  
शिलांग नगरी  
बावरी मैनसन, दूसरा मंजिल  
धान्कहेति  
शिलांग 793001

Ka Regional Business Office  
Shillong Urban  
Bawri Mansion, 2nd Floor  
Dhankheti  
Shillong 793001

Regional Business Office  
Shillong Urban  
Bawri Mansion, 2nd Floor  
Dhankheti  
Shillong 793001



मेघालय MEGHALAYA

178639

LEASE AGREEMENT

The Lease Agreement is made on this 01<sup>st</sup> day of January 2020 between Shri David T. Umdor, Deputy Director (Admn). son/wife of Shri Late B. Umdor

(hereinafter referred to as the lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part. (If the Lessor is a firm, company etc., the description should be accordingly be changed).

AND

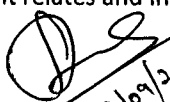
The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai, a Local Head Office at GUWAHATI a branch / office at NONGMAINSONG (hereinafter referred to as "The Lessee" or "The Bank" which expression unless repugnant to the context shall include its successors and assigns) of the other part.


WHEREAS


I. The lessor (s) has / have at the request of the Lessee agreed to grant to the Lessee a lease of the premises more fully described in Schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.

The lessors being seized and possessed or otherwise well and sufficiently entitled to the premises particularly described in the Schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the premises particularly described in the schedule.

Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part of the lessees to be performed and observed, the lessors doth hereby demise unto the lessee the premises as described in schedule here together with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the roof top/terrace open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the said premises (hereinafter referred to as the "demised premises") unto the lessee for the term of 5 (Five) years commencing from 01.01.2020 with the absolute option to the Bank to renew the lease for further 1 (One) terms of 5 (Five) years, yielding and paying thereof unto the lessors the monthly rent of Rs. 2492 (per month) subject to TDS on or before the 1st (First) day of the following month to which it relates and in consideration of the lease of the premises the lessee hereby covenant with the lessors that :-

  
21/09/2021

  
David T. Umdor

  
Deputy Director (Admn.)  
North Eastern Regional Institute  
Gangtok, Sikkim  
North Eastern Regional Institute  
Gangtok, Sikkim  
North Eastern Regional Institute  
Gangtok, Sikkim

1. The Lessee to the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the Lessor (s) as follows :-

(i) To pay by Banker's cheque or otherwise as agreed / the said monthly rent hereby reserved on the day and in the manner aforesaid subject to TDS.

(ii) To pay One month rent as advance deposit which is refundable at the time of determination of lease with interest at a rate applicable to overdraft. However, the lessor/s at the time of termination of lease and vacation of the premises thereon, is/are entitled to adjust the said deposit with interest towards the rent (subject to TDS) due if any, as on the date.

(iii) To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric metre or water metres to be installed in the demised premises by the Lessor (s) at his/their costs for the Lessee's use.

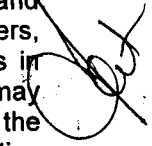
2. (i) The Lessee shall be entitled at any time during the said terms; to install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.

(ii) To use the demised premises for the purpose/s mentioned herein below :-

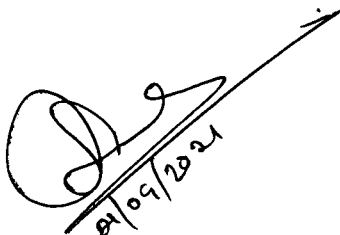
- (a) on site ATMs
- (b) Housing of outfits of the subsidiaries/associates of the lessee.
- (c) For cross selling purposes
- (d) Branch/Office of the lessee
- (e) Guest House etc.

(iii) To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor (s) shall have no objection thereto.

(iv) The lessee/bank shall have a right to install any technological equipment(s) such as V-SAT, ATM, KIOSKS or any technology /communication equipment(s) at any place in or over or at the demised premises or at the roof top/terrace of the demised premises to carry out the business of the lessee. The lessor has

  
D. V. Umber  
Deputy Director (Admin)  
North Eastern Gangotri Regional Institute  
of Health and Medical Sciences (NEGRHMS)  
Dehra Dun, India



  
21/09/2021

further agreed that the lessee/Bank, employees of the lessee or persons authorised by the Bank shall have free passage to and right to utilise the roof top/ terrace of the demised premises, during the currency of this lease and any extension thereafter.

(v) To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor (s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.

(vi) To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.

3. The Lessor (s) do and each of them doth hereby covenant with the Lessee as follows:-

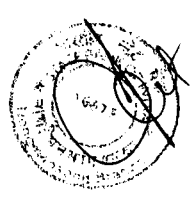
(i) On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.

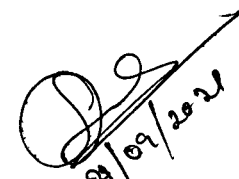
(ii) The lessor/s hereby declare and acknowledge the availment of \_\_\_\_\_ loan of Rs. Nil for the construction of new premises / for carrying out additions / alterations to the premises and lessee is entitled to adjust 75% or entire rent towards the installments / dues for liquidation of the said loan with interest within a maximum period of 7 years as stipulated under the loan documents dated \_\_\_\_\_ and is also bound by the terms and conditions agreed to under the said loan documents –Not Applicable.

(iii) The Lessor (s), shall not nor shall he/they allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.

(iv) The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.

D. N. Umbar  
Dean, Director (Admin)  
North Eastern India Gandhi Regional Institute  
of Health and Medical Sciences (NIGRI-RIHS)  
Shillong-788018, Meghalaya, India



  
21/09/2021

(v) The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.

(vi) The Lessor (s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors, windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessors shall keep the demised premises wind and water tight and maintain proper repair and condition, the electric, sanitary, water fittings, equipments and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when required and also whitewash, colour painting of the interior and exterior of the demised premises atleast once in every three years, including painting of the doors and windows.

(vii) The Lessor/s shall keep the demised premises insured at all time during the term hereby created or any extension/s thereof from loss or damage by fire, earthquake, riots and against such other risks as may be required by the lessee and to make all payments necessary for the above purposes within three days after the same shall respectively become payable and to produce to the Lessee or its agent on demand the several policies of such insurance and the receipts for each such payment and to cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the demised premises and to make up any deficiency out of the Lessor's own moneys –Not Applicable

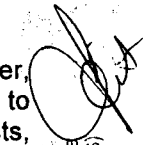
(viii) The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.

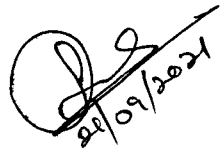
(ix) The lessor(s) will not during currency of the lease transfer, mortgage, sell, assign or otherwise create any interest in the demised premises without the prior consent of the Bank in writing.

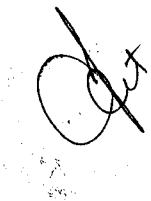
(x) The Lessor has no objection for Lessee to assign / transfer / sublet the demised premises or part thereof.

(xi) The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.

(xii) In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses.

  
D. Umadevi  
Deputy Director (Admin)  
North Eastern Institute of Health and Medical Sciences (NEIGRIHMS)  
Shillong-786018, Meghalaya, India

  
12/09/2021



4. It is hereby agreed by and between the parties hereto as follows:-


(i) In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.

(ii) If the Lessor (s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and / or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.

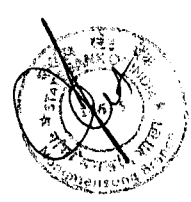
(iii) In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.

(iv) In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.

(v) Notwithstanding anything to the contrary herein before contained, the Lessee shall be entitled and shall have the option to terminate this Lease at any time on giving three (3) calendar months' prior notice in writing to the Lessor (s) and on expiration of the period to be mentioned in such notice this lease shall cease to be operative.

  
Deputy Director (Admin.)  
North Eastern India Gandhi Regional Institute  
of Health and Medical Education (NIEHMS)  
Shillong-793016, Meghalaya, India

  
29/07/2021



(vi) If the lessors shall at any time fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/their part to be observed and performed then the Lessee shall be entitled at its option to forthwith determine this Lease.

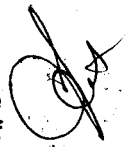
(vii) The Lessors shall at the request of the Lessee made before the expiration of the term hereby created execute and register a renewed lease of the demised premises in favour of the Lessee a lease for further period/s of one month from the date of expiration of term hereby created on the same terms and conditions as are herein contained except the monthly rent which may be reduced / increased as mutually negotiated and in any case the increase in rent shall not be more than 15% of the then existing arrangement. However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed therein. That the expenses on stamp duty and registration charges required for the execution of lease deed and renewal of lease deed shall be borne by the parties i.e lessors and the Bank in equal sharers.

(viii) Notwithstanding anything contained hereinabove the lessee shall be entitled to surrender, leave and deliver the unused, un-utilised portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, un-utilised and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required for the purpose after surrendering of the unused and unutilized area / portion and in the event of such partial surrender of the un-utilised area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive/independent entry/use for /of the branch/office, the landlord shall make suitable arrangement so that the exclusive independent entry /use for/of the branch/office is not affected in any manner.

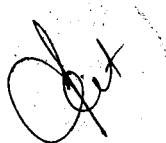
(ix) In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for the time being but in and the period of such Lease shall be co-extensive and coterminous with the period of the Lease in respect of the premises already leased in favour of the Bank.

(x) In the event of the Lessor (s) deciding to sell the demised premises during the tenancy, they shall in the first instance offer the premises to the Bank and the Bank shall within one calendar month from the date of receipt of such offer either accept or reject such offer.

(xi) All other terms and conditions are as per Letter of Award No: NEIGR/S&P/A-09/2017 -18; dated: 20.12.2019



D. J. Umbar  
Deputy Director (Admin.)  
North Eastern India Gandhi Regional Institute  
of Health and Social Services (NEGRHMS)  
Shillong-793018, Meghalaya, India



20/12/2019

The Schedule above referred to IN WITNESSES WHEREOF THE PARTIES hereto have executed these presents the day and year first above written.

SIGNED SEALED AND DELIVERED

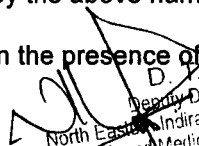
By the above named


In the presence of

SIGNED SEALED AND DELIVERED

By the above named

In the presence of

  
D. J. Umdor  
Deputy Director (Admn.)  
North Eastern Indira Gandhi Regional Institute  
of Health and Medical Sciences (NEIGRIHMS)  
Shillong-793018, Meghalaya, India

  
Deputy Director (Admn.)  
North Eastern Indira Gandhi Regional Institute  
of Health and Medical Sciences (NEIGRIHMS)  
Shillong-793018, Meghalaya, India

Address



For and on behalf of  
State Bank of India,  
NONGMAZONG Br.  
Lessee

Witness :-

Signature




Name Sohan Sarki

Channel Manager (ATM)

Address RBO Shillong urban  
Dakshin side

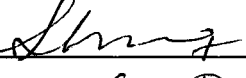
Signature



Name Manis Phomphim

Address SBI RBO Shantini

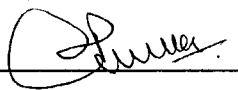
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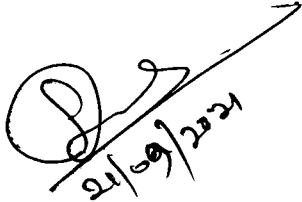
Name Harendra Dey

Address 16 (1) Calcutta, Shillong - 793001

Signature



- upper Kenchis Trace, Bishnupur  
Laban - Shillong - 793004.

  
21/09/2021



पूर्वोत्तर इंदिरा गांधी क्षेत्रीय स्वास्थ्य एवं आयुर्विज्ञान संस्थान  
North Eastern Indira Gandhi Regional Institute of Health and Medical Sciences

(भारत सरकार, स्वास्थ्य एवं परिवार कल्याण मंत्रालय, स्वायत्त संस्थान)

(An Autonomous Institute, Ministry of Health and Family Welfare, Government of India)

निदेशक ब्लॉक, मज्जिआंग्दिंग, शिल्लॉंग -793 018 (मेघालय) /Director's Block, Mawdiangdiang, Shillong -793 018 (Meghalaya)

Store & Procurement:

Tele Fax: (0364) 2538032

F. No: NEIGR/S&P/A -09/2017 -18

Email: storeneigrhms@gmail.com

Website: neigrhms.gov.in

Dated: 20/12/2019

To,  
Local Head Office: State Bank of India  
Dispur, Guwahati

Regional Business Office: State Bank of India  
Shillong Urban, Shillong: 793001  
Communication details of Contract official (s)  
both sales & services: Shri.TS. Benningkham  
Mongsang, Channel manager  
Mbl no.7005486247 &  
Shri.Sohan Sarki, Channel Manager  
Mbl.no: 9577143117  
E-mail: [ts.benin@sbi.co.in](mailto:ts.benin@sbi.co.in)/[sohan.sarki@sbi.co.in](mailto:sohan.sarki@sbi.co.in)

Sub: Provisional letter of Intent –Installation, Operation and Maintenance of Automated Teller Machine (ATM) at Public Utility Block of the Institute at Mawdiangdiang, Shillong -793018 initially for a period of five years, subject to renewal at the option of the institute.

Ref: Tender Enquiry No: NEIGR/S&P/OT-14A/2019-2020; dated: 18.09.2019 and your offer in response to our tender.

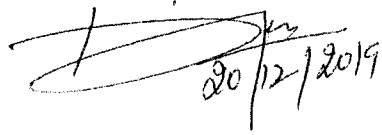
Sir/ Madam,

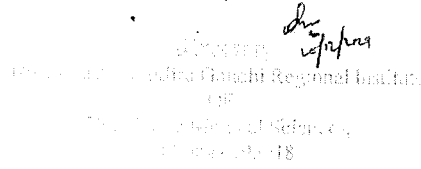
1. With reference to your bid and in accordance with the terms, conditions of the tender document and this letter of intent, the Institute is pleased to offer a service contract/ licensee for installation, operation and maintenance of Automated Teller Machine (ATM) on total turnkey basis by the Bank at Public Utility Block of the Institute at Mawdiangdiang, Shillong -793018 initially for a period of five years, subject to renewal at the option of the institute, for **Rs 30.00 per sq. feet (per month) including GST for Room no.1 - 98 Sq Feet ( More or Less) w.e.f. 01/01/2020**, for the service and cost listed below.

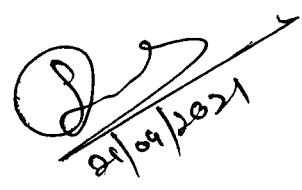
Price Details:

Sl. No.	Particulars	Rental Amount (per month)	Goods & Service Tax (GST)	Total Amount (in Rs) for running of ATM, as per tender conditions, per month
1.	Installation, operation and maintenance of Automated Teller Machine (ATM) at Public Utility Block of the Institute at Mawdiangdiang, Shillong -793018.	Rs.2492.00	Rs.448.00 (Reverse charge) <i>basis deposit</i>	Rs 2940.00 (Rupees Two thousand Nine hundred Forty only)

2. The Accepting officer reserves the right to have second inspection, which would be nominated by the Director of the Institute, and have the right to take necessary action, if found not conforming to the terms & conditions of the contract though the report of the earlier inspection has been accepted by the normal inspection authority.
3. The terms and conditions of the tender and the agreement executed will be binding on the licensee/bank. This offer is being issued in accordance with the terms & conditions of NEIGRIHMS / Government of India and in the manner specified herein shall operate to create a specific contract between the vendor/ bank (with whom the contract referred to) on one part and NEIGRIHMS, Shillong, on the other part.
4. The contract for providing the services is valid for a period of five years, subject to renewal at the option of the institute, from the date of award. It may be made clear that the said contract period may be extended on the option of the Director, NEIGRIHMS, if situation warrants till the finalization of the next tender, subject to satisfactory performance; However, the Institute reserves the right to terminate the contract with one month notice.
5. The bank/licensee will be responsible for complying with payment of minimum wages and other Social Security benefits including prescribed number of leave/holiday and prescribed hours (maximum work hours)

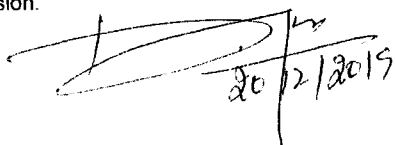
  
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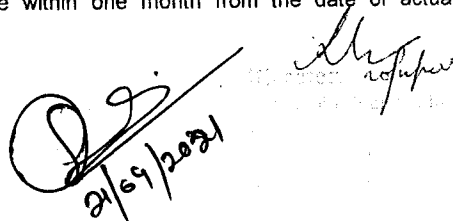
  
Regional Business Office, State Bank of India  
Shillong Urban, Shillong: 793001  
Communication details of Contract official (s)  
both sales & services: Shri.TS. Benningkham  
Mongsang, Channel manager  
Mbl no.7005486247 &  
Shri.Sohan Sarki, Channel Manager  
Mbl.no: 9577143117  
E-mail: [ts.benin@sbi.co.in](mailto:ts.benin@sbi.co.in)/[sohan.sarki@sbi.co.in](mailto:sohan.sarki@sbi.co.in)

  
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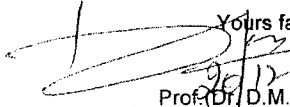
of Work Schedule as per Labour Laws in force from time to time, for its manpower deployed in the services. Further, the agency is responsible for any violation of laws related to Social Security (E.S.I. & P.F., etc.). In the event of deployment of manpower by the said agency that covered under the provision shouldering responsibility towards Service Tax, wherever applicable & other Labour legislations. The agency will also be responsible for maintaining the premises as pollutant free and to obtain necessary certificate from competent authority of Pollution control and thereafter to obey such statutory orders from time to time, including treatment & disposal of garbage, and the agency will be liable for any consequences resulting from violation of any such rule / provision.

6. In the event of failure on the part of the licensee/bank to provide adequate service, then, necessary action will be taken by the management of NEIGRIHMS. If there is any complaint against the licensee, the licensee shall be afforded an opportunity to furnish explanation within 7 (seven) days. If the explanation is not satisfactory, the appropriate authority reserve the right to impose any penalty in addition to termination of contract and the decision of Director, NEIGRIHMS, Shillong shall be final and binding on the licensee/agency.
7. The bank /licensee hereby indemnify that the bank /licensee shall not represent to a third party during the currency contract /service provision in NEIGRIHMS, as a employee of NEIGRIHMS, Shillong and identity card indicating the respective banks/authorized agency.
8. The agency shall undertake to sign the contract agreement within 15 (fifteen) days from the date of issue of the letter of acceptance/Intent, failing which Earnest money deposit may be forfeited, in such event, the Institute shall proceed for a fresh tender. However, successful bidder shall execute an agreement on non – judicial stamp paper of value of Rs 100.00 (stamp duty to be paid by the bidder).
9. The agency must posses the valid license issued by the competent authority for carrying out the service for operation and maintenance of Automated Teller Machine (ATM). The agency shall be responsible for complying with all laws pertaining to the services as well as those pertaining to engagement of manpower.
10. The agency will have to pay the water–supply / electricity consumption /license fee / rental amount within the 7<sup>th</sup> day of the subsequent month. Incase of delay, levy of 0.5 % per week or part thereof of the monthly amount , shall be payable to NEIGRIHMS, Shillong.
11. Receipt of this offer may be acknowledged and a copy duly signed/stamped by the authorized signatory should be submitted before finalization of the agreement.
12. Competent authority reserves the right to amend /incorporate changes in any form, during the entire contract period, without any changes in the offered rates /cost and any other term and conditions of contract.
13. NEIGRIHMS may waive any minor infirmity or non- conformity or irregularity which does not constitute a deviation, provided such waiver does not prejudice or affect the relative ranking of tender.
14. Separate electrical connection for ATM shall be taken by the bank/licensee on their own and the bank /licensee has to pay the electricity bill to the Institute as applicable.
15. Security arrangement of the ATM will be the responsibility of concerned bank/licensee. NEIGRIHMS shall not be responsible for any loss of cash, any loss of installation, equipment etc.,
16. All services for connectivity of ATM viz., lease lines/ broad band/ internet/ telephone lines / Air Conditioner to be procured /installed by the concerned bank(s)/licensee.
17. The premises shall be used for the purpose of installation, operation and maintenance of ATM only
18. All electrical consumables like bulbs, tubes, etc are to be replaced by the party, in case they are damaged.
19. Successful bank shall not be permitted to draw any electrical connections /extension, etc without obtaining approval from the Institute's Estate division.
20. Water taxes, if any, shall have to be paid as and when imposed by the Institute.
21. There shall be no structural damage to the premises.
22. Institute cannot ensure 24 (hrs) x 7 (days) electricity power supply. Party may install their own UPS, if required, to run their storage facilities with due intimation to the Institute.
23. The licensee shall pay all the Central, State and local levies including GST being imposed or assessed by the competent authority or levied in future from time to time
24. The licensee shall obtain all the required permissions/license from concerned authorities for running the ATM at their own level and shall obey all the rules/regulations applicable from time to time in this regard and take all the security precautions to safeguard the equipment's installed/provided at the premises.
25. The licensee shall be called upon for repair the premises in case it is found that the premises requires repair. It shall be the responsibility of the bank/licensee to renovate/construct the space for ATM Counter immediately at their own cost.
26. The licensee shall submit a copy of verified antecedents of their employees /staff deployed on the allotted site from the police authorities /Superintendent of Police within one month from the date of actual possession.

  
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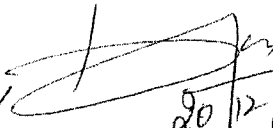
  
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27. No other illegal activity shall be allowed to be carried by licensee and in case of such eventuality, all the responsibility or legal obligation fall upon the licensee.
28. Maintenance and regular functioning of the ATMs for all the 24 hours should be ensured by the Bank/licensee and NEIGRIHMS, Shillong will not undertake any responsibility in this account.
29. In the surroundings of the allocated ATM area, the bank/ licensee shall be responsible for upkeep, pest control service, security and sanitary services during the entire period of the contract and the extended period.
30. All electrical gadgets including CCTV, digital watches/lockers, furniture, consumables related to lightning and air conditioning, etc., shall be maintain by the bank/licensee at its own cost and risk.
31. Upon cancellation of contract/ completion of period of services, the bank/ licensee should handover the peaceful legal possession of all the unit with area provided as per the scope of the contract. The Institute also reserve the right to assign or allot or award the contract to any third party upon cancellation of contract / license.
32. Bank/licensee shall be fully responsible for the maintenance in respect of proper design, quality and workmanship of all hardware, equipment, accessories, spare part etc. Covered by the agreement. Bank/licensee must warrant all hardware, equipment, accessories, spare part etc. against any manufacturing defects during the period of contract.
33. All Other terms and conditions are as per Tender Enquiry No: NEIGR/S&P/OT/E -14A/2019 -20; dated: 18.09.2019.
34. Settlement of disputes – If there is any dispute or differences, the same may be referred to Director, NEIGRIHMS. Director, NEIGRIHMS or his authorized representative shall be the final authority in all disputes and decision taken by the authority will be binding on all concerned. The agency hereby indemnify that they have no objection to settle the dispute, if any, by the Director, NEIGRIHMS or his authorized representative, being the employee of the Institute.

Yours faithfully,  
  
 20/12/2019  
 Prof. Dr. D.M. Thappa  
 Director, NEIGRIHMS  
 National Institute of  
 Geriatric Health and  
 Research  
 Shillong  
 Meghalaya  
 India

Copy forwarded for Information and necessary action please:

1. Medical Superintendent
2. Accounts Officer/AAO (Account) /AAO-GAD & Estt-I
3. Financial Adviser / Internal Auditor
4. Executive Engineer (Civil)/Estate Officer/Principal Nursing College
5. Stores Section record
6. Chief Security Officer /In-charge Sanitary department
7. *Principal Storey/Dean/ Librarian - SA/ Estt I/II/III/IV/ GAD*

  
 20/12/2019  
 Prof. (Dr. D.M. Thappa  
 Director, NEIGRIHMS  
 National Institute of  
 Geriatric Health and  
 Research  
 Shillong  
 Meghalaya  
 India

  
 21/09/2021