

# FATIMA MATA NATIONAL COLLEGE

AUTONOMOUS

(Reaccredited with 'A' Grade by NAAC)  
Affiliated to University of Kerala



## 4.3.3 Wifi Connection

**IQAC** INTERNAL QUALITY ASSURANCE CELL



കേരളം കേരल KERALA

AV 653059

Copy to 1<sup>st</sup> Party  
**AGREEMENT**

This Agreement ("Agreement") is signed at Kollam on 27<sup>th</sup> day of April 2016.

**BY AND BETWEEN**

Fatima Mata National College, Kollam- 691001. Having PAN card No. TVDF00091A, The aided college under the Diocese of Kollam , Here duly represented by it's Manager, Rev. Fr. Anil Jose, Aged 50 Years , S/o Joseph hereinafter referred to as the "First Party" (which expression shall unless it be repugnant to subject or context hereof would mean and include its successors and assigns), of the First part

And

RELIANCE JIO INFOCOMM LIMITED (PAN No: AABC16363G), a Company duly incorporated and registered under the provisions of Indian Companies Act, 1956 and having its registered office at 9<sup>th</sup> Floor, Maker Chambers IV, 222, Nariman Point, Mumbai 400021 Maharashtra and Regional office at Reliance Jio Infocomm Ltd, 2<sup>nd</sup> floor, Pukalakkattu Kariyattu Tower, Near Yathri Nivas, Maamangalam, Paalarivattom, Cochin, represented herein by its duly authorized signatory Mr. Rahul Krishnan, adult, hereinafter referred to as the "Second Party" (which expression shall unless it be repugnant to subject or context hereof would mean and include its successors and assigns), of the Second Part. The First Party and the Second Party shall be individually referred to as 'Party' and collectively referred to as 'Parties'.

First Party

Second Party

Page 1 to 11

*Signature of Rev. Fr. Anil Jose*

*Signature of Rahul Krishnan*

27/04/16 100/-

Reliance Jio Infocomm Ltd  
Paalarivattom, Cochin.

Kollam Vender  
K. BRASI PILLAI





केरल KERALA

AV 653060

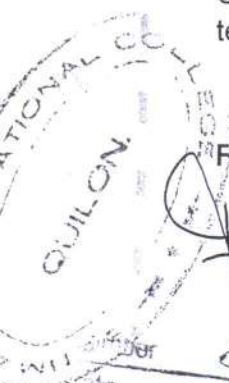
**WHEREAS:**

The First Party is owner and in possession of the Building and premises namely **Fatima Mata National College, Kollam** situated at **Near Railway Station, Kollam** herein referred to as the "**said Building**".

The Second Party has been issued Unified Licenses ("UL") under section 4 of the Indian Telegraph Act, 1885 by the Department of Telecommunications, Government of India, for all service areas in India to establish, operate and maintain telecommunication networks and telecommunication services and is engaged in the business of providing broadband internet services and other allied services on a pan-India basis.

The Second Party has approached and requested the First Party for the exclusive permission to install its Telecommunication Equipment for improving network coverage for its users, in the said Building.

The First Party has agreed to provide, permit the right to use the common areas stairways and passages and grant right of way in the said Building to the Second Party to exclusively install its Telecommunication Equipment consisting of equipment and Cable i.e. Feeder and/or Optical Fiber Cable (OFC) as per the requirement as per the terms and conditions contained hereinafter:-



First Party

*[Signature]*

*[Signature]*  
Second Party

Page 2 to 11

811P

27/04/16 P 100/-

Reliance 310 Infocomm Ltd  
Paadasivattom, Cochin.

Kollam Venues  
K. BHASI PILLAI



NOW THIS AGREEMENT WITNESSETH AS UNDE

1. TENURE

1.1 The First Party hereby grants permission for use to the Second Party and the Second Party agrees to take the demarcated area (more specifically mentioned in **Annexure A** attached herewith) in the said premises for installation of Telecommunication Equipment along with other equipment (hereinafter referred to as "**Demarcated Area**"), for a period of **10 (Ten) years** (hereinafter refer to as "initial term") commencing from **12-04-2016**. The agreement shall be automatically renewable after expiry of the initial term for a term equal to the initial term.

1.2 The Parties agree that the permission for use granted by the First Party to the Second Party is in lieu of the Second Party installing Telecommunication Equipment in the Building so as to provide improved network coverage (and thereby providing better telecommunications services) to the users in and around the Building to have seamless coverage.

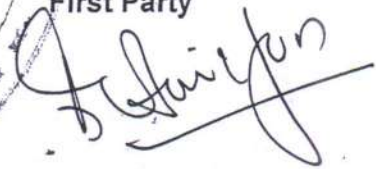
2. OBLIGATIONS / RIGHTS OF THE FIRST PARTY

2.1 The First Party is the lawful owner and is in possession of the said building including the Demarcated Area and that the First Party has unambiguous, perfect and absolute legal title over the said Demarcated Area and has authority to grant the proposed permission for use of the Demarcated Area to the Second Party.

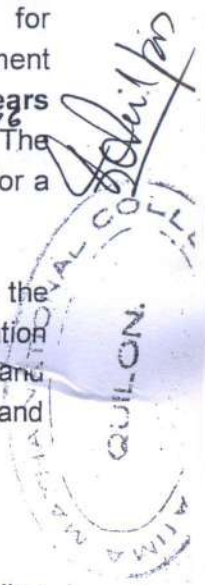
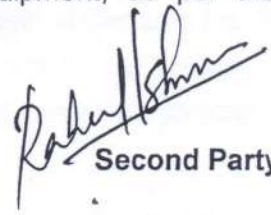
2.2 That the said building have been duly constructed, in compliance with approved building sanction plan by the authorities and that there has been no deviation from the sanctioned plan in the construction of the said building and that there has been no violation in any manner whatsoever of any of the provisions of relevant municipal and statutory laws and rules made there under in the Construction of the said building, as a result of which the rights of the Second Party may be adversely affected or jeopardized.

2.3 The First Party hereby permits the Second Party and the Second Party shall have right to do activities as mentioned in **Annexure B** attached herewith, in relation to installation of Telecommunication Equipment, as per the plans mutually agreed upon by the Parties:

First Party



Second Party



SEP 6

- 2.4 The First Party shall take reasonable precaution and security measures that no damage is caused to the Cables and the equipment installed at the said Building due to any act of negligence or otherwise by the him, occupants/residents, employees, staff, visitors etc. of the First Party and shall indemnify the Second party in case any damage such damage is caused by the reasons attributable to the First Party or his men, employees, occupants and agent. The First Party shall not have right to switch off the electricity supply of telecom equipment of the Second Party, under any circumstances.
- 2.5 If during the subsistence of this Agreement or any extended period thereof, if the First Party decides to dispose, assign or transfer its rights/ interests in the said Building or part thereof to any person/ party the same shall be informed to the Second Party at least 90 (Ninety) days in advance and also such transfer and assignment shall be subject to the Second Party's right under this Agreement being not affected and First Party shall ensure that the purchaser/ transferee or the assignee will be acquiring the property/ rights shall confirm in writing to the Second Party that the terms of this Agreements shall be binding upon such transferee and subsequently the First party shall arrange a novation agreement Signed by the transferee if required by the Second Party.
- 2.6 However the Second party may assign or transfer the obligations under this Agreement in favour of any of its associate companies, group companies or affiliates or any other person/s or entity/ies with a written intimation to the First party. Consequent to such assignment or transfer such associate companies, group companies or affiliates or any other person/s or entity/ies shall abide by the terms and conditions mentioned herein.
- 2.7 The First Party or any other person or entity acting under them shall not have any retention right, preferential claim or lien (or any other similar right) on Telecommunication Equipment including but not limited to its cables, wires, ducts, equipment and belongings of the Second Party. The First Party shall not stake any claim upon Telecommunication Equipment or any such installations/ equipment of the Second Party under any circumstances whatsoever.
- 2.8 In the event of construction of any new structure /wall etc close to the Second Party's Equipment(s), which may cause any obstruction of Services / dislocation of Equipment(s) of the Second Party, the First Party shall notify the same to the Second Party in writing within one week from the beginning of such construction

First Party

Second Party



*[Handwritten signature]*

*[Handwritten signature]*

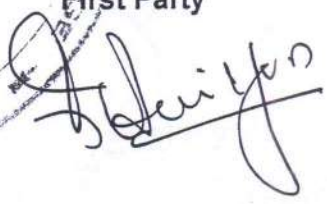
3. **OBLIGATIONS/RIGHTS OF THE SECOND PARTY**

- 3.1 For installation of equipment for Telecommunication Equipment, all necessary and required permissions / approvals shall be obtained by the Second Party.
- 3.2 The Second Party, throughout the tenure of this Agreement, extended period, if any, shall maintain antenna, wires and cables and other telecommunication equipment at its own cost and expenses.
- 3.3 The Second Party shall take reasonable care of the aesthetics of the Property of the First Party at the time of installation and repair of its equipment & Cable.
- 3.4 The Second Party shall be responsible and liable for the safety of its personnel (employees, sub-contractors and others as nominated) while working on its equipment/installation in the area, open-space and/or building at large of the said Building for Telecommunication Equipment installation and daily operational works and the First party shall be kept harmless and indemnified in this regard. However, the Second Party shall not be responsible or liable in any manner whatsoever for any injury or damage which may be caused to any employee, family member, agent, servant etc of the First Party or any other person allowed by the First Party to gain access to the said Building who illegally tampers with the belongings of the Second Party.
- 3.5 The Second Party is entitled to be indemnified for the full injury or damage to its equipment caused by any third party having access to the building or by any employee or representative of the First Party without prior approval of the Second Party.

4. **ELECTRICITY AND FUEL CHARGES**

The First Party shall provide the Second Party, electricity sub-meter(s) including cabling from main point to sub meter, with power back-up and the Second Party shall pay electricity charges and fuel charges for Diesel Generator ("DG") usage to the First Party on a monthly basis for units consumed by the Second Party as per the reading shown in the sub-meter provided for the purpose upon invoice being raised by the First Party to the Second party.

First Party



A handwritten signature in black ink, appearing to read 'S. Srinivasan', is written over the printed name 'First Party'.

Second Party



A handwritten signature in black ink, appearing to read 'R. Srinivasan', is written over the printed name 'Second Party'.



## 5. TERMINATION

- 5.1 The Second Party may terminate this Agreement, by giving 60(sixty) days' notice in writing to the First Party. Upon the expiry of 60(sixty) days from the date of notice, as aforesaid, the Agreement shall stand terminated the equipment of the second party shall be taken back by the second party within the said 60 days.
- 5.2 The First party shall not have any right to terminate the agreement except for instances wherein the Second Party has committed a material breach of terms provided herein and the same is not rectified by the Second Party within 30 (thirty) days of intimation of such breach in writing by the First party.
- 5.3. In case the breach is committed by Second party and is not rectified as per clause 5.2, the First Party shall be entitled to terminate the Agreement by giving 30 (Thirty) day's notice.
- 5.4 In the event of termination of the Agreement, anytime during the term of this Agreement or in the event of expiry of the Agreement with no further extension/renewal, Second Party shall have all the right to dismantle, remove and take away all the installations, antennae, poles equipment, cable and all movables and items of work, things, articles from the Property installed during the tenure of this Agreement without any let, hindrance or objections whatsoever from the First Party. The First Party shall not have any kind of lien or charge or encumbrance over the Telecommunication Equipment and accessories installed at the Property.

## 6. PERMISSION AND ACCESS

The Second Party or its authorized representative, authorized workmen, office bearer etc and/or the Second Party's' personnel under intimation to the building/property in-charge of the Property can enter into the Property at any time (24hrs.x7days) without any objection or obstruction from the First Party.

## 7. INDEMNIFICATION

- 7.1 The Parties hereby indemnify each other and agree to keep each other indemnified:-
- a) Against each and all loss or damages, actions, proceedings etc. as either of the Parties may face or incur due to any act or omission of the other Party regarding compliance of municipal or other rules and regulations for the time being in force and applicable to the First Party and / or the Second Party and / or the Demarcated Area;



First Party

*[Handwritten signature]*

Second Party

*[Handwritten signature]*

b) Against all losses or damages, which either of the Parties may face or incur due to any violation of any provision of this Agreement by the other Party.

7.2 The First Party agrees to indemnify and keep indemnified the Second Party and its officers, agents and directors etc. fully against -

(a) any loss or damage suffered by the Second Party on account of any defect in title of the First Party with respect to the Demarcated Area, any tax, interest, penalty claims, etc. due to non-deduction / short deduction of tax at source by the Second Party from any amount paid / credited to the First Party under this Agreement

(b) actions, claims, losses and damages that may be incurred or suffered by the Second Party on account of the action of the First Party or its assignee / successors / agent / representative or any other person/organization claiming under the First Party.

7.3 It is clarified that any arrear of tax, charges or other dues payable to the Municipal Authorities and consequent actions initiated by such authorities against either of the Parties shall have no bearing on the other Party.

## 8. NOTICES

All notices required to be served by the First Party upon the Second Party, and by the Second Party upon the First Party, under this Agreement, shall be in writing, and shall be deemed to be properly, sufficiently and effectually served if dispatched by hand delivery, pre-paid registered post acknowledgement due or by any other recognised means of recorded delivery, to the following addresses of the Parties hereto: -

The First Party:  
Duly represented by

Mr. Fr. Anil Jose, Manger  
Fatima Mata National College, Kollam-1

The Second Party:

RELIANCE JIO INFOCOMM LIMITED  
Attn: Mr. Rahul Krishnan  
Real Estate Team Lead.  
Reliance Jio Infocomm Ltd,  
Pukalakkattu kaariyattu tower,  
Near Yathri Nivas, Maamangalam,  
Paalarivattom, Cochin

First Party

Second Party



## 9. RELATIONSHIP BETWEEN THE PARTIES

Nothing herein contained shall be construed as creating any tenancy or sub-tenancy in favour of the Second Party or its officers and/ or employees in or over or upon any part of the Property, other than the right of use hereby granted or as entitling the Second Party to the exclusive possession of the Demarcated Area. It is the express intention of the parties hereto that this Agreement shall be a mere permission for use and the First Party shall always be deemed to be in possession thereof.

## 10. DISPUTE RESOLUTION

In the event of any controversy, ~~dispute~~ or difference arising out of or in connection with or in relation to ~~any~~ term of this Agreement, both Parties shall endeavor to settle such ~~dispute~~ or difference by negotiation inter se within 15 (Fifteen days) ~~days~~, or such extended time as may be mutually agreed, failing which, ~~such~~ dispute or difference shall be referred to a sole arbitrator appointed mutually by the first and Second Party. The place of arbitration shall be at **Kollam** and the language of arbitration shall be English. The arbitration shall be in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof. The award of the Arbitrator shall be final and binding on the Parties.

## 11. JURISDICTION

The Agreement shall be construed and interpreted in accordance with the laws of the India. The Courts at **Kollam** shall have exclusive jurisdiction in all matters arising out of and touching and/or concerning the Agreement.

## 12. FORCE MAJEURE

Notwithstanding anything contained anywhere in the Agreement, if at any time during the continuance of the Agreement, the Property or any part thereof be destroyed or damaged by fire, earthquake, tempest or other Act of God or by riot, war, air-raid, or any irresistible force, so as to become unfit for use for the purpose for which it was provided for use, the Second Party shall be at the option to terminate the Agreement immediately, but in the event of the Second Party desiring to continue the permission or use, the Second Party shall vacate the whole or such portion of the Property as may be required to enable the First Party to repair to its former state of condition. In case the First Party fails to take the necessary remedial steps within the reasonable time so as to make the Control Room/Premises usable for the Second Party, then in that event the Second Party shall be free to carry out such repairs at the first instance at the cost and expenses of the First Party and later recover/ adjust the costs and expenses from the First Party.

First Party

Second Party

INDIA NATIONAL CO  
KOLLAM  
QUILON  
S. Sai Yen


Rahyff

That the Parties to this Agreement, before executing the Agreement, have clearly understood their rights /duties /liabilities /responsibilities or obligations under each and all clauses of this Agreement.

IN WITNESS WHEREOF the parties hereto have set their hands to these presents on the day, month & year first hereinabove written:

Signed & Delivered by the within named **THE FIRST PARTY**

(Mr. Fr. Anil Jose, Manger.  
Fatima Mata National College, Kollam-1



Signed & Delivered by the within named

**THE SECOND PARTY**  
**RELIANCE JIO INFOCOMM LIMITED**

Through it's duly authorized signatory

**Mr. Rahul Krishnan**  
**RELIANCE JIO INFOCOMM LIMITED**  
Real Estate Team Lead.  
Reliance Jio Infocomm Ltd,  
Pukalakkattu kaariyattu tower,  
Near Yathri Nivas, Maamangalam,  
Paalarivattom , Cochin



WITNESS:

1.

2.

First Party



Second Party



ANNEXURE - A

Demarcated Area in the said building

All that (1) a space of around \_\_\_\_\_ sqft. at  
\_\_\_\_\_ [ location of the space] (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_ at the premises  
ground plus 5 (G+5) stored building situated at Near Railway station ,Kollam



First Party

Second Party

ANNEXURE - B

LIST OF EQUIPMENT

- a) Lay and establish wires, cables, equipment, antennas and other related accessories in order to provide Telecommunication Equipment.
- b) To install minimum (One) poles as per the requirement at the rooftop of the Property. *two poles on the ground*
- c) To connect Second Party's equipment with available earthing point of the First Party in the Property or to dig an "earthing pit" in case the same is not available in the Property or unable to connect the available earthing pit at the Property.

MATHA NATIONAL COLLEGE  
QUILON  
*Refer to*

MATHA NATIONAL COLLEGE  
QUILON

First Party

*[Signature]*

Second Party

*[Signature]*