

APPLICATION

To

The Chief Executive Officer,
Shri Mata Mansa Devi Shrine Board,
Panchkula 1341 14.

Sub: Quotation for allotment of Site No. 1 size 8'x10' Space within premises of Shri Mata Mansa Devi Shrine Board, Panchkula premises for Installation of ATM.

Respected Madam,

With reference to your Advt. No..... on the above subject; I hereby inform that our bank is interested in installing ATM in following location. We hereby quote the rate for allotment of Size 8'x10 Space for installation of ATM within the premises of Shri Mata Mansa Devi Shrine Board premises, Panchkula.

1. Name of Bank:

| Site No. | Location | Size | Interested | Rent per month |
|----------|--|----------|------------|----------------|
| 1. | In front of Shri Pashupati Nath Temple near Administrative Block Jatayu Bhawan | 8ftX10ft | Yes/No | |

I hereby declare that I am the authorized person to quote the rate for the allotment Site No.1 Size 8'x10' space and have gone through the terms and conditions mentioned in lease document attached, of licensing of space for installation of ATM within the premises of Shri Mata Mansa Devi Shrine Board, Panchkula issued vide Advt. No. cited above and are acceptable to our Bank. In case of allotment of space, the bank is ready to take possession of space within 15 days of allotment.

DA: As above

Place:

Date:

Seal of the Bank:

Name in block letters
with designation:

Contact No.

Mobile No.

E-mail:

Whereas:

- (i) The Licensor(s) is/are the absolute owner(s) of self-contained commercial premises no. :Size of shop 8x10 (near Administrative Block-Jatayu Bhawan) Shri Mata Mansa Devi Shrine Complex, Panchkula-134114 situated at the address more particularly described in the Schedule hereunder.

The Licensor(s) has/have agreed to grant a License of the said premises to the Licensee for a period of 08 (Eight Years) for setting up and operating machines/products including but not limited to cash dispensers for banks (hereinafter referred to as "the ATM") upon the terms and conditions hereinafter recorded and contained;

Now Therefore The Parties Mutually Agree as Follows:

In pursuance of the said agreement and in consideration of the rent hereinafter reserved and the covenants and conditions hereinafter contained and on the part of the Licensee to be paid, observed and performed, the Licensor(s) hereby demises unto the Licensee the said commercial premises no. More particularly described in the Schedule hereunder together with the use of the fittings, fixtures and infrastructure installed in respect thereof (hereinafter collectively referred to as "**the said premises**") Together with the right to the Licensee and its officers, employees and customers/ clientele to freely use the entrances leading to and from the said premises to have and to hold the said premises unto the Licensee for the term of _____ months commencing on and **from 2025 and expiring on 20** _____ and paying there for unto the Licensor(s) for the period from **2023 to 20**_____ the monthly License rent of _____) per month within **7 days of expiry of every English calendar month**. The Licensee shall not be entitled to pay the rent or monthly License rent for the period from **2023 to 20** _____ for the purposes of carrying out fit out work. This period shall be construed as the rent free period.

Licensor

Licensee

I. The parties hereby agree that the License rent shall stand escalated by an escalation of _____ % on the last payable License rent after expiry of _____ **months** from _____
Accordingly,

(1) For the period from **2023** to **20**____ the monthly License rent shall be _____) per month;

(2) For the period from **20**__ to **20**__ the monthly License rent shall stand enhanced to **Rs.**_____) per month;

(3) For the period from **20**__ to **20**__ the monthly License rent shall stand enhanced to **Rs.**_____) per month;

II. It is hereby agreed by the Licensor(s) as essential and integral terms to the grant of the said premises, as follows:

(1) That the Licensee shall be at liberty and is expressly permitted by the Licensor (s) to install and operate the ATM and related equipment in any part of the said premises;

(2) That the ATM and the said premises shall be used and enjoyed and remain open at all hours of the day and on all days including Sundays and Public/Bank Holidays;

(3) That the customers and clientele of _____ ("the Bank") or any other banks/ financial institutions (including foreign banks) holding ATM Cards/ Debit Cards/ Credit Cards bearing the logos of various international card authorization networks and/or domestic shared ATM Networks or any such third parties whom the Licensee may permit, shall be entitled and at liberty at any time to access, use and operate the ATM. Nothing mentioned herein or otherwise shall limit the Licensee's right to use the said premises only for the Bank.

(4) That the signage, placards, boards and other advertisements appearing upon and above the entrance to the said premises and upon and surrounding the ATM, shall inter alia bear the name and logos of the Licensee the Banks.

(5) That there shall be such number of entrances/accesses in and to the said premises as the Licensee may require.

Licensor

Licensee

- (6) That the Licensee shall be entitled and at liberty to station security personnel round the clock at the entrances to and/or within the said premises and to install security devices, alarm systems etc;
 - (7) That an armoured vehicle shall be permitted from time to time to enter the compound of the building and remain parked therein for a reasonable time, to deliver or remove cash or other financial instruments to/from the ATM;
- III. That the Licensee shall be entitled and at liberty to carry out and conduct at its costs, from time to time, furnishing, renovation and maintenance in and to the said premises and install air-conditioning therein, which the Licensee shall be at liberty (but not bound or liable) to remove at or before the expiration or sooner determination of the term without any objection on the part of the Licensor(s) Provided that the all such works shall be undertaken in conformity with applicable laws, rules and regulations; In addition to the said premises, the Licensor(s) hereby agree(s) and undertake(s) to provide and make available to the Licensee throughout the term of the demise, (without charging, levying or collecting any further or additional rent or any other compensation/consideration for the same), the following additional amenities and spaces/areas to be used and enjoyed as amenities belonging to the said premises (hereinafter collectively referred to as "the additional amenities"), that is :
- (1) An independent electricity meter/connection to the said premises of a minimum of 3 phase 3KVA till the ATM room;
 - (2) Space for-one earth pits at a technically acceptable location in the compound of the said building;
 - (3) Technically feasible space on the terrace of the said building for the Licensee's signage;
 - (4) One Lollipop sign on the facade of the said building or at the entrance passage or on a pole outside the entrance of the said premises;
 - (5) Technically feasible space for installation of the Licensee's outdoor Air conditioning units on the exterior of the said premises.
 - (6) Technically feasible space for installation of the Licensee's DG Set near the said premises; and
 - (7) Technically feasible space for the installation, operation and maintenance of a V-Sat Dish Antennae and equipment linked to the Bank ATM on the terrace of the said building, which the Licensee and/or its authorized representatives shall be entitled to access at all hours of the day and on all days (including Sunday's/ Public Holidays) for inspection, servicing and maintenance.

Licensor

Licensee

IV. The Licensee hereby covenants with the Licensor(s) as follows:

- (1) To bear and pay the Licensor(s) the monthly License rent reserved herein on the due dates for payment thereof;
- (2) To directly pay to the authorities concerned, all charges for electricity consumed in the said premises as shown by the separate meter or meters installed in respect thereof;
- (3) To keep the interior of the said premises in good and tenantable repair and condition, reasonable wear and tear and damage done by acts of God or conditions of force majeure always excepted;
- (4) To permit the Licensor(s) to enter upon the said premises for inspecting the same and for executing any necessary repairs/replacement for which the Licensor(s) is/are responsible, (but without affecting or touching the ATM) at any reasonable time during the day after giving to the Licensee at least two working days previous notice in writing for that purpose and the Licensee confirming to the Licensor (s) an acceptable and convenient time for such inspection where the Licensee's authorized representative shall also remain present;
- (5) To deliver up the said premises at the end of or on the sooner determination of the term in such tenantable repair, order and condition as is consistent with the agreements on the part of the Licensee and Licensor(s) herein contained, reasonable wear and tear and damage done by acts of God or conditions of force majeure always expected;

V. The Licensor(s) hereby covenant(s) with the Licensee as follows:

- (1) That the Licensee paying the License rent reserved herein and observing the covenants and conditions herein recorded and contained, the Licensee shall use the said premises and the additional amenities, throughout the term of the demise without any obstruction, hindrance or interference;
- (2) To provide on a timely basis and as and when called upon by the Licensee, all consents, NOC's /letters/writings to the Licensee for the better and further use and enjoyment of the said premises and/or the additional amenities;
- (3) To insure and keep insured during the subsistence of the, the said premises, against loss, damage or destruction due to acts of God, conditions of force majeure etc., at

the Licensor(s) costs and to provide the Licensee with photo copies of the policies in resp All) electricity charges/ deposits pertaining in respect the said premises, (ii) property rates, taxes, cesses, etc., in respect of the said premises, and, (iii) maintenance charges/outgoings and other impositions in respect of the said premises, have all been paid in full upto date;

Licensor

Licensee

- (4) For the purpose of ensuring continuous and uninterrupted supply and availability of essential services such as, electricity but not limited thereto, and for securing proper maintenance of the said premises, to carry out such works of maintenance repair, replacement restoration etc. as may be necessary for the said purpose within the said premises and externally wherever required and towards this end the Licensee shall be given free access to the common areas of the said property including electric meters, installations etc., with facility to put up scaffolding if necessary Provided that the Licensee shall execute such works in a workmanlike manner only through qualified and competent contractors and workmen and in conformity with the laws, rules and regulations of the Authorities concerned;
- (5) And The Licensor(s) hereby agree (s) to indemnify and keep indemnified the Licensee of, from and against all claims, losses, damages and expenses that may arise by virtue of any of the above statements, representations and warranties being false or incorrect thereof;
- (6) To pay all existing, increased/enhanced, future and new rates, taxes, cesses, assessments, surcharges, and all other impositions whatsoever now or hereafter charged or levied or imposed upon an owner or occupier of the said premises;

VI. The Licensor(s) hereby warrant(s) and represent(s) to the Licensee as follows, on the basis strength and faith of which the Licensee has accepted the License of the said premises, that is:

- (i) The Licensor(s) is/are the absolute owners, free from all encumbrances, of the said premises and are freely entitled to grant this License to the Licensee without having to obtain the consent or concurrence of any other persons/parties;
- (ii) There are no suits, actions or proceedings affecting the said premises and/or which may affect the License herein;
- (iii) The Licensor(s) has/have obtained the requisite NOC's and approvals for grant of the demise herein of the said premises together with the additional amenities;
- (iv) The said building and the said premises have been constructed in accordance with sanctioned plans and specifications as approved by municipal and concerned authorities/bodies, and the said premises have been given clear permission for commercial usage (and hence can be used for an ATM), and in any event the Licensor(s) undertake(s) to

obtain at the Licensor(s) cost any and all further or other approvals clearances, licenses etc., as may be required for the purposes;

- (v) All (i) electricity charges/deposits pertaining in respect the said premises, (ii) property rates, taxes, cesses, etc, in respect of the said premises, and, (ii) maintenance charges/outgoings and other impositions in respect of the said premises, have all been paid in full upto date;

Licensor

Licensee

And the Licensor(s) hereby agree (s) to indemnify and keep indemnified the Licensee of, from and against all claims, losses, damages and expenses that may arise by virtue of any of the above statements, representations and warranties being false or incorrect;

- VII. The Licensee shall be entitled and at liberty at time during the subsistence of the demise to unilaterally terminate this License by giving at least 1 (one) month notice (in writing) to the Licensor(s), and upon the expiry of the period of such notice, (i) the Licensee shall deliver the peaceful and vacant possession of the said premises to the Licensor(s) in accordance with the provisions hereof simultaneously with the refund by the Licensor(s) of the Deposit kept by the Licensee with the Licensor(s), as mentioned herein below and, (ii) the Licensee shall not be liable to pay License rent or any other charges for the residue unexpired of the demise;
- VIII. If the said premises are destroyed/damaged and rendered unfit for use and habitation or the Licensee is prevented or restricted from using the said premises for its ATM or otherwise, the Licensee shall be entitled and at liberty to forthwith terminate the License granted herein by addressing a notice (in writing) to the Licensor(s), whereupon, (i) the Licensee shall deliver the peaceful and vacant possession of the said premises to the Licensor(s) in accordance with the provisions hereof simultaneously with the refund by the Licensor(s) of Security Deposit kept by the Licensee with the Licensor(s) as mentioned herein below and, (i) the Licensee shall not be liable to pay License rent for the residue unexpired of the demise;
- IX. It has been agreed by and between the Licensor(s) and the Licensee as follows:
- (1) The Licensee shall deposit with the Licensor(s) the sum of Rs. _____/- **(Rupees _____ Only)** which amount shall remain deposited with the Licensor(s) (free of interest thereon) and shall be refunded by the Licensor(s) to the Licensee on the expiry, or termination or sooner or earlier determination of this License, simultaneously with the Licensee handing over the possession of the said premises to the Licensor(s) (hereinafter referred to as "the Deposit");
 - (2) If the Licensor(s) fail(s) or neglect(s) to refund the entire Deposit to the Licensee on the expiry, or termination, or sooner or earlier determination, of this License, the Licensee being ready and willing to deliver the possession of the said premises to the Licensor(s), then the Licensee shall be entitled and is hereby authorized to continue in the possession,

use, occupation and enjoyment of the said premises without being liable to pay any License rent or any other amounts to the Licensor(s) and such position shall continue until such time as the Licensor(s) has/have refunded to the Licensee the entire Deposit with interest thereon @ _____ %(**Per-cent**) per annum calculated from the date of the expiry, or termination, or Sooner or earlier determination of the License till refund/realization/receipt of the said entire Deposit with interest thereon. This shall be without prejudice to all the rights and remedies available to the Licensee in law for recovery of the Deposit.

(3)

Licensor

Licensee

X. All notices between the parties hereto and/or payments to be made by the Licensee to the Licensor(s) shall be deemed to have been duly delivered/received if addressed as follows and sent either by hand delivery and a written acknowledgement obtained thereof or by Registered Post A.D., at the following addresses:

Licensor(s): Chief Executive Officer Indian Inhabitants having their address at Shri Mata Mansa Devi Shrine Board, Panchkula size of shop 8'x10 (near Administrative Block-Jatayu Bhawan) **Shri Mata Mansa Devi Shrine Complex, Panchkula-134114 (Individual)** hereinafter collectively referred to as "**the Licensors**" (which expression shall unless contrary or repugnant to the context or meaning thereof be deemed to mean and include their respective heirs executors and administrators) of the One Part;

XI. Any disputes between the parties hereto, under or in respect of these presents and/or in respect of any matters or issues arising out of this License shall be governed by and construed in accordance with the laws of India and the Courts at Chandigarh India shall have exclusive jurisdiction to try and entertain such suits or proceedings;

XII. The Licensor(s) and the Licensee shall upon the execution hereof, lodge the original stamped copy hereof for registration with the office of the Sub-registrar of Assurances at _____ and respectively admit execution thereof. The stamp duty and registration charges in respect of these presents shall be borne and paid by the Licensor(s). The original registered counterpart hereof shall be retained by and be the property of the Licensee and the duplicate hereof shall be retained by and be the property of the Licensee. Each party shall bear and pay his/her/the ir/its own separate Advocates costs, charges and expenses;

In Witness Whereof the parties hereto have set and subscribed their respective hands to these presents (in duplicate) the day and year first hereinabove written.

Licensor

Licensee

The Schedule Above Referred To

Description of the Said Premises

Shop of size 8'x10 (near Administrative Block-Jatayu Bhawan) Shri Mata Mansa Devi Shrine Complex, Panchkula-134114 (Individual) having carpet area on the ground floor of the Facility/Suvidha Kender and near Administrative Block-Jatayu Bhawan standing upon the piece or parcel of land or ground situated, lying and being at Shri Mata Mansa Devi Shrine Complex, Panchkula and bounded as follows, that is to say,

On or towards the North: by

On or towards the South: by

On or towards the East: by

On or towards the West: by

Signed and Delivered
by the within named Licensor(s)

in the presence of.....

}
}

Signed and Delivered
for and on behalf of
the within named Licensee
AGS Transact Technologies Ltd.
by its duly authorised signatory
Mr. _____
in the presence of ..

}
}

Licensor

Licensee

Receipt

Received on or before the date hereof, of and from the within named Licensee, the sum of Rs. _____/- (Rupees _____ Only) vide demand Draft/ Banker's Cheque No. _____ dated _____, 20 ____ drawn on _____, _____ Branch, being the License rent for the period from 2025 to 20 ____ agreed to be, by the Licensee, paid to me/ us, as within mentioned.

I/ We Say Received:

Licensor(s)

Witnessed by me:

Dated this _____ day of ____
_____ 2025

“ the licensor (s)”

AND

“the licensee”

Licensor

Licensee