

PROF. SAMBHAJIRAO KADAM COLLEGE, DEUR (SATARA)

Criterion 7: Institutional Values and Best Practices

Clarifications for deviation/s along with attached document/s for DVV

7.1.7

Bills and invoice/purchase order/AMC in support of facility.

॥ Bahujan Hitay ॥

Shri Mudhaidevi Shikshan Sanstha's
Prof. Sambhajirao Kadam College, Deur



Building Maintenance Agreement

Between

Prof. Sambhajirao Kadam College, Derir (Estd. 1999)

And

R.L. Constmction, Satara

Date of Execution: 01/ 01/ 2017



Building Maintenance Agreement

AGREEMENT made between **Prof. Sambhajirao Kadam College, Deur** an Educational Institute of Maharashtra , herein "*PSKCD*" and R.L. Construction, Satara herein "*CONTRACTOR*" for 01/01/2017 to 31/12/2017 period,

THE PARTIES AGREE AS FOLLOWS:

1. MAINTENANCE SERVICES: *PSKCD* hereby hires *CONTRACTOR* to perform inspection and maintenance services on the buildings and rooms and other physical infrastructure as per described on the attached list and map, which are collectively referred to as the premises. *CONTRACTOR* agrees to perform inspection and maintenance services on the referenced premises, as preventing measures to ensure upkeep and smooth conduct of the institutional functioning in an uninterrupted manner and work place health and safety (WHS) of campus inmates/students/staff, including:

Inspecting premises to determine maintenance needs.

- + Building Repair and Maintenance of civil works.
- Repair and Maintenance of internal roads.
- Repair and Maintenance of window glass.
- « Water supply, Sanitary and Plumbing work.
- Repair and Maintenance of Electrical Equipment's.

2. COMPENSATION: *PSKCD* agrees to pay *CONTRACTOR* the sum of Rs. 2000 per inspection for the services, payable to R.L. Construction, Satara In addition, *PSKCD* will pay *CONTRACTOR* for additional services as agreed in writing for the actual maintenance work done.

3. MATERIALS AND EQUIPMENT: *CONTRACTOR* agrees to provide all materials and equipment necessary to perform the above services at no additional cost to *PSKCD*. *PSKCD* agrees to provide a storage area on the premises for these materials.

4. EMPLOYEES: *CONTRACTOR* agrees to provide *PSKCD* with a list of the names and addresses of all employees who will be working upon the premises in performing this Agreement. If *PSKCD* disapproves of any such employees in writing, *CONTRACTOR* agrees not to use such employees upon the premises: *CONTRACTOR* further agrees to use reasonable care in selecting trustworthy employees.



5. **INDEMNIFICATION:** *CONTRACTOR* agrees to indemnify, defend, and hold harmless *PSKCD*, and its officers, agents and employees, *from* and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of *CONTRACTOR*, *CONTRACTOR*'s agents, employees, or representatives under this Agreement.

6. **COMPLIANCE WITH LAWS:** *CONTRACTOR* further agrees to comply with all state, and local laws, rules and regulations.

7. **KEYS:** *PSKCD* will give one set of keys to *CONTRACTOR* for access to the premises, and *CONTRACTOR* must obtain the approval of *PSKCD* as to any employee who is given access to the keys. *CONTRACTOR* is responsible for *the* cost of re-keying any locks required for *CONTRACTOR*'s loss of keys.

8. **INDEPENDENT CONTRACTOR:** The parties agree that *CONTRACTOR* and all its employees are independent contractors of *PSKCD* and in no way employees or agents of *PSKCD* and are not entitled to workers compensation or any benefit of employment with the *PSKCD*. *PSKCD* shall have no control over the performance of this Agreement by *CONTRACTOR*, except to specify the time and place of performance and the results to be achieved. *CONTRACTOR* agrees to pay and be responsible for all taxes due from the compensation received under this Agreement.

9. **TERMINATION:** This Agreement may be terminated immediately by *PSKCD* for breach of this Agreement by *CONTRACTOR* and either party may terminate this Agreement by 15 days written notice of termination to the other party.

10. **DISPOSAL OF TOXIC SUBSTANCES:** *CONTRACTOR* agrees to dispose of any and all toxic or hazardous substances used in fulfilling this contract in accordance with state, and local statutes and regulations and further agrees to indemnify *PSKCD* from any liability resulting therefrom.

11. **INSURANCE:** *CONTRACTOR* agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy, which shall name and protect *CONTRACTOR*, all *CONTRACTOR*'s employees, *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the *CONTRACTOR*'s acts. *CONTRACTOR* shall provide proof of



liability coverage as set forth above to PSKCD prior to commencing its performance as herein provided.

12. WORKER'S COMPENSATION: CONTRACTOR shall maintain in full force and effect worker's compensation for caN To CTOR and any agents, employees, arid staff that the CONTRACTOR may employ, and provide proof to PSKCD of such coverage or that such worker's compensation insurance is not required under the circumstances.

13. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

14. ATTORNEY FEES: Iteasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare termination or forfeiture of this Agreement.

DATED this 15 / 11 / 2016

PSKCD :

[Handwritten signature]

Principal - **g. N. Bbosale**
Principal,
Prdl. \$ambhdtifao Kada oI!^9^.
Oeur. Tal. Ito rega on, DiSt. SgtZld

WITNESS:



Head Clerk of PSKCD
Head Clerk
*rof. **Sambhajirao** Kadam College
Deur (Satara)

CONTRACTOR :

By _____ or _____
(Name) O **RL constructions**
[Handwritten signature]
Proprietor

Its _____
(Title or Office)

WITNESS:



[Handwritten signature]
(Signature of Witness)

Form and content approved by Chairman, College Development Committee, Prof. Sambhajirao Kadam College, Deur.



॥ Bahujan Hitny ॥

Shri Mudhaidevi Shikshan Sanstha's

Prof. Sambhajirao Kadam Colege, Deur



Building Maintenance Agreement

Between'

Prof. Sambhajirao Kadam College, Deur (Estd. 1999)

And

R.L. Constmction, Sa;ara

Date of Execution: 01/ 01/ 2018



Building Maintenance Agreement

AGREEMENT made between **Prof. Sambhajirao Kadam College, Deur** an Educational Institute of Maharashtra , herein "*PSKCD*" and R.L. Construction, Satara herein "*CONTRACTOR*" for 01/01/2018 to S1/12/2018 period,

THE PARTIES AGREE AS FOLLOWS:

1. **MAINTENANCE SERVICES:** *PSKCD* hereby hires *CONTRACTOR* to perform inspection and maintenance services on the buildings and rooms and other physical infrastructure as per described on the attached list and map, which are collectively referred to as the premises. *CONTRACTOR* agrees to perform inspection and maintenance services on the referenced premises, as preventing measures to ensure upkeep and smooth conduct of the institutional functioning in an uninterrupted manner and work place health and safety (WHS) of campus inmates/students/staff, including:

Inspecting premises to determine maintenance needs.

- Building Repair and Maintenance of civil works.
- Repair and Maintenance of internal roads.
- Repair and Maintenance of window glass.
- Water supply, Sanitary and Plumbing work.
- Repair and Maintenance of Electrical Equipment's.

2. **COMPENSATION:** *PSKCD* agrees to pay *CONTRACTOR* the sum of (Rs. 2000 per inspection for the services, payable to R.L. Construction, Satara In addition, *PSKCD* will pay *CONTRACTOR* for additional services as agreed in writing for the actual maintenance work done.

3. **MATERIALS AND EQUIPMENT:** *CONTRACTOR* agrees to provide **all** materials and equipment necessary to perform the above services at no additional cost to *PSKCD*. *PSKCD* agrees to provide a storage area on the premises *for* these materials.

4. **EMPLOYEES:** *CONTRACTOR* agrees to provide *PSKCD* with a list of the names and addresses of all employees who will be working upon the premises in performing this Agreement. If *PSKCD* disapproves of any such employees in writing, *CONTRACTOR* agrees not to use such employees upon the premises. *CONTRACTOR* further agrees to use reasonable care in selecting trustworthy employees.



5. **INDEMNIFICATION:** *CONTRACTOR* agrees to indemnify, defend, and hold harmless *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of *CONTRACTOR*. *CONTRACTOR*'s agents, employees, or representatives under this Agreement.

6. **COMPLIANCE WITH LAWS:** *CONTRACTOR* further agrees to comply with all state, and local laws, rules and regulations.

T. **KEYS:** *PSKCD* will give one set of keys to *CONTRACTOR* for access to the premises, and *CONTRACTOR* must obtain the approval of *PSKCD* as to any employee who is given access to the keys. *CONTRACTOR* is responsible for the cost of re-keying any locks required for *PSKCD*'s loss of keys.

8. **INDEPENDENT CONTRACTOR:** The parties agree that *CONTRACTOR* and all its employees are independent contractors of *PSKCD* and in no way employees or agents of *PSKCD* and are not entitled to workers compensation or any benefit of employment with the *PSKCD*. *PSKCD* shall have no control over the performance of this Agreement by *CONTRACTOR*, except to specify the time and place of performance and the results to be achieved. *CONTRACTOR* agrees to pay and be responsible for all taxes due from the compensation received under this Agreement.

9. **TERMINATION:** This Agreement may be terminated immediately by *PSKCD* for breach of this Agreement by *CONTRACTOR* and either party may terminate this Agreement by 15 days written notice of termination to the other party.

10. **DISPOSAL OF TOXIC SUBSTANCES:** *CONTRACTOR* agrees to dispose of any and all toxic or hazardous substances used in fulfilling this contract in accordance with state, and local statutes and regulations and further agrees to indemnify *PSKCD* from any liability resulting therefrom.

11. **INSURANCE:** *CONTRACTOR* agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy, which shall name and protect *CONTRACTOR*, all *CONTRACTOR*'s employees, *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the *CONTRACTOR*'s acts. *CONTRACTOR* shall provide proof of



liability coverage as set forth above to PSKCD prior to commencing its performance as herein provided.

AZ. **WORKER'S COMPENSATION:** CONTRACTOR shall maintain in full force and effect worker's compensation for CONTRACTOR and any agents, employees, and staff that the CONTRACTOR may employ, and provide proof to PSKCD of such coverage or that such worker's compensation insurance is not required under the circumstances.

13. **ENTIRE AGREEMENT:** This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

14. **ATTORNEY FEES:** Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare termination or forfeiture of this Agreement

DATED this 16 / 12 / 2017

PSKCD:

Principal Or. B. E. Bhofli & IC
Principal,
Prof. Sambhajirao Xa8ain College,
Deur, Tal. Koregaon, Dist. Satara.

WITNESS:

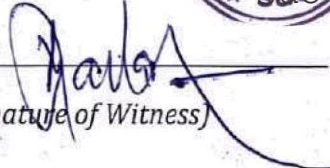
Head Clerk of PSKCD
Head Clerk
Prof. Sambhajirao Xa8ain College
Deur (Satara)

CONTRACTOR:

By For RL Constructions
(Name) 
Proprietor

Its _____
(Title or Office)

WITNESS:


(Signature of Witness)



Form and content approved by Chairman, College Development Committee, Prof. Sambhajirao Kadam College, Deur.

Building Maintenance Agreement



II Bahijjan Hitay 11

Shri Mudhaidevi Shikshan Sanstha's
Prof. Sambhajirao Kadam College, Deur



Building Maintenance Agreement

Between

Prof. Sambhajirao Kadam College, Deur (Estd. 1999)

And

R.L. Constmction, Satara

Date of Execution: 01/ 01/ 2019



Building Maintenance Agreement

AGREEMENT made between **Prof. Sambhajirao Kadam College, Deur** an Educational Institute of Maharashtra , herein "*PSKCD*" and R.L. Construction, Satara herein "*CON TRACTOR*" for 01/01/2019 to 31/12/2019 period,

THE PARTIES AGREE AS FOLLOWS:

1. **MAINTENANCE SERVICES:** *PSKCD* hereby hires *CONTRACTOR* to perform inspection and maintenance services on the buildings and rooms and other physical infrastructure as per described on the attached list and map, which are collectively referred to as the premises. *CON TRACTOR* agrees to perform inspection and maintenance services on the referenced premises, as preventing measures to ensure upkeep and smooth conduct of the institutional functioning in an uninterrupted manner and work place health and safety (WHS) of campus inmates/students/staff, including:

Inspecting premises to determine maintenance needs.

- Building Repair and Maintenance of civil works.
- Repair and Maintenance of internal roads.
- Repair and Maintenance of window glass.
- Water supply, Sanitary and Plumbing work.
- Repair and Maintenance of Electrical Equipment's.

2. **COMPENSATION:** *PSKCD* agrees to pay *CONTRACTOR* the sum of Rs. 2000 per inspection for the services, payable to R.L. Construction, Satara In addition, *PSKCD* will pay *CONTRACTOR* for additional services as agreed in writing for the actual maintenance work done.

3. **MATERIALS AND EQUIPMENT:** *CONTRACTOR* agrees to provide all materials' and equipment necessary to perform the above services at no additional cost to *PSKCD*. *PSKCD* agrees to provide a storage area on the premises for these materials.

4. **INDEMNIFICATION:** *CONTRACTOR* agrees to indemnify, defend, and hold harmless *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the act and/or any performances or activities of *CONTRACTOR*, *CON TRACTOR*'s agents, employees, or representatives under this Agreement.



5. **INDEMNIFICATION:** *CONTRACTOR* agrees to indemnify, defend, and hold harmless *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of *CONTRACTOR*, *CONTRACTOR*'s agents, employees, or representatives under this Agreement.

6. **COMPLIANCE WITH LAWS:** *CONTRACTOR* further agrees to comply with all state, and local laws, rules and regulations.

7. **KEYS:** *PSKCD* will give one set of keys to *CONTRACTOR* for access to the premises, and *CONTRACTOR* must obtain the approval of *PSKCD* as to any employee who is given access to the keys. *CONTRACTOR* is responsible for the cost of re-keying any locks required for *CONTRACTOR*'s loss of keys.

8. **INDEPENDENT CONTRACTOR:** The parties agree that *CONTRACTOR* and all its employees are independent contractors of *PSKCD* and in no way employees or agents of *PSKCD* and are not entitled to workers compensation or any benefit or «employment with the *PSKCD*. *PSKCD* shall have no control over the performance of this Agreement by *CONTRACTOR*, except to specify the time and place of performance and the results to be achieved. *CONTRACTOR* agrees to pay and be responsible for all taxes due from the compensation received under this Agreement.

9. **TERMINATION:** This Agreement may be terminated immediately by *PSKCD* for breach of this Agreement by *CONTRACTOR* and either party may terminate this Agreement by 15 days written notice of termination to the other party.

10. **DISPOSAL OF TOXIC SUBSTANCES:** *CONTRACTOR* agrees to dispose of any and all toxic or hazardous substances used in fulfilling this contract in accordance with state, and local statutes and regulations and further agrees to indemnify *PSKCD* from any liability resulting therefrom.

II. **INSURANCE:** *CONTRACTOR* agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy, which shall name and protect *CONTRACTOR*, all *CONTRACTOR*'s employees, *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the *CONTRACTOR*'s acts. *CONTRACTOR* shall provide proof of



liability coverage as set forth above to PSKCD prior to commencing its performance as herein provided.

12. WORKER'S COMPENSATION: CON TRACTOR shall maintain in full force and effect. worker's compensation for CON TRACTOR and any agents, employees, and staff that the CON TRACTOR may employ, and provide proof to PSKCD of such coverage or that such worker's compensation insurance is not required under the circumstances.

13. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

14. ATTORNEY FEES: Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare termination or forfeiture of this Agreement.

DATED this 15 / 12 / 2018

PSKCD:

Principal nr. B. 8. B nosale
Principal,
DrOf. 5amhhair60 Kadam *?***?***?
Oeur, Tal. ftur0gBG , DiM. Satara.

WITNESS:

Head Clerk of PSKCD
Head Clerk
*rof. Sambhgjira Kadam College
Dent (s«tara)

CONTRACTOR:

By _____ or _____
(Name) or _____
Proprietor

(Title or Office)

WITNESS:

(Signature of Witness)

Form and content approved by Chairman, College Development Committee, Prof. Sambhajirao Kadam College, Deur.

Building Maintenance Agreement



11 Bahujan Ilitay 11

Shri Mudhaidevi Shikshan Sanstha's
Prof. Sambhajirao Kadam College, Deur



Building Maintenance Agreement

BeLeen

Prof. Sambhajirao Kadam College, Deur (Estd. 1999)

And

R.L. Construction, Satara

Date of Execution: 01/ 01/ 2020



Building Maintenance Agreement

AGREEMENT made between **Prof. Sambhajirao Kadam College, Deur** an Educational Institute of Maharashtra, herein "*PSKCD*" and R.L. Construction, Satara herein "*CONTRACTOR*" for 01/01/2020 to 31/12/2020 period,

THE PARTIES AGREE AS FOLLOWS:

1. MAINTENANCE SERVICES: *PSKCD* hereby hires *CONTRACTOR* to perform inspection and maintenance services on the buildings and rooms and other physical infrastructure as per described on the attached list and map, which are collectively referred to as the premises. *CONTRACTOR* agrees to perform inspection and maintenance services on the referenced premises, as preventing measures to ensure upkeep and smooth conduct of the institutional functioning in an uninterrupted manner and work place health and safety (WHS) of campus inmates/students/staff, including:

Inspecting premises to determine maintenance needs.

- Building Repair and Maintenance of civil works.
- Repair and Maintenance of internal roads.
- Repair and Maintenance of window glass.
- Water supply, Sanitary and Plumbing work.
- Repair and Maintenance of Electrical Equipment's.

2. COMPENSATION: *PSKCD* agrees to pay *CONTRACTOR* the sum of Rs. 2000 per inspection for the services, payable to R.L. Construction, Satara. In addition, *PSKCD* will pay *CONTRACTOR* for additional services as agreed in writing for the actual maintenance work done.

3. MATERIALS AND EQUIPMENT: *CONTRACTOR* agrees to provide all materials and equipment necessary to perform the above services at no additional cost to *PSKCD*. *PSKCD* agrees to provide a storage area on the premises for these materials.

4. INDEMNIFICATION: *CONTRACTOR* agrees to indemnify, defend, and hold harmless *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the act and/or any performances or activities of *CONTRACTOR*, *CONTRACTOR*'s agents, employees, or representatives under this Agreement. **5. INDEMNIFICATION:** *CONTRACTOR* agrees to indemnify, defend, and hold harmless *PSKCD*, and its officers, agents and employees, from and against any and all claims,



losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the *acts* and/or any performances or activities of *CONTRACTOR*, *CONTRACTOR*'s agents, employees, or representatives under this Agreement.

6. COMPLIANCE WITH LAWS: ION TR4fTO£ further agrees to comply with all state, and local laws, rules and regulations.

7. KEYS: *PSKCD* will give one set of keys to *CONTRACTOR* for access to the premises, and *CONTRACTOR* must obtain the approval of *PSKCD* as to any employee who is given access to the lteys. *CONTRACTOR* is responsible for the cost of re-keying any locks required for covrmcros's loss of keys.

8. INDEPENDENT CONTRA CTOR: The parties agree that *CONTRACTOR* and all its employees are independent contractors of PSXCD and in no way employees or agents of *PSKCD* and are not . entitled to workers compensation or any benefit of employment with the *PSKCD*. *PSKCD* shall have no control over the performance of this Agreement by *CONTRACTOR*, except to specify the time and place of performance and the results to be achieved. *CONTRACTOR* agrees to pay and be responsible for all taxes due from the compensation received under this Agreement.

9. TERMINATION: This Agreement may be tel minated immediately by *PSKCD* for bréach of this Agreement by *CONTRACTOR* and either party may terminate this Agreement by 15 days written notice of termination to the other party.

10. DISPOSAL OF TOXIC SUBSTANCES: *CONTRACTOR* agrees to dispose of any and all toxic or hazai dons substances used in fulfilling this contract *in accordance* with state, and local statutes and regulations and further agrees to indemnify *PSKCD* from any liability resulting therefrom.

II. INSURANCE: *CONTRACTOR* agrees to obtain and keep in force during its acts under this Agreement a corn prehensive general liability insurance policy, which shall name and protect *CONTRACTOR*, all *CONTRACTOR*'s employees, *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection *with the CONTRACTOR*'s a£ts. *CONTRAC" I'OR* shall provide proof of liability coverage as set forth above to *PSKCD* prior to commencing its performance as herein provided.



12. WORKER'S COMPENSATION: CONTRACTOR shall maintain in full force and effect worker's compensation for CONTRACTOR and arly agents, employees, and staff that the CONTRACTOR may employ, and provide proof to PSKCD o I such coverage or that such worker's compensation insurance is not required under the circumstances.

13. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

14. ATTt RNEY FEED: Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare terminationl or forfeiture of this Agreement.

DATED this 05 / 12 / 2019

PSKCD :

CONTRACTOR:

Principal

Or. B. It. Bhosale
Pri ncì pà,

Prof. Sambhajirao Kadam College
Daur, Tal ftot egaon, Di5t. 8at3f 6.

By

(Name)

For RL Constructions

Rahul
Proprietor

Its

(Title or Office)



WITNESS:

WITNESS:

Head Clerk of PSKCD

Head Gierk

Prof. Sambhajirao K. §§ am college
(Deur t Satara)

[Signature]
(Signature of Witness)

form and content approved by Chairman, College Developmetlt Committee, Pl'Of. Sambhajirao Kadam College, Deur.



11 Bahujan Hitay II

Shri Mudhaidevi Shikshan Sanstha's

Prof. Sambhajirao Kadam College, Deur



Building Maintenance Agreement

Between

Prof. Sambhajirao Kadam College, Deur (Estd. 1999)

And

R.L. Construction, Satara

Date of Execution: 01/ 01/ 2021



Building Maintenance Agreement

AGREEMENT made between **Prof. Sambhajirao Kadam College, Deur** an Educational Institute of Maharashtra , herein “*PSKCD*” and R.L. Construction, Satara herein “ *CONTRACTOR*” for 01/01/2021 to 31/12/2021 period,

THE PARTIES AGREE AS FOL LOWS:

1. MAINTENANCE SERVICES: *PSKCD* hereby hires *CON TRACTOR* to perform inspection and maintenance services on the buildings and rooms and other physical infrastructure as per described on the attached list and map, which are collectively referred to as the premises. *CONTRACTOR* agrees to perform inspection and maintenance services on the referenced premises, as preventing measures to ensure uplteeep and smooth conduct of the institutional functioning in an uninterrupted manner and worlt place health and safety (WHS) of campus inmates/students/staff, including:

Inspecting premises quarterly to determine maintenance needs.

- Building Repair and Maintenance of civil woi'ks.
- ftepair and Maintenanke of internal roads.
- Repair *and* Maintenance *of* window *gloss*.
- Water supply, Sanitary and Plumbing woi'k.
- Repair and Maintenance of Electrical Equipment's.
- M opping all floors with a cleaner approved by *EN TITY* at least two times per week.
- Cleaning all bathrooms and toilet rind lavatory bowls and refilling any paper towel dispensers and toilet paper dispensers at least two times per week.
- Performing a special cleaning of the premises after special events, as requested by *EN TITr*, ror the additional compensation will be given for each special cleaning].

2. COMPENSATION: *PSKCD* agrees to pay *CONTRACTOR* the sum of Rs. 2000 per inspection for the services, payable to R.L. Construction, Satara In addition, *PSKCD* will pay *CONTRACTOR* for additional services as agreed in writing for the actual maintenance work done.

3. MATERIALS AND EQUIPMENT: *CON TRACTOR* agrees to provide all matei ials and equipment necessary to perform the above services *at* no additional cost to *PSKCD*. *PSKCD* agrees to provide a storage area on the premises for these materials.



4. **EMPLOYEES:** *CONTRACTOR* agrees to provide *PSKCD* with a list of the names and addresses of all employees who will be working upon the premises in performing this Agreement- If *PSKCD* disapproves of any such employees in writing, *CONTRACTOR* agrees not to use such employees upon the premises. *CONTRACTOR* further agrees to use reasonable care in selecting trustworthy employees.

5. **INDEMNIFICATION:** *CONTRACTOR* agrees to indemnify, defend, and hold harmless *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities or *CONTRACTOR*'s agents, employees, or representatives under this Agreement,

6. **COMPLIANCE WITH LAWS:** *CONTRACTOR* further agrees to comply with all state, and local laws, rules and regulations.

7. **KEYS:** *PSKCD* will give the set of keys to *CONTRACTOR* for access to the premises, and *CONTRACTOR* must obtain the approval of *PSKCD* as to any employee who is given access to the keys. *CONTRACTOR* is responsible for the cost of re-keying any locks required for *CONTRACTOR*'s loss of keys.

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10. **DISPOSAL OF TOXIC SUBSTANCES:** *CONTRACTOR* agrees to dispose of any and all toxic or hazardous substances used in fulfilling this contract in accordance with state, and local statutes and regulations and further agrees to indemnify *PSKCD* from any liability resulting therefrom.



11. **INSURANCE:** CONTRACTOR agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy, which shall name and protect CONTRACTOR, all CONTRACTOR's employees, PSKCD, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the CONTRACTOR's acts. CONTRACTOR shall provide proof of liability coverage as set forth above to PSKCD prior to commencing its performance as herein provided.

12. **WORKER'S COMPENSATION:** CONTRACTOR shall maintain in full force and effect worker's compensation for CONTRACTOR and any agents, employees, and staff that the CONTRACTOR may employ, and provide proof to PSKCD of such coverage or that such worker's compensation insurance is not required under the circumstances.

13. **ENTIRE AGREEMENT:** This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

14. **ATTORNEY FEES:** Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare termination or forfeiture of this Agreement.

DATED this 11 / 12 / 2020

PSKCD:

Principal Or. **B. N. Bhosale**
Principal,
Prof. Sambhajirao Kadam College,
Deur, Dist. Satara.

WITNESS:

Head Clerk of PSKCD
Head Clerk
Prof. Sambhajirao Kadam College,
Deur (Satara)



CONTRACTOR:

By For RL Constructions
(Name)

Proprietor

Its _____
(Title or Office)



WITNESS:

(Signature of Witness)

Form and content approved by Chair man, College Development Committee, Prof. Sambhajirao Kadam College, Deur.



11 Bahujan Hitay 11

Shri Mudhaidevi Shikshan Sanstha's
Prof. Sambhajirao Kadam College, Deur



Building Maintenance Agreement

Between

Prof. Sambhajirao Kadam College, Deur (Estd. 1999)

And

R.L. Construction, Satara

Date of Execution: 01/ 01/ 2022



Building Maintenance Agreement

AGREEMENT made between **Prof. Sambhajirao Kadam College, Deur** an Educational Institute of Maharashtra , herein "*PSKCD*" and R.L. Construction, Satara herein "*CONTRACTOR*" for 01/01/2022 to 31/12/2022 period,

THE PARTIES AGREE AS FOLLOWS:

- 1. MAINTENANCE SERVICES:** *PSKCD* hereby hires *CONTRACTOR* to perform inspection and maintenance services on the buildings and rooms and other physical infrastructure as per described on the attached list and map, which are collectively referred to as the premises. *CONTRACTOR* agrees to perform inspection and maintenance services on the referenced premises, as preventing measures to ensure upkeep and smooth conduct of the institutional functioning in an uninterrupted manner and work place health and safety (WHS) of campus inmates/students/staff, including:

Inspecting premises quarterly to determine maintenance needs.

- Building Repair and Maintenance of civil works.
- Repair and Maintenance of internal roads.
- Repair and Maintenance of window glass.
- Water supply, Sanitary and Plumbing work.
- Repair and Maintenance of Electrical Equipment's.
- Mopping all floors with a cleaner approved by *ENTITY* at least two times per week.
- Cleaning all bathrooms and toilet and lavatory bowls and refilling any paper towel dispensers and toilet paper dispensers at least two times per week.
- » Performing a special cleaning of the premises after special events, as requested by *ENTITY*, [for the additional compensation will be given for each special cleaning].

2. COMPENSATION: *PSKCD* agrees to pay *CONTRACTOR* the sum of Rs. 2000 per inspection for the services, payable to R.L. Construction, Satara In addition, *PSKCD* will pay *CONTRACTOR* for additional services as agreed in writing for the actual maintenance work done.

3. MATERIALS AND EQUIPMENT: *CONTRACTOR* agrees to provide all materials and equipment necessary to perform the above services at no additional cost to *PSKCD*. *PSKCD* agrees to provide a storage area on the premises for these materials.



4. **EMPLOYEES:** *CONTRACTOR* agrees to provide *PSKCD* with a list of the names and addresses of all employees who will be working upon the premises in performing this Agreement. If *PSKCD* disapproves of any such employees in writing, *CONTRACTOR* agrees not to use such employees upon the premises. *CONTRACTOR* further agrees to use reasonable care in selecting trustworthy employees.

5. **INDEMNIFICATION:** *CONTRACTOR* agrees to indemnify, defend, and hold harmless *PSKCD*, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of *CONTRACTOR*, *CONTRACTOR*'s agents, employees, or representatives under this Agreement.

6. **COMPLIANCE WITH LAWS:** *CONTRACTOR* further agrees to comply with all state, and local laws, rules and regulations.

7. **KEYS:** *PSKCD* will give one set of keys to *CONTRACTOR* for access to the premises, and *CONTRACTOR* must obtain the approval of *PSKCD* as to any employee who is given access to the keys. *CONTRACTOR* is responsible for the cost of re-keying any locks required for *CONTRACTOR*'S loss of keys.

8. **INDEPENDENT CONTRACTOR:** The parties agree that *CONTRACTOR* and all its employees are independent contractors or is Kc D and in no way employees or agents of *PSKCD* and are not entitled to workers compensation or any benefit or employment with the *PSKCD*. *PSKCD* shall have no control over the performance of this Agreement by *CONTRACTOR*, except to specify the time and place of performance and the results to be achieved. *CONTRACTOR* agrees to pay and be responsible for all taxes due from the Compensation received under this Agreement.

9. **TERMINATION:** This Agreement may be terminated immediately by *PSKCD* for breach of this Agreement by *CONTRACTOR* and either party may terminate this Agreement by 15 days written notice of termination to the other party.

10. **DISPOSAL OF TOXIC SUBSTANCES:** *CONTRACTOR* agrees to dispose of any and all toxic or hazardous substances used in fulfilling this contract in accordance with state, and local statutes and regulations and further agrees to indemnify *PSKCD* from any liability resulting therefrom.



11. INSURANCE: *CONTRACTOR* agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy, which shall name and protect *CONTRACTOR*, all *CONTRACTOR*'s employees, *PSICD*, and its officers, agents and employees, from and against any and all *claims*, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the *CONTRACTOR*'s acts. *CONTRACTOR* shall provide proof of liability coverage as set forth above to *PSKCD* prior to commencing its performance as herein provided.

12. WORKER'S COMPENSATION: *CONTRACTOR* shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *NON CONTRACTOR* may employ, and provide proof to *PSKCD* of such coverage or that such worker's compensation insurance is not required under the circumstances.

13. EQUITABLE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

14. ATTORNEY FEES: Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare termination or forfeiture of this Agreement.

DATED this 07 / 12 / 2021

PSKCD:



Principal **Dr. B. N. Bhosale**
Principal,
Peri, sdbmha} ii-o Kadam tolleye.
r, tub. ito:egao. Dist Satara

WITNESS:



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*rof. Sambhajirao Kadom College
Deur | Satara)

form and content approved by Chairman, College Development Committee, Prof. Sambhajirao Kadam College, Deur.

CONTRACTOR.

By _____
(Nine) #or ftL Constructions



Its _____
(Title Dr Office)



WITNESS:

(Signature of Witness)

