

PROJECT AGREEMENT

(North Karnataka Urban Sector Investment Program – Project 4)

between

ASIAN DEVELOPMENT BANK

and

STATE OF KARNATAKA

KARNATAKA URBAN INFRASTRUCTURE DEVELOPMENT AND  
FINANCE CORPORATION LIMITED

DATED 16 SEPTEMBER 2014

## **PROJECT AGREEMENT**

PROJECT AGREEMENT dated 16 September 2014 between ASIAN DEVELOPMENT BANK ("ADB") on the one part, and the STATE OF KARNATAKA acting by its Governor ("State") and KARNATAKA URBAN INFRASTRUCTURE DEVELOPMENT AND FINANCE CORPORATION LIMITED ("KUIDFC") on the other part

### **WHEREAS**

(A) by a Loan Agreement of even date herewith between India ("Borrower") and ADB, ADB has agreed to make to the Borrower a loan of sixty three million three hundred thousand Dollars (\$63,300,000) on the terms and conditions set forth in the Loan Agreement, but only on the condition that the proceeds of the Loan be made available to the State acting through KUIDFC ("EA") and that the State and KUIDFC agree to undertake certain obligations towards ADB set forth herein; and

(B) the State and KUIDFC, in consideration of ADB entering into the Loan Agreement with the Borrower, have agreed to undertake the obligations set forth herein;

NOW THEREFORE the parties hereto agree as follows:

## **ARTICLE I**

### **Definitions**

Section 1.01. Wherever used in this Project Agreement, unless the context otherwise requires, the several terms defined in the Loan Agreement and in the Loan Regulations (as so defined) have the respective meanings therein set forth.

## **ARTICLE II**

### **Particular Covenants**

Section 2.01. (a) The State, acting through KUIDFC, shall carry out the Project with due diligence and efficiency, and in conformity with sound applicable technical, financial, business, and development practices.

(b) In the carrying out of the Project and operation of the Project facilities, the State and KUIDFC shall perform all obligations set forth in the Loan Agreement to the extent that they are applicable to the State and KUIDFC, respectively.

Section 2.02. The State shall make available, promptly as needed, the funds, facilities, services, land and other resources as required, in addition to the proceeds of the Loan, for the carrying out of the Project.

Section 2.03. (a) In the carrying out of the Project, the State and KUIDFC shall employ competent and qualified consultants and contractors, acceptable to ADB, to an extent and upon terms and conditions satisfactory to ADB.

(b) Except as ADB may otherwise agree, the State acting through KUIDFC, shall procure all items of expenditures to be financed out of the proceeds of the Loan in accordance with the provisions of Schedule 4 to the Loan Agreement. ADB may refuse to finance a contract where any such item has not been procured under procedures substantially in accordance with those agreed between the Borrower and ADB or where the terms and conditions of the contract are not satisfactory to ADB.

Section 2.04. The State, acting through KUIDFC, shall carry out the Project in accordance with plans, design standards, specifications, work schedules and construction methods acceptable to ADB. The State acting through KUIDFC shall furnish, or cause to be furnished, to ADB, promptly after their preparation, such plans, design standards, specifications and work schedules, and any material modifications subsequently made therein, in such detail as ADB shall reasonably request.

Section 2.05. (a) The State and/or KUIDFC as appropriate, shall take out and maintain with responsible insurers, or make other arrangements satisfactory to ADB for, insurance of Project facilities to such extent and against such risks and in such amounts as shall be consistent with sound practice.

(b) Without limiting the generality of the foregoing, the State and/or KUIDFC as appropriate, shall each undertake to insure, or cause to be insured, the Goods to be procured including imported for the Project against hazards incident to the acquisition, transportation and delivery thereof to the place of use or installation, and for such insurance any indemnity shall be payable in a currency freely usable to replace or repair such Goods.

Section 2.06. The State and KUIDFC, shall each maintain, or cause to be maintained, records and accounts adequate to identify the items of expenditure financed out of the proceeds of the Loan, to disclose the use thereof in the Project, to record the progress of the Project (including the cost thereof) and to reflect, in accordance with consistently maintained sound accounting principles, its operations and financial condition.

Section 2.07. (a) ADB, the State, and KUIDFC shall cooperate fully to ensure that the purposes of the Loan will be accomplished.

(b) The State and KUIDFC shall each as required promptly inform ADB of any condition which interferes with, or threatens to interfere with, the progress of the Project, the performance of its obligations under this Project Agreement or the Financing Arrangements, or the accomplishment of the purposes of the Loan.

(c) ADB, the State and KUIDFC shall from time to time, at the request of a party, exchange views through their representatives with regard to any matters relating to the Project, the State, KUIDFC, and the Loan.

Section 2.08. (a) The State acting through KUIDFC shall furnish to ADB all such reports and information as ADB shall reasonably request concerning (i) the Loan and the expenditure of the proceeds thereof; (ii) the items of expenditure financed out of such proceeds; (iii) the Project; (iv) the administration, operations and financial condition of

the State and condition of KUIDFC; and (v) any other matters relating to the purposes of the Loan.

(b) Without limiting the generality of the foregoing, the State acting through KUIDFC shall furnish to ADB periodic reports on the execution of the Project and on the operation and management of the Project facilities. Such reports shall be submitted in such form and in such detail and within such a period as ADB shall reasonably request, and shall indicate, among other things, progress made and problems encountered during the period under review, steps taken or proposed to be taken to remedy these problems, and proposed program of activities and expected progress during the following period.

(c) Promptly after physical completion of the Project, but in any event not later than 3 months thereafter or such later date as ADB may agree for this purpose, the State acting through KUIDFC shall prepare and furnish to ADB a report, in such form and in such detail as ADB shall reasonably request, on the execution and initial operation of the Project, including its cost, the performance by the State of its obligations under this Project Agreement and the accomplishment of the purposes of the Loan.

Section 2.09. (a) The State acting through KUIDFC shall (i) maintain separate accounts and records for the Project; (ii) prepare annual financial statements for the Project in accordance with accounting principles acceptable to ADB; (iii) have such financial statements for the Project audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with international standards for auditing or the national equivalent acceptable to ADB; (iv) as part of each such audit, have the auditors prepare a report (which includes the auditors' opinion on the financial statements, use of the Loan proceeds and compliance with the financial covenants of the Loan Agreement as well as on the use of the procedures for imprest fund(s) and statement of expenditures) and a management letter (which sets out the deficiencies in the internal control of the Project that were identified in the course of the audit, if any); and (v) furnish to ADB, no later than 6 months after the close of the fiscal year to which they relate, copies of such audited financial statements, audit report and management letter, all in the English language, and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.

(b) ADB shall disclose the annual audited financial statements for the Project and the opinion of the auditors on the financial statements within 30 days of the date of their receipt by posting them on ADB's website.

(c) In addition to annual audited financial statements referred to in subsection (a) hereinabove, KUIDFC shall (i) provide its annual financial statements prepared in accordance with national accrual-based financing reporting standards acceptable to ADB; (ii) have its financial statements audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with international standards for auditing or the national equivalent acceptable to ADB; and (iii) furnish to ADB, no later than 1 month after approval by the relevant authority, copies of such audited financial statements in the English language and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.

Section 2.10. The State and KUIDFC shall enable ADB's representatives to inspect the Project, the Goods and Works, and any relevant records and documents.

Section 2.11. (a) The State shall ensure that KUIDFC, promptly as required, take all action within its powers to maintain its corporate existence, to carry on its operations, and to acquire, maintain and renew all rights, properties, powers, privileges and franchises which are necessary in the carrying out of the Project or in the conduct of its operations.

(b) In relation to the Project, the State and KUIDFC shall at all times conduct their operations in accordance with sound technical, administrative, financial, business, environmental, urban developmental and operational practices, and under the supervision of competent and experienced management and personnel.

(c) In relation to the Project, the State and KUIDFC shall, or cause the IAs to, at all times operate and maintain their plants, equipment and other property, and from time to time, promptly as needed, make all necessary repairs and renewals thereof, all in accordance with sound technical, administrative, financial, engineering, environmental, urban developmental, operational and maintenance practices.

Section 2.12. Except as ADB may otherwise agree, the State and KUIDFC shall not sell, or otherwise dispose of any of their assets which shall be required for the efficient carrying on of their operations or the disposal of which may prejudice its ability to perform satisfactorily any of their obligations under this Project Agreement.

Section 2.13. Except as ADB may otherwise agree, the State and KUIDFC shall apply the proceeds of the Loan to the financing of expenditures on the Project in accordance with the provisions of the Loan Agreement and this Project Agreement, and shall ensure that all items of expenditures financed out of such proceeds are used exclusively in the carrying out of the Project.

Section 2.14. Except as ADB may otherwise agree, the State and KUIDFC respectively shall duly perform all their respective obligations under the Financing Arrangements, and shall not take, or concur in, any action which would have the effect of assigning, amending, abrogating or waiving any rights or obligations of the parties under the Financing Arrangements.

Section 2.15. In so far as it relates to the Project, the State and KUIDFC shall promptly notify ADB of any proposal to amend, suspend or repeal any provision of KUIDFC's constitutional documents, which, if implemented, could adversely affect the carrying out of the Project or the operation of the Project facilities. The State and KUIDFC shall afford ADB an adequate opportunity to comment on such proposal prior to taking any affirmative action thereon.

**ARTICLE III****Effective Date; Termination**

Section 3.01. This Project Agreement shall come into force and effect on the date on which the Loan Agreement comes into force and effect. ADB shall promptly notify the State and KUIDFC of such date.

Section 3.02. All the provisions of this Project Agreement shall continue in full force and effect notwithstanding any cancellation or suspension under the Loan Agreement.

**ARTICLE IV****Miscellaneous**

Section 4.01. Any notice or request required or permitted to be given or made under this Project Agreement and any agreement between the parties contemplated by this Project Agreement shall be in writing. Such notice or request shall be deemed to have been duly given or made when it shall be delivered by hand, mail or facsimile to the party to which it is required or permitted to be given or made at its address hereinafter specified, or at such other address as such party shall have designated by notice to the party giving such notice or making such request. The addresses so specified are:

For ADB

Asian Development Bank  
6 ADB Avenue  
Mandaluyong City  
1550 Metro Manila  
Philippines

Facsimile Numbers:

(63 2) 636-2444  
(63 2) 636-2305.

For the State of Karnataka

Principal Secretary to the Government of Karnataka  
The Urban Development Department  
Vikas Soudha  
Bengaluru – 560001  
India.

Facsimile Number:

(91 80) 2235-3944.

For KUIDFC

Managing Director  
Karnataka Urban Infrastructure Development  
And Finance Corporation Limited  
Silver Jubilee Bloc, 2<sup>nd</sup> Floor,  
Unity Building Annex, 3<sup>rd</sup> Cross, Mission Road  
Bengaluru - 560077  
India.

Facsimile Number:

(91 80) 2223-2157.

Section 4.02. (a) Any action required or permitted to be taken, and any documents required or permitted to be executed, under this Project Agreement by or on behalf of the State or KUIDFC may be taken or executed by the Managing Director of KUIDFC or by such other person or persons as he or she shall so designate in writing notified to ADB.

(b) The State and KUIDFC respectively shall furnish to ADB sufficient evidence of the authority of each person who will act under subsection (a) hereinabove, together with the authenticated specimen signature of each such person.

Section 4.03. No delay in exercising, or omission to exercise, any right, power or remedy accruing to either party under this Project Agreement upon any default shall impair any such right, power or remedy or be construed to be a waiver thereof or an acquiescence in such default; nor shall the action of such party in respect of any default, or any acquiescence in any default, affect or impair any right, power or remedy of such party in respect of any other or subsequent default.

IN WITNESS WHEREOF the parties hereto, acting through their representatives thereunto duly authorized, have caused this Project Agreement to be signed in their respective names as of the day and year first above written, and to be delivered at the principal office of ADB.

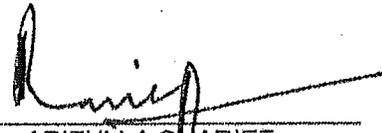
ASIAN DEVELOPMENT BANK

By   
M. TERESA KHO  
Country Director

STATE OF KARNATAKA

~~By ~~  
D. CHANDRASHEKARAIYAH  
Joint Director (Planning)  
Urban Development Department

KARNATAKA URBAN  
INFRASTRUCTURE DEVELOPMENT  
AND FINANCE CORPORATION  
LIMITED

By   
ARIFULLA SHARIFF  
Executive Director