

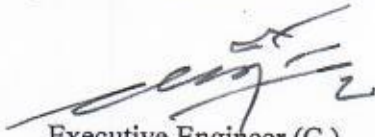
TENDER NOTICE

Sealed bids are invited from the eligible bidders in the prescribed Performa for running of Various Shops situated at the College of Agriculture, CSKHPKV, Palampur for an initial period of two years (extendable for one more year at an enhanced rent of 10 %).

The application for bids should reach in the office of the undersigned along with Reserve Price in the shape of FDR pledged to The Executive Engineer (C), copy of Aadhar card and Pan card up to 3:00 PM on 17/05/2022 and the prescribed performas will be issued to the eligible applicants on the same date i.e on 17/05/2022 after 4pm. The bids will be received by the undersigned in the tender box on 18.05.2022 upto 11:00 AM and will be opened on the same dated i.e. 18/05/2022 at 11:30 AM in the presence of the bidders or their authorized representatives and the person offering highest bid will be allotted the contract of the shop. Please note that the application forms will not be entertained from the persons and their family members who are already running the shops or canteens at the Gate no 1 or within the premises of the University. Further an individual can apply for a maximum of 2 Nos. Shops. The details of shops and their reserved price etc are as under.

Sr. No.	Name of shop	Reserve Price	Tender Cost	Date of Opening
1	Daily need Store	5,000/-	350/-	18.05.2022
2	Juice Bar	3,000/-	350/-	18.05.2022
3	Photo State	4,500/-	350/-	18.05.2022
4	Barber shop	2,500/-	350/-	18.05.2022
5	Bakery shop	3,000/-	350/-	18.05.2022
6	Mobile shop	2,000/-	350/-	18.05.2022
7	Cloth ironing and Dry cleaning	2,500/-	350/-	18.05.2022

The terms and conditions, in detail can be seen in the office of the undersigned on any working day or the same can also be seen on the University website www.hillagric.ac.in


Executive Engineer (C)
CSKHPKV, Palampur.

29.4.2022

-1- Spn date 18/5/2022

Rent Agreement

This Rent Agreement is made on this ___ day of April, 2022 at Palampur between Chaudhary Sarwan Kumar Himachal Pradesh Krishi Vishvavidyalaya, Palampur District Kangra H.P. 176062 through the Executive Engineer (C), CSKHPKV, Palampur (hereinafter called the Lessor/owner (which expression shall include assigns, representatives, administrators and executors etc.) party of the first part And Sh. _____ S/o _____ resident of _____, (hereinafter called the Lessee/Tenant (which expression shall include his successors, heirs, assigns, representatives, administrators and executors etc.) party of second part.

Whereas the Lessor/owner is in authority to let out shop No. ___ in Students Facility Centre of CSKHPKV, Palampur on the _____ floor having dimension _____ Sq.Ft. and the Lessee/Tenant Sh. _____ has agreed to take on rent the same for a monthly rent of Rs. _____/- for the period of 11 months commencing from _____ to _____ for the purpose of carrying on the business as declared in or any such commodity or commodities as CSKHPKV may permit the permission in writing on the following terms and conditions hereinafter mentioned below:-

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER:-

1. The Lessee/Tenant shall deposit the monthly rent in the Estate Office by 10th of every month positively. After due date the Lessee/Tenant will have to pay penalty @ Rs. 50/- (ifty) per day up to a maximum of 60 days after which the tenancy will deemed to be forfeited and the Lessee/Tenant is required to vacate the premises with immediate effect.
2. The Lessor/owner reserves the right to extend the rent agreement for further period of eleven months after mutual negotiations with the Lessee/Tenant and the rent may be enhanced according to the prevailing market rate at that time.
3. That the Lessee/Tenant shall abide by all the by-laws, rules and regulations of the local and Govt.

Sh. Ramesh

2

authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.

4. That the Lessee/Tenant shall carry on all day to day minor repairs at his/her own cost.
5. That the Lessee/Tenant shall not store/keep any offensive, dangerous, explosive or highly Inflammable articles in the said premises and shall not use the same for any unlawful activities. Further, the Lessee/Tenant will take all necessary precautions against fire hazards. Any unwanted incident occur during the tenancy period will be the responsibility of Lessee/Tenant only.
6. That the Lessor/owner shall admit a person as Lessee/Tenant only when he deposits, the prescribed amount of security (i.e. three month rent) in the shape of FDR duly pledged with Executive Engineer (C), CSKHPKV, Palampur which may be revised by the CSKHPKV from time to time. The refund of the security money to the Lessee/Tenant shall not be made till the pending monthly rent and other dues if any, have been paid to the Lessor/owner. However, such deposits (security money) shall stand forfeited in favour of the Lessor/owner in case the shop is not vacated within the stipulated time, further penal rent will be charged at a flat rate of double the monthly rent for every month till the lessee/Tenant does not hand over the possession to the Lessor/Owner.
7. That it is mandatory on the part of Lessee/Tenant to obtained shop license from the competent authority and attached with agreement.
8. That the rent agreement shall be terminated under the following conditions:
 - i) That the Lessee/Tenant has wilfully caused any substantial damage to the shop.
 - ii) That the Lessee/Tenant has made any structural alteration in the shop without the prior permission of the Lessor/owner.
 - iii) That if the Lessee/Tenant uses the shop other than the purpose for which he/she was permitted to carrying on the business at the time of executing of this rent agreement.

- iv) That the Lessee/Tenant has allowed any unauthorized person to use the whole or any part of the allotted premises or has sublet the premises.
 - v) That the Lessee/Tenant has sold the goods above the approved rates by the Lessor/owner of the various commodity or has sold substandard goods.
 - vi) That if the Lessee/Tenant has committed violation of any term and condition as mentioned in this agreement.
9. That the persons authorized by the CSKHPKV may at any time visit and search the whole or any part of the accommodation under Lessee/Tenant. The CSKHPKV shall take in possession any objectionable goods or articles found in the rented shop and take any appropriate action against the said Lessee/Tenant. However, all the commodities in general and food & beverage in particular shall be periodically checked from time to time by the officials authorised by the CSKHPKV authorities.
 10. That the Lessee/Tenant has to install a suggestion box in front of their shop and the rate list & rebate offered should be displayed in the shop.
 11. The Lessee/Tenant will have to provide the list of workers/employees working with him/her for which identity cards will be issued by the Lessee/Tenant. Without identity cards no workers/employee of the Lessee/Tenant will be allowed to work in the rented shop.
 12. That the Lessor/owner shall not be liable for any damage or loss to the property & persons of the Lessee/Tenant due to any reason whatsoever.
 13. That in the event of the death of the Lessee/Tenant during the tenancy period, the legal heirs or representatives of Lessee/Tenant shall not be entitled to use the premises for the remaining period of the rent agreement. However they will be permitted to remove the goods and other aspects from the said shop which was rented to the Lessee/Tenant within one month of such demise of the Lessee/Tenant.
 14. That the display of goods in the shop shall not become hindrance to the space of entry to the shop to the users thereof.

- 15. That the Lessee/Tenant shall install his own electric connection and will be solely responsible for paying the electric bills to the HPSEBL.
- 16. That the shop will be furnished by the Lessee/Tenant with the prior approval of the Lessor/owner.
- 17. That the selling of tobacco products and liquor will not be allowed. If any such incident is found/noticed, the tenancy will deemed to be forfeited and the Lessee/Tenant is required to vacate the premises with immediate effect.
- 18. That the Lessee/Tenant if found involved in selling of products/items wherein the expiry date has already been lapsed, selling of products/items beyond approved rates and selling of products/items which are not approved by the CSKHPKV will be fined Rs. 500/- minimum or more depending upon the gravity of the ease as decided by the CSKHPKV authorities. Further, the lessor/owner may confiscate the ibid products/items.
- 19. That the rent shall be deposited by the 10th of every month through online mode in bank account as per details mentioned below.

A/C Holder	Executive Engineer (C) CSK HPKV Palampur
Name of Bank	State Bank of India
Branch Name	SBI, HPAU, Palampur
Address of the Bank	State Bank of India, HPAU Palampur 176062
A/C number	10640344405
IFSC Code	SBIN 0003632

The bank transaction to this effect may be conveyed to the Lessor/Owner on email address of Executive Engineer(C) CSK HPKV Palampur i.e. vpsemi770@gmail.com. However, the monthly rent can also be deposited in cash in the office of Executive Engineer(C) CSK HPKV Palampur.

- 20. That the CSK HPKV is empowered to change the terms and conditions of agreement after giving one month notice to the lessee/tenant by mutual consent of the parties.

21. That the timing for opening and closing of shop will be from **7.00 am to 9.00 pm** or as decided by the competent authorities from time to time and it will remain open on all week days including gazetted holidays. However, if the lessee/tenant has to close the rented shop for more than three days continuously then the lessee/tenant has to take prior permission from the lessor/owner.
22. That the water charges if applicable will have to be paid by the Lessee/Tenant at a flat rate which is to be decided by the CSK HPKV.
23. That the lessee/tenant will submit his photo identity proof (Aadhar Card, Driving license etc.) which will be attached with the agreement.
24. The Lessee/Tenant shall maintain absolute cleanliness in and around the shop and shall keep the utensil, crockery, cutlery, furniture etc. in hygienic and presentable condition. Nothing will be served in broken crockery. The Medical Officer of the CSKHPKV shall be competent to check the cleanliness/hygienic condition of the shop eatable items etc. from time to time.
25. That this agreement may be terminated before the expiry of this tenancy period by serving one month prior notice by either party for this intention.
26. That all the required furniture, equipment or accessories shall be arranged by the Lessee/Tenant within fifteen days from the date when the rent agreement was executed by both parties.
27. That the maintenance and upback of premises, fixtures and electricity lines will be the sole responsibility of the Lessee/Tenant. In case of any damage, caused to the rented shop due to mishandling or by fault of lessee/tenant the same shall be made good by the lessee/tenant at his/her own cost.
28. That the Lessee/Tenant ensure all staff/employees are well mannered courteous and free from any contagious diseases or ailments.
29. That the Lessee/Tenant will ensure that his premises /shop is properly locked and secured during closed hours. Any theft or missing of products/item/equipment etc. from his premises is the responsibility of lessee/tenant.

30. That the Standard Operation Procedures (SOPS) issued by the Govt with update notification must be followed strictly.
31. That in case of occurrence of any pandemic / natural calamity beyond control due to which if the shop remains closed, the proposal for waiving off or partial reduction of the rent for that specific period be considered on merit by CSKHPKV on the request of the Lessee/Tenant .
32. That any litigation pertaining to this agreement shall be subject to jurisdiction of Civil Court, Palampur (HP).
33. That both the parties have read over and understood all the contents of this agreement and have signed the same without any force of pressure from any side.

In witness thereof the parties here to have signed/executed the said agreement at CSKHPKV, Palampur, on this _____ day of _____ 2022.

Lessor/Owner

Lessee/Tenant

1. Signature _____

2. Signature _____

Name _____

Name _____

Full address _____

Full address _____

Witness

Witness

1. _____

1. _____