



CSK Himanchal Pradesh krishi Vishavidyalaya
"Construction Division"
Palampur 176061 (H.P). INDIA

No. QSD/Const./ Shop/ CSKHPKV/-

1954-59

Dated, Palampur, the:-

09/08/2024

To

The Danik Jagran
Beauro Palampur

Subject: - Publication of tender notice

Sir,

Please find enclosed herewith a tender notice for publication. You are requested to publish this tender notice in your esteemed Newspaper in the minimum possible space on dated **08.08.2024** and send the duplicate bill to this office for further necessary action (as per DAVP/HP Government approved rates in **kangra/ dharamshala Edition only**)

Yours faithfully,

Executive Engineer (C),
CSKHPKV, Palampur.

Copy to:-

1. The Estate officer, CSKHPKV, Palampur for further action please.
2. The Secretary to Hon'ble Vice-Chancellor CSKHPKV, Palampur for information.
3. The Assistant Engineer (Mech) CSKHPKV, Palampur for information.
4. The Incharge UNS, CSKHPKV, Palampur with requested to upload the tender notice along with terms & conditions on University website.
5. Notice board


Executive Engineer (Const)
CSKHPKV Palampur

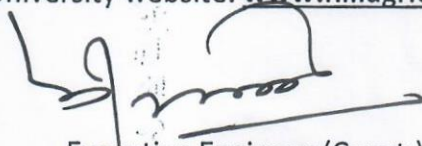
TENDER NOTICE

Sealed bids/ tender are invited from the eligible bidders in the prescribed Performa for running of various shop situated at the College of Agriculture and Gate No. 1 , CSKHPKV, Palampur for an initial period of two Years (extendable to one year at an enhanced rent of 10%).

The application for bids should reach in the office of the undersigned alongwith Reserve Price in the Shape of FDR Pledged to the Executive Engineer (C) , copy of Aadhar Card , Pan Card, upto 3 PM on 21. 08. 2024 and the prescribed performas will be issued to the eligible applicant on the same date i.e. on 21.08. 2024 after 4 PM. The bids will be received by the undersigned in the tender box on 22.08.2024 upto 11 AM and will be opened on the same date i.e. 22.08.2024 at 11.30 AM in the presence of the bidders or their authorized representatives and the person offering the highest bid will be allotted the contract of the shop. Please note that the application form will not be entertained from the persons their family member who are already running the shop or canteen at the Gate No. 1 or with in the premises of the university. Further individuals can apply for maximum of two Nos. of Shops. The details of shop and their Reserved Price etc. are as under:-


Sr. No.	Name of the Shop	Reserved Price	Tender cost	FDR	Date of opening
1.	Milk Bar Shop Gate No.1	3000/-	350	3000/-	22.08.5024
2.	Barber Shop , COA	2500/-	350/-	2500/-	22.08.2024
3.	Juice bar, COA	5000/-	350/-	5000/-	22.08.2024

The terms and conditions in details 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 (Const.)
CSKHPKV, Palampur.

Tender Notice

Sealed Bids/ tenders are invited from the eligible bidders in the prescribed Performa for the running of the shops situated at the **Students Facility Center near COA and Gate No. 1**, CSKHPKV, Palampur for a period of two years extendable to one year after mutual negation between lesser/owner and lessee/ tenant and rent may be enhanced accordingly as per prevailing market rates. The Detailed terms and conditions 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 (Const.)
CSKHPKV, Palampur.

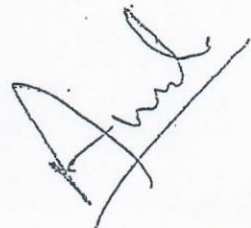
Rent Agreement

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/- (fifty) 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 bye-laws, rules and regulations of the local and Govt. 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



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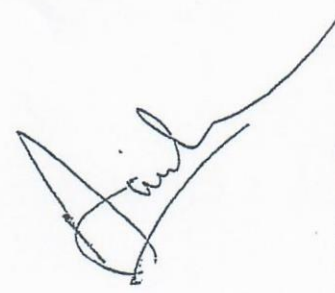
CSKHPKV will be fined Rs. 500/- minimum or more depending upon the gravity of the ease as decided by the CSKHPKV authorities. Further, the lessor/owner may confiscate the ibid products/items.

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) Executive Engineer (C) CSK HPKV Palampur. 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 to be decided by the CSK HPKV before signing of agreement.
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 canteen/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 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. The Tenant may be required to organize and supply food items in the functions organized by students/faculty in the University premises by university authority de jure.
31. In the Cafeteria all the persons are appropriately attired in clean protective clothing, hair covering, footwear, gloves, facial mask etc.
32. The Tenant will make necessary arrangement to clean, collect and dispose of all the waste material (dry, wet, solid, liquid) away from the cafeteria premises at the dumping site proposed by the university authority as per local body norms.
33. The Tenant shall serve only those items that are approved by university at the rates and the quantum fixed during the period of lease and the menu chart accordingly will be displayed in the cafeteria. The cost of the food items shall be decided as per mutual negotiation between Tenant and Lessor which will be marginally less than the market rates without compromising the quality of food products/items.



34. That the Standard Operation Procedures (SOPS) issued by the Govt with update notification must be followed strictly.
35. That in case of occurrence of any pandemic / natural calamity beyond control due to which if the shop remains closed for a sufficient time, 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.
36. That any litigation pertaining to this agreement shall be subject to jurisdiction of Civil Court, Palampur (HP).
37. 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, this _____ day of _____.

Lessor/Owner

Lessee/Tenant

1. Signature _____
 Name _____
 Full address _____

2. Signature _____
 Name _____
 Full address _____

