



GENERAL BRANCH
CHAUDHARY DEVI LAL UNIVERSITY
(Established by the State Legislature Act 9 of 2003)
BARNALA ROAD, SIRSA-125055

Telephone No. **01666-239822**, Email: **genbr@cdlu.ac.in**

No. CDLU/Gen/A-III2024/.....

Dated.....

To

The Chief Editor,
Dainik Jagran,
Sirsa.

The Chief Editor,
Amar Ujala,
Sirsa.

Sub: Publication of Auction Notice.

Sir/Madam,

Please find enclosed herewith copy of Auction Notice for allotment of Shops/Canteens/Cafeteria of CDLU, Sirsa on rent basis for publication in your Local Newspaper.

It may kindly be ensured that the Auction Notice for "allotment of Shops/Canteens/Cafeteria of CDLU, Sirsa" is to be published latest by 08.08.2024 in the minimum space.

DA: As above:

Yours faithfully,

sd/-

Assistant Registrar (Gen.)

No. CDLU/Gen./AG-III/2024/ 7048-7050

Dated 5/8/24

Copy of the above is forwarded to the following for information:

1. Incharge, University Website alongwith copy of Auction Notice and Terms & Conditions of allotment of Shops/Canteens/Cafeteria for uploading the same on the University Website, CDLU, Sirsa.
2. P.S. to Vice-Chancellor (for kind information of the Vice-Chancellor) CDLU, Sirsa.
3. P.A. to Registrar (for kind information of the Registrar) CDLU, Sirsa.


Assistant Registrar (General)

CHAUDHARY DEVI LAL UNIVERSITY

(Established by the State Legislature Act 9 of 2003)

BARNALA ROAD, SIRSA-125055

Telephone No. **01666-239822**, Email: **genbr@cdlu.ac.in**

AUCTION NOTICE

The auction for allotment of Shops/Canteens/Cafeteria of CDLU, Sirsa on rent basis will take place on 21/08/24 at 11.00 A.M. in the Committee Hall, 1st Floor, C.V. Raman Bhawan, CDLU, Sirsa. All other details alongwith terms & conditions are available on www.cdlu.ac.in.


Registrar



GENERAL BRANCH
CHAUDHARY DEVI LAL UNIVERSITY
(Established by the State Legislature Act 9 of 2003)
BARNALA ROAD, SIRSA-125055

Telephone No. **01666-239822**, Email: **genbr@cdlu.ac.in**

**Terms and Conditions Canteen, Students Activity Centre, CDLU,
Sirsa for Auction**

TERMS & CONDITIONS FOR ALLOTMENT OF CANTEEN, STUDENTS ACTIVITY CENTRE

1. The detail of location of shops/ earnest money & minimum rent is given as under.

Type of Shop/purpose/ Location	Proposed Earnest Money ₹	Minimum rent ₹
Canteen, Students Activity Centre	1,00,000/-	30,000/- + GST extra (as per Govt. norms) presently @18%

2. For taking part in the Auction, the concerned party/person shall have to deposit a sum of ₹10,000/- as a token money at the time of auction of Canteen, Near Tagore Bhawan, CDLU, Sirsa (herein after called as '**Canteen**'). The minimum reserve rent shall be ₹30,000/- per month + GST extra (as per Govt. norms). The successful bidder shall have to deposit a refundable EMD of ₹1,00,000/- for allotment of Canteen which shall be refunded after successful completion of the license/contract period. The token money (i.e. ₹10,000/-) of unsuccessful bidder will be returned on the spot after the bid. However, in case of successful bidder(s), the token money ₹10,000/- will be adjusted in EMD and receipt of EMD for ₹1,00,000/- will be issued after receiving remaining ₹90,000/- on the spot after completion of bid subject to entire satisfaction of the University Authorities and after clearing all pending dues. Successful bidder has to deposit 100% amount of the earnest money on the spot which will be refunded after completion of the contract period without any interest. EMD will be refunded after completion of the contract period without any interest.
3. The organization/agency/proprietor/bidder should submit an affidavit duly attested by Notary/Magistrate for not having been blacklisted/ debarred by any State Govt. or Central Govt. Department/Organization/ Institution.

Note:- The documents mentioned at Sr. No. 2 shall be required before starting of Bid and only eligible bidders will be allowed to participate in the bid.

4. The successful organization/agency/proprietor/bidder shall display the name of the firm as display board on top of the Canteen.
5. The highest bidder for the rent will be allotted Canteen. The successful bidder shall have to deposit the whole amount of rent of the complete year plus

applicable taxes i.e. 18% GST etc. in advance within 7 days of receipt of allotment letter failing which his allotment will be cancelled and his EMD of ₹50,000/- shall be forfeited. Drinking water charges will be made @ ₹100/- per month as lump sum charges. Allottee will deposit the water charges of the complete year in advance. Canteen will be leased out for one year on rent basis in the 1st instance which may be extended further on year to year basis. Such extension can be allowed by increasing the rent @10% extra of the rent reserved as per highest bid after receiving the request of the allottee and considered by the University Authority with advance payment of rent and water charges as mentioned above.

6. An agreement shall be prepared & signed between Allottee and the Registrar of the University on a stamp paper costing of ₹100/- provided by the allottee within 07 days from the date of issue of the allotment letter. The Allottee will pay all the expenses, stamp duty and other expenses required to be paid on account of legal formalities prescribed under law at the time being or in future.
7. The canteen entrusted to the allottee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions and will maintain the University property in good conditions. After termination/completion of the allotment license period the canteen shall be handed over back to the University within 03 days in the same condition and with all the fittings and fixtures facilities as provided by the University to be provided in due course during the allotment period. The time of above said three days shall be only for vacation of canteen and allottee shall not run the business of any kind during said three days.
8. Allottee shall occupy the canteen provided by the University for running the said business to the satisfaction of the University authorities.
9. Allottee shall make satisfactory and adequate seating arrangements for the customers. The items/articles to be served or sold at reasonable rates on quality basis. The allottee shall display the rate list on appropriate place. Allottee shall also provide a complaint and suggestion box at the canteen that will be opened for inspection by the representative of the University. University reserves the right to exercise check in any form at any time.
10. On request of the allottee, electricity connection will be provided as per availability. The allottee has to install his own electric meter after getting the same inspected from Construction Branch, CDLU, Sirsa. The allottee shall pay the monthly electricity charges on actual consumption basis as per prevailing


rates in CDLU, Sirsa within 07 working days of receipt of electricity bill, failing which electricity connection will be disconnected and a fine @ ₹20/- per day (after the lapse of above said 07 days) till date of deposit of charges shall be charged. The electricity connection can be got restored by the allottee on payment of ₹ 200/- (restoration charges) and all previous electricity dues along with fine (if any).

11. University reserves the right to exercise check in any form at any time. In case any complaint/default/deterioration of required quality or otherwise is observed, the allottee shall be liable to pay reasonable penalty levied by the University after notice and shall have to deposit the penalty amount within a week from the date of issue of such orders.
12. Subletting of the canteen shall not be allowed at any stage. General Power of Attorney will not be acceptable in the said allotment.
13. Allottee shall not make any addition/alterations in the Canteen without prior written approval of the University. The allottee will be liable to pay the damage or harm caused to the University property/Customer due to act/negligence of allottee or his employee(s) at any point of time. University reserves the right to cancel the allotment on this ground after giving one month notice and have the right to get the canteen vacated for infringement of agreement/terms & conditions or in the interest of University. In case the canteen is not vacated within one month after receiving the notice, the allottee shall not run the business of any kind in canteen and a penalty @ ₹500/- per day will be charged till vacation of canteen.
14. Allottee will not encroach the University premises beyond the allotted space at any cost. Allottee will not stock any empty packaging cases, baskets or any other material on the roof of the canteen or in the open space outside the canteen allotted to him.
15. In case the allottee want to vacate the canteen (not before passing of three months from the date of taking the possession), the allottee will have to give one month notice or one month rent in lieu of the notice period.
16. In case of any dispute, which is not covered in the terms and conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final and all the legal matters will be come under jurisdiction of Courts at Sirsa only.
17. Allottee will be fully responsible for good conduct and character of his workers and to keep the servants with neat and clean clothes preferably in proper clean and washed uniform. Child labour as per Govt. norms is strictly prohibited.
18. The sale and consumption of smoking things and alcohol narcotics of all types are completely prohibited at the campus.

19. Timing of opening the canteen is fixed i.e. from 07.00AM to 07.00PM (Summer) and from 07.00 AM to 06.30 PM (Winter). However, on demand of the students timing can be extended for closing on the recommendation of the DSW and Estate Officer, CDLU, Sirsa.
20. The places are in the University premises and thus directions of the University issued from time to time must be complied with by the bidder.
21. Illegal activity, act, articles, items on the place/by the bidder/employee of the bidder will be strictly prohibited and in case of failure, punitive and legal action including vacation of premise will warrant.
22. The activities at the places to be run by following the rules, regulations issued from time to time by the Govt./Concerned office.
23. The university shall not be responsible in any manner for the losses incurred during license period to the bidder due to force major as War, riots, pandemic, earthquakes, hurricanes, lightning, and explosions, energy blackouts, unexpected legislation, lockouts, slowdowns, strikes etc. etc.
24. University is an education institute and thus noise, nuisance and unwanted gathering of outsider strictly prohibited.
25. The university has no liability regarding debt/credit transaction of the bidder with anyone.
26. The lessee/successful bidder has to submit an Affidavit that he will run the shop himself and will not sublet the shop or run it through somebody else.


Rajat Kumar, S.D.O. (Civil) (CDC)


Assistant Registrar (Gen)


Senior Accounts Officer


Executive Engineer (Civil)



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BARNALA ROAD, SIRSA-125055

Telephone No. **01666-239822**, Email: **genbr@cdu.ac.in**

Terms and Conditions of Shop No. 1 (Reserve for Fashion Designing Students), Students Activity Centre, CDLU, Sirsa for Auction

1. The detail of location of shops/ earnest money & minimum rent is given as under.

Shop No.	Type of Shop/purpose/ Location	Carpet Area M2	Proposed Earnest Money ₹	Minimum rent ₹
1 (Ground Floor)	Reserve for Fashion Designing Students, CDLU, Sirsa (Teaching Block No- 4/Face on South Side)	Size -10X20	25,000/-	6,000/- + GST extra (as per Govt. norms) presently @18%

- For participation in the Auction, the concerned party/person shall have to deposit ₹10,000/- as token money (refundable) for each shop. Successful bidder has to deposit 100% amount of the earnest money on the spot which will be refunded after completion of the contract period without any interest.
- The shop will be leased out for three years on rent basis in the first instance and for extending the same for further three years. Extension can be allowed by increasing the rent @20% extra after receiving the request from the lessee & considered by the University Authorities.
- The lessee will be required to deposit the rent by 7th of every month in advance, failing which a fine @₹50/- per day will be charged. The lessee will be bound to vacate shop if he/she does not pay the rent for two months. In such a situation a penalty equal to three months' rent will be deducted from his/her security deposit in lieu of the required notice of three months.
- The lessee/successful bidder has to submit an Affidavit that he will run the shop himself and will not sublet the shop or run it through somebody else.
- As and when the lessor needs the rented out premises of his/her own use he/she will give a notice of three months expressing his/her intention whereupon & the lessee will surrender its possession within period of notice.
- In case the successful bidder does not deposit the remaining amount of security with two days after the completion of auction or backs out from his/her bid the security deposited by him/her shall be forfeited.
- The shop entrusted to the lessee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions. The premises shall be handed over back to the University after the termination of the lease period in the same condition and with all the fitting and fixture as provided by the University or to be provided in due course during the lease period.
- The lessee shall occupy the space provided by the University for running the business to the satisfaction of the University Authority and shall display the rates for various items/services at prominent places.

Signature
12/10/20

10. The lessee shall make satisfactory and adequate seating arrangements for the customers
11. The rate for items/articles to be served or sold shall in no case be higher than the prevailing rates in the market from time to time.
12. The lessee shall provide a complaint and a suggestion box at the shop which will be readily available for inspection by the representative of the University.
13. **Electricity bill will be paid by the lessee on actual basis every month by 10th of the following month. The lessee shall have to install his/her own electric meter. In case the amount is not deposited by the due date, the connection will be disconnected and other penal action will be taken as deemed fit by the University.**
14. Drinking water charge shall be made @100/- per shop-keeper as lump sum charges. It will be deposited along with rent with separate receipt.
15. The University reserves the right to exercise check in any form at any time.
16. In case of complaint, default, deterioration of required quality or anything otherwise observed, the lessee shall be liable to pay reasonable penalty levied by the University after notice and shall deposit the penal amount within a week from the date of issue of such orders.
17. In case of any loss or damage to the customers due to his/her employee's negligence, the lessee shall be responsible to make good the compensation payable to the customers for loss/damage done by him or any of his/her employees.
18. The lessee shall not make any addition/alterations in the University premises without written approval of the University. He/She will make good the damage caused to the University property by him or his/her employee(s) at any point of time.
19. The University reserves the right to cancel the lease on the above grounds after giving one month's notice & have the premises vacated for infringement of agreement/terms & conditions or in interest of the University. In case the shop is not vacated within one month after receiving the notice, the University shall have the right to impose penalty as deemed fit in addition to taking other action under the rules. The University also reserves the right to cancel the lease in the interest of the University.
20. The lessee shall maintain the University property in good condition and shall make good any damage to the University premises occupied by him.
21. The lessee shall not stock any empty packaging cases, baskets or any other material on the roof of the premises or in the open space outside the premises allotted to him.
22. The furniture and fittings/fixtures if any required for furnishing the shops, the same shall be arranged/provided by the lease. The fixtures/furnitures shall be removable & shall be removed at the time of vacating the shop.
23. The lessee shall be fully responsible for good conduct and character of his/her employee(s) and shall also keep the employees in neat and clean clothes preferably in proper clean and washed uniform.
24. On cancellation of lease, the premises shall be vacated by him within one month from the date of issue of notice in writing by the University.
25. In case the lessee wants to vacate the shop, he/she will give one month's notice or one month's rent in lieu of notice period.

*Durand
Hawth*


26. No General Power of Attorney will be acceptable.
27. The lessee shall have to disclose his/her identity with photographs to the University at the time of submission of the agreements deed.
28. The refundable security will be refunded after the expiry of lease period.
29. The lessee shall not encroach the University premises other than allotted to him.
30. In case of any dispute not covered in the terms & conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final.
31. All disputes are subjected to jurisdiction of the courts in Sirsa city only.


Rajat Kumar, S.D.O. (Civil) (CDC)


Assistant Registrar (Gen)


Senior Accounts Officer


Executive Engineer (Civil)


Burenda
19/10/19



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Terms and Conditions of Shop No. 2 (Stationery and Gift Shop),
Students Activity Centre, CDLU, Sirsa for Auction

1. The detail of location of shops/ earnest money & minimum rent is given as under.

Shop No.	Type of Shop/purpose/ Location	Carpet Area M2	Proposed Earnest Money ₹	Minimum rent ₹
2 (Ground Floor)	Stationery and Gift Shop (Teaching Block No- 4/Face on South Side) (Books, Magazines, Newspapers, Forms, Pencil, Pens, Note Books and Stationery Items etc.)	Size -10X20	25,000/-	6,000/- + GST extra (as per Govt. norms) presently @18%

- For participation in the Auction, the concerned party/person shall have to deposit ₹10,000/- as token money (refundable) for each shop. Successful bidder has to deposit 100% amount of the earnest money on the spot which will be refunded after completion of the contract period without any interest.
- The shop will be leased out for three years on rent basis in the first instance and for extending the same for further three years. Extension can be allowed by increasing the rent @20% extra after receiving the request from the lessee & considered by the University Authorities.
- The lessee will be required to deposit the rent by 7th of every month in advance, failing which a fine @₹50/- per day will be charged. The lessee will be bound to vacate shop if he/she does not pay the rent for two months. In such a situation a penalty equal to three months' rent will be deducted from his/her security deposit in lieu of the required notice of three months.
- The lessee/successful bidder has to submit an Affidavit that he will run the shop himself and will not sublet the shop or run it through somebody else.
- As and when the lessor needs the rented out premises of his/her own use he/she will give a notice of three months expressing his/her intention whereupon & the lessee will surrender its possession within period of notice.
- In case the successful bidder does not deposit the remaining amount of security with two days after the completion of auction or backs out from his/her bid the security deposited by him/her shall be forfeited.
- The shop entrusted to the lessee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions. The premises shall be handed over back to the University after the termination of the lease period in the same condition and with all the fitting and fixture as provided by the University or to be provided in due course during the lease period.

*Praveen
Tach*

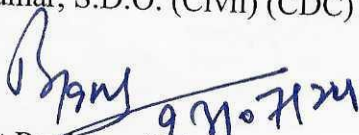
9. The lessee shall occupy the space provided by the University for running the business to the satisfaction of the University Authority and shall display the rates for various items/services at prominent places.
10. The lessee shall make satisfactory and adequate seating arrangements for the customers
11. The rate for items/articles to be served or sold shall in no case be higher than the prevailing rates in the market from time to time.
12. The lessee shall provide a complaint and a suggestion box at the shop which will be readily available for inspection by the representative of the University.
13. **Electricity bill will be paid by the lessee on actual basis every month by 10th of the following month. The lessee shall have to install his/her own electric meter. In case the amount is not deposited by the due date, the connection will be disconnected and other penal action will be taken as deemed fit by the University.**
14. Drinking water charge shall be made @100/- per shop-keeper as lump sum charges. It will be deposited along with rent with separate receipt.
15. The University reserves the right to exercise check in any form at any time.
16. In case of complaint, default, deterioration of required quality or anything otherwise observed, the lessee shall be liable to pay reasonable penalty levied by the University after notice and shall deposit the penal amount within a week from the date of issue of such orders.
17. In case of any loss or damage to the customers due to his/her employee's negligence, the lessee shall be responsible to make good the compensation payable to the customers for loss/damage done by him or any of his/her employees.
18. The lessee shall not make any addition/alterations in the University premises without written approval of the University. He/She will make good the damage caused to the University property by him or his/her employee(s) at any point of time.
19. The University reserves the right to cancel the lease on the above grounds after giving one months' notice & have the premises vacated for infringement of agreement/terms & conditions or in interest of the University. In case the shop is not vacated within one month after receiving the notice, the University shall have the right to impose penalty as deemed fit in addition to taking other action under the rules. The University also reserves the right to cancel the lease in the interest of the University.
20. The lessee shall maintain the University property in good condition and shall make good any damage to the University premises occupied by him.
21. The lessee shall not stock any empty packaging cases, baskets or any other material on the roof of the premises or in the open space outside the premises allotted to him.
22. The furniture and fittings/fixtures if any required for furnishing the shops, the same shall be arranged/provided by the lease. The fixtures/furnitures shall be removable & shall be removed at the time of vacating the shop.
23. The lessee shall be fully responsible for good conduct and character of his/her employee(s) and shall also keep the employees in neat and clean clothes preferably in proper clean and washed uniform.

*Shankar
Kane*

24. On cancellation of lease, the premises shall be vacated by him within one month from the date of issue of notice in writing by the University.
25. In case the lessee wants to vacate the shop, he/she will give one month's notice or one month's rent in lieu of notice period.
26. No General Power of Attorney will be acceptable.
27. The lessee shall have to disclose his/her identity with photographs to the University at the time of submission of the agreements deed.
28. The refundable security will be refunded after the expiry of lease period.
29. The lessee shall not encroach the University premises other than allotted to him.
30. In case of any dispute not covered in the terms & conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final.
31. All disputes are subjected to jurisdiction of the courts in Sirsa city only.

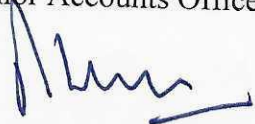


Rajat Kumar, S.D.O. (Civil) (CDC)



Assistant Registrar (Gen)


Senior Accounts Officer



Executive Engineer (Civil)


19.10.24



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Telephone No. **01666-239822**, Email: **genbr@cdlu.ac.in**

**Terms and Conditions of Shop No. 3 (Photostat and Type Writing),
Students Activity Centre, CDLU, Sirsa for Auction**

1. The detail of location of shops/ earnest money & minimum rent is given as under.

Shop No.	Type of Shop/purpose/ Location	Carpet Area M2	Proposed Earnest Money ₹	Minimum rent ₹
3 (Ground Floor)	Photostat and Type Writing, CDLU, Sirsa (Road Side/Face on East Side) (Photostat Machine, Fill up the various forms, Lamination and Type Writing (Thesis, Projects) etc.	Size -9X18	25,000/-	5,000/- + GST extra (as per Govt. norms) presently @18%

- For participation in the Auction, the concerned party/person shall have to deposit ₹10,000/- as token money (refundable) for each shop. Successful bidder has to deposit 100% amount of the earnest money on the spot which will be refunded after completion of the contract period without any interest.
- The shop will be leased out for three years on rent basis in the first instance and for extending the same for further three years. Extension can be allowed by increasing the rent @20% extra after receiving the request from the lessee & considered by the University Authorities.
- The lessee will be required to deposit the rent by 7th of every month in advance, failing which a fine @₹50/- per day will be charged. The lessee will be bound to vacate shop if he/she does not pay the rent for two months. In such a situation a penalty equal to three months' rent will be deducted from his/her security deposit in lieu of the required notice of three months.
- The lessee/successful bidder has to submit an Affidavit that he will run the shop himself and will not sublet the shop or run it through somebody else.
- As and when the lessor needs the rented out premises of his/her own use he/she will give a notice of three months expressing his/her intention whereupon & the lessee will surrender its possession within period of notice.
- In case the successful bidder does not deposit the remaining amount of security with two days after the completion of auction or backs out from his/her bid the security deposited by him/her shall be forfeited.
- The shop entrusted to the lessee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions. The premises shall be handed over back to the University after the termination of the lease period in the same condition and with all the fitting and fixture as provided by the University or to be provided in due course during the lease period.

*Shrawan
Tiwari*

9. The lessee shall occupy the space provided by the University for running the business to the satisfaction of the University Authority and shall display the rates for various items/services at prominent places.
10. The lessee shall make satisfactory and adequate seating arrangements for the customers
11. The rate for items/articles to be served or sold shall in no case be higher than the prevailing rates in the market from time to time.
12. The lessee shall provide a complaint and a suggestion box at the shop which will be readily available for inspection by the representative of the University.
13. **Electricity bill will be paid by the lessee on actual basis every month by 10th of the following month. The lessee shall have to install his/her own electric meter. In case the amount is not deposited by the due date, the connection will be disconnected and other penal action will be taken as deemed fit by the University.**
14. Drinking water charge shall be made @100/- per shop-keeper as lump sum charges. It will be deposited along with rent with separate receipt.
15. The University reserves the right to exercise check in any form at any time.
16. In case of complaint, default, deterioration of required quality or anything otherwise observed, the lessee shall be liable to pay reasonable penalty levied by the University after notice and shall deposit the penal amount within a week from the date of issue of such orders.
17. In case of any loss or damage to the customers due to his/her employee's negligence, the lessee shall be responsible to make good the compensation payable to the customers for loss/damage done by him or any of his/her employees.
18. The lessee shall not make any addition/alterations in the University premises without written approval of the University. He/She will make good the damage caused to the University property by him or his/her employees at any point of time.
19. The University reserves the right to cancel the lease on the above grounds after giving one month's notice & have the premises vacated for infringement of agreement/terms & conditions or in interest of the University. In case the shop is not vacated within one month after receiving the notice, the University shall have the right to impose penalty as deemed fit in addition to taking other action under the rules. The University also reserves the right to cancel the lease in the interest of the University.
20. The lessee shall maintain the University property in good condition and shall make good any damage to the University premises occupied by him.
21. The lessee shall not stock any empty packaging cases, baskets or any other material on the roof of the premises or in the open space outside the premises allotted to him.
22. The furniture and fittings/fixtures if any required for furnishing the shops, the same shall be arranged/provided by the lease. The fixtures/furniture shall be removable & shall be removed at the time of vacating the shop.
23. The lessee shall be fully responsible for good conduct and character of his/her employee(s) and shall also keep the employees in neat and clean clothes preferably in proper clean and washed uniform.

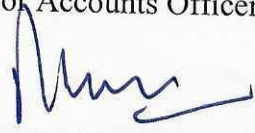
Signature
14/10/2014

24. On cancellation of lease, the premises shall be vacated by him within one month from the date of issue of notice in writing by the University.
25. In case the lessee wants to vacate the shop, he/she will give one months' notice or one month's rent in lieu of notice period.
26. No General Power of Attorney will be acceptable.
27. The lessee shall have to disclose his/her identity with photographs to the University at the time of submission of the agreements deed.
28. The refundable security will be refunded after the expiry of lease period.
29. The lessee shall not encroach the University premises other than allotted to him.
30. In case of any dispute not covered in the terms & conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final.
31. All disputes are subjected to jurisdiction of the courts in Sirsa city only.


Rajat Kumar, S.D.O. (Civil) (CDC)


Assistant Registrar (Gen)


Senior Accounts Officer


Executive Engineer (Civil)


10/06/24



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CHAUDHARY DEVI LAL UNIVERSITY
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BARNALA ROAD, SIRSA-125055

Telephone No. **01666-239822**, Email: **genbr@cdlu.ac.in**

Terms and Conditions for Cafeteria in the Shopping Complex,
CDLU, Sirsa for Auction

1. The cafeteria in the shopping complex of CDLU, Sirsa will be auctioned on rent basis. The detail of location of Cafeteria is given as under:-

Sr. No.	Type of Cafeteria and location	Size in Mtr.	Proposed Earnest Money ₹	Minimum rent ₹
1.	Cafeteria (Ground Floor in shopping complex)	i) Dinning Hall – 10.43x16.605=173.190 Sq. m. ii) Kitchen – 10.430x6.535=68.160 Sq. m. iii) Store – 2.595x3.950=10.250 Sq. m. iv) Washing Area – 3.66x3.95=14.95 Sq. m. v) Open + S. Toilet – 3.945x4.06=16.036 Sq. m. vi) Open Courtyard – 23.60x12.50M=295.00 Sq. m.	Rs. 100000/-	Rs.15000/- + GST extra (as per Govt. norms) presently @18%

2. For taking part in the Auction, the concerned party/person shall have to deposit a sum of ₹20,000/- as a token money at the time of auction of Cafeteria, Shopping Complex, CDLU, Sirsa (herein after called as 'Cafeteria'). The minimum reserve rent shall be ₹15,000/- per month + GST extra (as per govt. norms). The successful bidder shall have to deposit a refundable EMD of ₹1,00,000/- for allotment of Cafeteria on the spot which will be refunded after successful completion of the contract period without any interest. The token money (i.e. ₹20,000/-) of unsuccessful bidder will be returned on the spot after the bid. However, in case of successful bidder(s), the token money ₹20,000/- will be adjusted in EMD and receipt of EMD for ₹1,00,000/- will be issued after receiving remaining ₹80,000/- on the spot after completion of bid subject to entire satisfaction of the University Authorities and after clearing all pending dues.
3. The organization/agency/proprietor/bidder should submit an affidavit duly attested by Notary/Magistrate for not having been blacklisted/ debarred by any State Govt. or Central Govt. Department/Organization/ Institution.

Note:- The documents mentioned at Sr. No.2 shall be required before starting of Bid and only eligible bidders will be allowed to participate in the bid.

4. The successful organization/agency/proprietor/bidder shall display the name of the firm as display board on top of the Cafeteria.
5. The highest bidder for the rent will be allotted Cafeteria. The successful bidder shall have to deposit the whole amount of rent of the complete year plus applicable taxes i.e. 18% GST etc. in advance within 7 days of receipt of allotment letter failing which his allotment will be cancelled and his EMD of ₹1,00,000/- shall be forfeited. Drinking water charges will be made @ ₹300/- per month as lump sum charges. Allottee will deposit the water charges of the complete year in advance. Cafeteria will be leased out for one year on rent basis in the 1st instance which may be extended further on year to year basis. Such extension can be allowed by increasing the rent @10% extra of the rent reserved as per highest bid after receiving the request of the allottee and considered by the University Authority with advance payment of rent and water charges as mentioned above.
6. An agreement shall be prepared & signed between Allottee and the Registrar of the University on a stamp paper costing of ₹100/- provided by the allottee within 07 days from the date of issue of the allotment letter. The Allottee will pay all the expenses, stamp duty and other expenses required to be paid on account of legal formalities prescribed under law at the time being or in future.
7. The Cafeteria entrusted to the allottee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions and will maintain the University property in good conditions. After termination/completion of the allotment license period the Cafeteria shall be handed over back to the University within 03 days in the same condition and with all the fittings and fixtures facilities as provided by the University to be provided in due course during the allotment period. The time of above said three days shall be only for vacation of Cafeteria and allottee shall not run the business of any kind during said three days.
8. Allottee shall occupy the Cafeteria provided by the University for running the said business to the satisfaction of the University authorities.
9. Allottee shall make satisfactory and adequate seating arrangements for the customers. The items/articles to be served or sold at reasonable rates on quality basis. The allottee shall display the rate list on appropriate place. Allottee shall

also provide a complaint and suggestion box at the Cafeteria that will be opened for inspection by the representative of the University. University reserves the right to exercise check in any form at any time.

10. On request of the allottee, electricity connection will be provided as per availability. The allottee has to install his own electric meter after getting the same inspected from Construction Branch, CDLU, Sirsa. The allottee shall pay the monthly electricity charges on actual consumption basis as per prevailing rates in CDLU, Sirsa within 07 working days of receipt of electricity bill, failing which electricity connection will be disconnected and a fine @ ₹20/- per day (after the lapse of above said 07 days) till date of deposit of charges shall be charged.

The electricity connection can be got restored by the allottee on payment of ₹200/- (restoration charges) and all previous electricity dues along with fine (if any).

11. University reserves the right to exercise check in any form at any time. In case any complaint/default/deterioration of required quality or otherwise is observed, the allottee shall be liable to pay reasonable penalty levied by the University after notice and shall have to deposit the penalty amount within a week from the date of issue of such orders.
12. Subletting of the Cafeteria shall not be allowed at any stage. General Power of Attorney will not be acceptable in the said allotment.
13. Allottee shall not make any addition/alterations in the Cafeteria without prior written approval of the University. The allottee will be liable to pay the damage or harm caused to the University property/Customer due to act/negligence of allottee or his employee(s) at any point of time. University reserves the right to cancel the allotment on this ground after giving one month notice and have the right to get the Cafeteria vacated for infringement of agreement/terms & conditions or in the interest of University. In case the Cafeteria is not vacated within one month after receiving the notice, the allottee shall not run the business of any kind in Cafeteria and a penalty @ ₹1,000/- per day will be charged till vacation of Cafeteria.
14. Allottee will not encroach the University premises beyond the allotted space at any cost. Allottee will not stock any empty packaging cases, baskets or any other material on the roof of the Cafeteria or in the open space outside the Cafeteria allotted to him.

15. In case the allottee want to vacate the Cafeteria (not before passing of three months from the date of taking the possession), the allottee will have to give one month notice or one month rent in lieu of the notice period.
16. In case of any dispute, which is not covered in the terms and conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final and all the legal matters will be come under jurisdiction of Courts at Sirsa only.
17. Allottee will be fully responsible for good conduct and character of his workers and to keep the servants with neat and clean clothes preferably in proper clean and washed uniform. Child labour as per Govt. norms is strictly prohibited.
18. The sale and consumption of smoking things and alcohol narcotics of all types are completely prohibited at the campus.
19. Timing of opening the Cafeteria is fixed i.e. from 07.00AM to 07.00PM (Summer) and from 07.00 AM to 06.30 PM (Winter). However, on demand of the students timing can be extended for closing on the recommendation of the DSW and Estate Officer, CDLU, Sirsa
21. The places are in the University premises and thus directions of the University issued from time to time must be complied with by the bidder.
22. Illegal activity, act, articles, items on the place/by the bidder/employee of the bidder will be strictly prohibited and in case of failure, punitive and legal action including vacation of premise will warrant.
23. The activities at the places to be run by following the rules, regulations issued from time to time by the Govt./Concerned office.
24. The university shall not be responsible in any manner for the losses incurred during license period to the bidder due to force major as War, riots, pandemic, earthquakes, hurricanes, lightning, and explosions, energy blackouts, unexpected legislation, lockouts, slowdowns, strikes etc. etc.
25. University is an education institute and thus noise, nuisance and unwanted gathering of outsider strictly prohibited.
26. The university has no liability regarding debt/credit transaction of the bidder with anyone.


Rajat Kumar, S.D.O. (Civil) (CDC)


Assistant Registrar (Gen)


Senior Accounts Officer


Executive Engineer (Civil)



GENERAL BRANCH
CHAUDHARY DEVI LAL UNIVERSITY
(Established by the State Legislature Act 9 of 2003)
BARNALA ROAD, SIRSA-125055

Telephone No. **01666-239822**, Email: **genbr@cdlu.ac.in**

**Terms and Conditions Gol Canteen Near Tagore Bhawan, CDLU,
Sirsa for Auction**

TERMS & CONDITIONS FOR ALLOTMENT OF GOL CANTEEN, NEAR TAGORE BHAWAN

1. The detail of location of shops/ earnest money & minimum rent is given as under.

Type of Shop/purpose/ Location	Proposed Earnest Money ₹	Minimum rent ₹
Gol Canteen, Near Tagore Bhawan	50,000/-	15,000/- + GST extra (as per Govt. norms) presently @18%

2. For taking part in the Auction, the concerned party/person shall have to deposit a sum of ₹10,000/- as a token money at the time of auction of Canteen, Near Tagore Bhawan, CDLU, Sirsa (herein after called as '**Canteen**'). The minimum reserve rent shall be ₹10,000/- per month + GST 18% extra. The successful bidder shall have to deposit a refundable EMD of ₹50,000/- for allotment of Canteen which shall be refunded after successful completion of the license/contract period. The token money (i.e. ₹10,000/-) of unsuccessful bidder will be returned on the spot after the bid. However, in case of successful bidder(s), the token money ₹10,000/- will be adjusted in EMD and receipt of EMD for ₹50,000/- will be issued after receiving remaining ₹40,000/- on the spot after completion of bid subject to entire satisfaction of the University Authorities and after clearing all pending dues. Successful bidder has to deposit 100% amount of the earnest money on the spot which will be refunded after completion of the contract period without any interest. EMD will be refunded after completion of the contract period without any interest.
3. The organization/agency/proprietor/bidder should submit an affidavit duly attested by Notary/Magistrate for not having been blacklisted/ debarred by any State Govt. or Central Govt. Department/Organization/ Institution.

Note:- The documents mentioned at Sr. No.2 shall be required before starting of Bid and only eligible bidders will be allowed to participate in the bid.

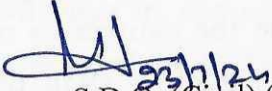
4. The successful organization/agency/proprietor/bidder shall display the name of the firm as display board on top of the Canteen.

5. The highest bidder for the rent will be allotted Canteen. The successful bidder shall have to deposit the whole amount of rent of the complete year plus applicable taxes i.e. 18% GST etc. in advance within 7 days of receipt of allotment letter failing which his allotment will be cancelled and his EMD of ₹50,000/- shall be forfeited. Drinking water charges will be made @ ₹100/- per month as lump sum charges. Allottee will deposit the water charges of the complete year in advance. Canteen will be leased out for one year on rent basis in the 1st instance which may be extended further on year to year basis. Such extension can be allowed by increasing the rent @10% extra of the rent reserved as per highest bid after receiving the request of the allottee and considered by the University Authority with advance payment of rent and water charges as mentioned above.
6. An agreement shall be prepared & signed between Allottee and the Registrar of the University on a stamp paper costing of ₹100/- provided by the allottee within 07 days from the date of issue of the allotment letter. The Allottee will pay all the expenses, stamp duty and other expenses required to be paid on account of legal formalities prescribed under law at the time being or in future.
7. The canteen entrusted to the allottee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions and will maintain the University property in good conditions. After termination/completion of the allotment license period the canteen shall be handed over back to the University within 03 days in the same condition and with all the fittings and fixtures facilities as provided by the University to be provided in due course during the allotment period. The time of above said three days shall be only for vacation of canteen and allottee shall not run the business of any kind during said three days.
8. Allottee shall occupy the canteen provided by the University for running the said business to the satisfaction of the University authorities.
9. Allottee shall make satisfactory and adequate seating arrangements for the customers. The items/articles to be served or sold at reasonable rates on quality basis. The allottee shall display the rate list on appropriate place. Allottee shall also provide a complaint and suggestion box at the canteen that will be opened for inspection by the representative of the University. University reserves the right to exercise check in any form at any time.
10. On request of the allottee, electricity connection will be provided as per availability. The allottee has to install his own electric meter after getting the

same inspected from Construction Branch, CDLU, Sirsa. The allottee shall pay the monthly electricity charges on actual consumption basis as per prevailing rates in CDLU, Sirsa within 07 working days of receipt of electricity bill, failing which electricity connection will be disconnected and a fine @ ₹20/- per day (after the lapse of above said 07 days) till date of deposit of charges shall be charged. The electricity connection can be got restored by the allottee on payment of ₹ 200/- (restoration charges) and all previous electricity dues along with fine (if any).


11. University reserves the right to exercise check in any form at any time. In case any complaint/default/deterioration of required quality or otherwise is observed, the allottee shall be liable to pay reasonable penalty levied by the University after notice and shall have to deposit the penalty amount within a week from the date of issue of such orders.
12. Subletting of the canteen shall not be allowed at any stage. General Power of Attorney will not be acceptable in the said allotment.
13. Allottee shall not make any addition/alterations in the Canteen without prior written approval of the University. The allottee will be liable to pay the damage or harm caused to the University property/Customer due to act/negligence of allottee or his employee(s) at any point of time. University reserves the right to cancel the allotment on this ground after giving one month notice and have the right to get the canteen vacated for infringement of agreement/terms & conditions or in the interest of University. In case the canteen is not vacated within one month after receiving the notice, the allottee shall not run the business of any kind in canteen and a penalty @ ₹500/- per day will be charged till vacation of canteen.
14. Allottee will not encroach the University premises beyond the allotted space at any cost. Allottee will not stock any empty packaging cases, baskets or any other material on the roof of the canteen or in the open space outside the canteen allotted to him.
15. In case the allottee want to vacate the canteen (not before passing of three months from the date of taking the possession), the allottee will have to give one month notice or one month rent in lieu of the notice period.
16. In case of any dispute, which is not covered in the terms and conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final and all the legal matters will be come under jurisdiction of Courts at Sirsa only.

17. Allottee will be fully responsible for good conduct and character of his workers and to keep the servants with neat and clean clothes preferably in proper clean and washed uniform. Child labour as per Govt. norms is strictly prohibited.
18. The sale and consumption of smoking things and alcohol narcotics of all types are completely prohibited at the campus.
19. Timing of opening the canteen is fixed i.e. from 07.00AM to 07.00PM (Summer) and from 07.00 AM to 06.30 PM (Winter). However, on demand of the students timing can be extended for closing on the recommendation of the DSW and Estate Officer, CDLU, Sirsa.
20. The places are in the University premises and thus directions of the University issued from time to time must be complied with by the bidder.
21. Illegal activity, act, articles, items on the place/by the bidder/employee of the bidder will be strictly prohibited and in case of failure, punitive and legal action including vacation of premise will warrant.
22. The activities at the places to be run by following the rules, regulations issued from time to time by the Govt./Concerned office.
23. The university shall not be responsible in any manner for the losses incurred during license period to the bidder due to force major as War, riots, pandemic, earthquakes, hurricanes, lightning, and explosions, energy blackouts, unexpected legislation, lockouts, slowdowns, strikes etc. etc.
24. University is an education institute and thus noise, nuisance and unwanted gathering of outsider strictly prohibited.
25. The university has no liability regarding debit/credit transaction of the bidder with anyone.
26. The lessee/successful bidder has to submit an Affidavit that he will run the shop himself and will not sublet the shop or run it through somebody else.


Rajat Kumar, S.D.O. (Civil) (CDC)


Assistant Registrar (Gen)


Senior Accounts Officer


Executive Engineer (Civil)



GENERAL BRANCH

CHAUDHARY DEVI LAL UNIVERSITY

(Established by the State Legislature Act 9 of 2003)

BARNALA ROAD, SIRSA-125055

Telephone No. 01666-239822, Email: genbr@cdlu.ac.in

Terms and Conditions for Shop No. 1 (Readymade Garments) in the Shopping Complex, CDLU, Sirsa for Auction

1. The detail of location of shops/ earnest money & minimum rent is given as under.

Shop No.	Type of Shop/purpose/ Location	Carpet Area M2	Proposed Earnest Money ₹	Minimum rent ₹
1 (Ground Floor)	Readymade Garments (Gents, Ladies and Children Garments)	21.67	25,000/-	3,000/- + GST extra (as per Govt. norms) presently @18%

2. For participation in the Auction, the concerned party/person shall have to deposit ₹10,000/- as token money (refundable) for each shop. Successful bidder has to deposit 100% amount of the earnest money on the spot which will be refunded after completion of the contract period without any interest.
3. The shop will be leased out for three years on rent basis in the first instance and for extending the same for further three years. Extension can be allowed by increasing the rent @20% extra after receiving the request from the lessee & considered by the University Authorities.
4. The lessee will be required to deposit the rent by 7th of every month in advance, failing which a fine @₹50/- per day will be charged. The lessee will be bound to vacate shop if he/she does not pay the rent for two months. In such a situation a penalty equal to three months' rent will be deducted from his/her security deposit in lieu of the required notice of three months.
5. The lessee/successful bidder has to submit an Affidavit that he will run the shop himself and will not sublet the shop or run it through somebody else.
6. As and when the lessor needs the rented out premises of his/her own use he/she will give a notice of three months expressing his/her intention whereupon & the lessee will surrender its possession within period of notice.
7. In case the successful bidder does not deposit the remaining amount of security with two days after the completion of auction or backs out from his/her bid the security deposited by him/her shall be forfeited.
8. The shop entrusted to the lessee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions. The premises shall be handed over back to the University after the termination of the lease period in the same condition and with all the fitting and fixture as provided by the University or to be provided in due course during the lease period.
9. The lessee shall occupy the space provided by the University for running the business to the satisfaction of the University Authority and shall display the rates for various items/services at prominent places.

Signature
10/05/15

10. The lessee shall make satisfactory and adequate seating arrangements for the customers
11. The rate for items/articles to be served or sold shall in no case be higher than the prevailing rates in the market from time to time.
12. The lessee shall provide a complaint and a suggestion box at the shop which will be readily available for inspection by the representative of the University.
13. **Electricity bill will be paid by the lessee on actual basis every month by 10th of the following month. The lessee shall have to install his/her own electric meter. In case the amount is not deposited by the due date, the connection will be disconnected and other penal action will be taken as deemed fit by the University.**
14. Drinking water charge shall be made @100/- per shop-keeper as lump sum charges. It will be deposited along with rent with separate receipt.
15. The University reserves the right to exercise check in any form at any time.
16. In case of complaint, default, deterioration of required quality or anything otherwise observed, the lessee shall be liable to pay reasonable penalty levied by the University after notice and shall deposit the penal amount within a week from the date of issue of such orders.
17. In case of any loss or damage to the customers due to his/her employee's negligence, the lessee shall be responsible to make good the compensation payable to the customers for loss/damage done by him or any of his/her employees.
18. The lessee shall not make any addition/alterations in the University premises without written approval of the University. He/She will make good the damage caused to the University property by him or his/her employee(s) at any point of time.
19. The University reserves the right to cancel the lease on the above grounds after giving one months' notice & have the premises vacated for infringement of agreement/terms & conditions or in interest of the University. In case the shop is not vacated within one month after receiving the notice, the University shall have the right to impose penalty as deemed fit in addition to taking other action under the rules. The University also reserves the right to cancel the lease in the interest of the University.
20. The lessee shall maintain the University property in good condition and shall make good any damage to the University premises occupied by him.
21. The lessee shall not stock any empty packaging cases, baskets or any other material on the roof of the premises or in the open space outside the premises allotted to him.
22. The furniture and fittings/fixtures if any required for furnishing the shops, the same shall be arranged/provided by the lease. The fixtures/furnitures shall be removable & shall be removed at the time of vacating the shop.
23. The lessee shall be fully responsible for good conduct and character of his/her employee(s) and shall also keep the employees in neat and clean clothes preferably in proper clean and washed uniform.
24. On cancellation of lease, the premises shall be vacated by him within one month from the date of issue of notice in writing by the University.
25. In case the lessee wants to vacate the shop, he/she will give one months' notice or one month's rent in lieu of notice period.

*Shreshth
Howe,*

26. No General Power of Attorney will be acceptable.
27. The lessee shall have to disclose his/her identity with photographs to the University at the time of submission of the agreements deed.
28. The refundable security will be refunded after the expiry of lease period.
29. The lessee shall not encroach the University premises other than allotted to him.
30. In case of any dispute not covered in the terms & conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final.
31. All disputes are subjected to jurisdiction of the courts in Sirsa city only.



Rajat Kumar, S.D.O. (Civil) (CDC)



Assistant Registrar (Gen)



Senior Accounts Officer



Executive Engineer (Civil)





GENERAL BRANCH
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Telephone No. **01666-239822**, Email: **genbr@cdlu.ac.in**

Terms and Conditions for Shop No. 11 (Gents Parlour) in the Shopping Complex, CDLU, Sirsa for Auction

1. The detail of location of shops/ earnest money & minimum rent is given as under.

Shop No.	Type of Shop/purpose/ Location	Carpet Area M2	Proposed Earnest Money ₹	Minimum rent ₹
11 (First Floor)	Gents Parlour (Hair Cutting and Shaving etc.)	21.67	25,000/-	2,500/- + GST extra (as per Govt. norms) presently @18%

2. For participation in the Auction, the concerned party/person shall have to deposit ₹10,000/- as token money (refundable) for each shop. Successful bidder has to deposit 100% amount of the earnest money on the spot which will be refunded after completion of the contract period without any interest.
3. The shop will be leased out for three years on rent basis in the first instance and for extending the same for further three years. Extension can be allowed by increasing the rent @20% extra after receiving the request from the lessee & considered by the University Authorities.
4. The lessee will be required to deposit the rent by 7th of every month in advance, failing which a fine @₹50/- per day will be charged. The lessee will be bound to vacate shop if he/she does not pay the rent for two months. In such a situation a penalty equal to three months' rent will be deducted from his/her security deposit in lieu of the required notice of three months.
5. As and when the lessor needs the rented out premises of his/her own use he/she will give a notice of three months expressing his/her intention whereupon & the lessee will surrender its possession within period of notice.
6. In case the successful bidder does not deposit the remaining amount of security with two days after the completion of auction or backs out from his/her bid the security deposited by him/her shall be forfeited.
7. The shop entrusted to the lessee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions. The premises shall be handed over back to the University after the termination of the lease period in the same condition and with all the fitting and fixture as provided by the University or to be provided in due course during the lease period.
8. The lessee shall occupy the space provided by the University for running the business to the satisfaction of the University Authority and shall display the rates for various items/services at prominent places.
9. The lessee shall make satisfactory and adequate seating arrangements for the customers
10. The rate for items/articles to be served or sold shall in no case be higher than the prevailing rates in the market from time to time.

*Praveen
Lodhi*

11. The lessee shall provide a complaint and a suggestion box at the shop which will be readily available for inspection by the representative of the University.
12. Electricity bill will be paid by the lessee on actual basis every month by 10th of the following month. The lessee shall have to install his/her own electric meter. In case the amount is not deposited by the due date, the connection will be disconnected and other penal action will be taken as deemed fit by the University.
13. Drinking water charge shall be made @100/- per shop-keeper as lump sum charges. It will be deposited along with rent with separate receipt.
14. The University reserves the right to exercise check in any form at any time.
15. In case of complaint, default, deterioration of required quality or anything otherwise observed, the lessee shall be liable to pay reasonable penalty levied by the University after notice and shall deposit the penal amount within a week from the date of issue of such orders.
16. In case of any loss or damage to the customers due to his/her employee's negligence, the lessee shall be responsible to make good the compensation payable to the customers for loss/damage done by him or any of his/her employees.
17. The lessee shall not make any addition/alterations in the University premises without written approval of the University. He/She will make good the damage caused to the University property by him or his/her employee(s) at any point of time.
18. The University reserves the right to cancel the lease on the above grounds after giving one months' notice & have the premises vacated for infringement of agreement/terms & conditions or in interest of the University. In case the shop is not vacated within one month after receiving the notice, the University shall have the right to impose penalty as deemed fit in addition to taking other action under the rules. The University also reserves the right to cancel the lease in the interest of the University.
19. The lessee shall maintain the University property in good condition and shall make good any damage to the University premises occupied by him.
20. The lessee shall not stock any empty packaging cases, baskets or any other material on the roof of the premises or in the open space outside the premises allotted to him.
21. The furniture and fittings/fixtures if any required for furnishing the shops, the same shall be arranged/provided by the lease. The fixtures/furnitures shall be removable & shall be removed at the time of vacating the shop.
22. The lessee shall be fully responsible for good conduct and character of his/her employee(s) and shall also keep the employees in neat and clean clothes preferably in proper clean and washed uniform.
23. On cancellation of lease, the premises shall be vacated by him within one month from the date of issue of notice in writing by the University.
24. In case the lessee wants to vacate the shop, he/she will give one months' notice or one month's rent in lieu of notice period.
25. No General Power of Attorney will be acceptable.
26. The lessee shall have to disclose his/her identity with photographs to the University at the time of submission of the agreements deed.
27. The refundable security will be refunded after the expiry of lease period.
28. The lessee shall not encroach the University premises other than allotted to him.


*Shreshth
Kumar*

29. In case of any dispute not covered in the terms & conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final.
30. All disputes are subjected to jurisdiction of the courts in Sirsa city only.


Rajat Kumar, S.D.O. (Civil) (CDC)


Assistant Registrar (Gen)


Senior Accounts Officer


Executive Engineer (Civil)


2024



GENERAL BRANCH
CHAUDHARY DEVI LAL UNIVERSITY
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Telephone No. **01666-239822**, Email: **genbr@cdlu.ac.in**

Terms and Conditions for Shop No. 12 (Open Shop) in the Shopping Complex, CDLU, Sirsa for Auction

1. The detail of location of shops/earnest money & minimum rent is given as under.

Shop No.	Type of Shop/purpose/ Location	Carpet Area M2	Proposed Earnest Money ₹	Minimum rent ₹
12 (First Floor)	Open Shop (Except the Shops already running in the Shopping Complex)	54.97	25,000/-	3,500/- + GST extra (as per Govt. norms) presently @18%

2. For participation in the Auction, the concerned party/person shall have to deposit ₹10,000/- as token money (refundable) for each shop. Successful bidder has to deposit 100% amount of the earnest money on the spot which will be refunded after completion of the contract period without any interest.
3. The shop will be leased out for three years on rent basis in the first instance and for extending the same for further three years. Extension can be allowed by increasing the rent @20% extra after receiving the request from the lessee & considered by the University Authorities.
4. The lessee will be required to deposit the rent by 7th of every month in advance, failing which a fine @₹50/- per day will be charged. The lessee will be bound to vacate shop if he/she does not pay the rent for two months. In such a situation a penalty equal to three months' rent will be deducted from his/her security deposit in lieu of the required notice of three months.
5. As and when the lessor needs the rented out premises of his/her own use he/she will give a notice of three months expressing his/her intention whereupon & the lessee will surrender its possession within period of notice.
6. In case the successful bidder does not deposit the remaining amount of security with two days after the completion of auction or backs out from his/her bid the security deposited by him/her shall be forfeited.
7. The shop entrusted to the lessee will be utilized for the purpose, it has been allotted and would be kept in perfect sanitary conditions. The premises shall be handed over back to the University after the termination of the lease period in the same condition and with all the fitting and fixture as provided by the University or to be provided in due course during the lease period.
8. The lessee shall occupy the space provided by the University for running the business to the satisfaction of the University Authority and shall display the rates for various items/services at prominent places.
9. The lessee shall make satisfactory and adequate seating arrangements for the customers
10. The rate for items/articles to be served or sold shall in no case be higher than the prevailing rates in the market from time to time.

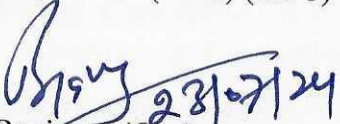
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11. The lessee shall provide a complaint and a suggestion box at the shop which will be readily available for inspection by the representative of the University.
12. Electricity bill will be paid by the lessee on actual basis every month by 10th of the following month. The lessee shall have to install his/her own electric meter. In case the amount is not deposited by the due date, the connection will be disconnected and other penal action will be taken as deemed fit by the University.
13. Drinking water charge shall be made @100/- per shop-keeper as lump sum charges. It will be deposited along with rent with separate receipt.
14. The University reserves the right to exercise check in any form at any time.
15. In case of complaint, default, deterioration of required quality or anything otherwise observed, the lessee shall be liable to pay reasonable penalty levied by the University after notice and shall deposit the penal amount within a week from the date of issue of such orders.
16. In case of any loss or damage to the customers due to his/her employee's negligence, the lessee shall be responsible to make good the compensation payable to the customers for loss/damage done by him or any of his/her employees.
17. The lessee shall not make any addition/alterations in the University premises without written approval of the University. He/She will make good the damage caused to the University property by him or his/her employee(s) at any point of time.
18. The University reserves the right to cancel the lease on the above grounds after giving one months' notice & have the premises vacated for infringement of agreement/terms & conditions or in interest of the University. In case the shop is not vacated within one month after receiving the notice, the University shall have the right to impose penalty as deemed fit in addition to taking other action under the rules. The University also reserves the right to cancel the lease in the interest of the University.
19. The lessee shall maintain the University property in good condition and shall make good any damage to the University premises occupied by him.
20. The lessee shall not stock any empty packaging cases, baskets or any other material on the roof of the premises or in the open space outside the premises allotted to him.
21. The furniture and fittings/fixtures if any required for furnishing the shops, the same shall be arranged/provided by the lease. The fixtures/furnitures shall be removable & shall be removed at the time of vacating the shop.
22. The lessee shall be fully responsible for good conduct and character of his/her employee(s) and shall also keep the employees in neat and clean clothes preferably in proper clean and washed uniform.
23. On cancellation of lease, the premises shall be vacated by him within one month from the date of issue of notice in writing by the University.
24. In case the lessee wants to vacate the shop, he/she will give one months' notice or one month's rent in lieu of notice period.
25. No General Power of Attorney will be acceptable.
26. The lessee shall have to disclose his/her identity with photographs to the University at the time of submission of the agreements deed.
27. The refundable security will be refunded after the expiry of lease period.
28. The lessee shall not encroach the University premises other than allotted to him.

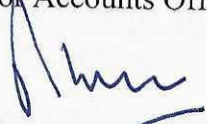
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29. In case of any dispute not covered in the terms & conditions/agreement, the matter will be referred to the Vice-Chancellor whose decision shall be final.
30. All disputes are subjected to jurisdiction of the courts in Sirsa city only.


Rajat Kumar, S.D.O. (Civil) (CDC)


Assistant Registrar (Gen)


Senior Accounts Officer


Executive Engineer (Civil)


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