

PANJAB UNIVERSITY, CHANDIGARH

AUCTION NOTICE

Auction will be held on **20.10.2020 and 21.10.2020 at 11:00 a.m. onwards** in the **Golden Jubilee Guest House, Sector-14, Panjab University, Chandigarh,** for allotment of vacant Shops No. 17, 29, 41, 65, 74 (Joint Shop), 76 (Ground Floor Hall) in Shopping Complex, Shop No. 11 (South India Coffee House) at Student Centre, Sector-14, PU and 01 Chemist-cum-Dental Instruments/consumable Shop at Dr. HSJ Institute of Dental Science & Hospital and Shop No. 3, South Campus at Sector-25, PU. **For details, clarifications, amendments, corrigendum etc will be uploaded only on PU website and will not be published in the newspapers, hence applicants may regularly visit website www.puchd.ac.in.**

**Sd/-
REGISTRAR**

PANJAB UNIVERSITY, CHANDIARH

AUCTION NOTICE FOR SHOPS

Documents required for appearing in the auction:-

- 1. Aadhar Card**
- 2. Pan Card**
- 3. Two passport size photograph**

PANJAB UNIVERSITY, CHANDIGARH
(Estd. under the Panjab University Act VII, 1947-enacted by the Govt. of India)

AUCTION NOTICE

An open Auction of the following vacant shops of the University **will be held on 20-10-2020 and 21.10.2020 at 11:00 a.m. onwards** in the Golden Jubilee Guest House, Panjab University (Near Department of Sports, Sector-14, PU):

S.No.	Shops/sites	Area	Minimum Fixed Rent/Reserved rate per month (Plus 18% GST)	Date and time of auction
1.	Shop No. 17, Sector-14, PU	188 sqft.	15,000	20.10.2020 at 11:00 a.m. onwards
2.	Shop No. 29, Sector-14, PU	188 sqft.	15,000	
3.	Shop No. 41, Sector-14, PU (front side/face of the market) Subject to final outcome of the Court as the matter is sub-judice before the District Court, Chandigarh.	635 sqft.	60,000	
4.	Shop No. 65, Sector-14 PU	167.43 sqft.	20,000	
5.	Shop No. 74 (Joint Shop), New Shopping Complex, Sector-14, PU	500 sqft.	35,000	
6.	Shop No. 76 (Ground Floor Hall), New Shopping Complex, Sector-14, PU	1000 sqft.	50,000	21.10.2020 at 11:00 a.m. onwards
7.	Shop No 11 (South Indian Coffee House), Student Centre, Sector-14, PU	3290 sqft.	50,000	
8.	Shop No. 3, South Campus, Sector-25, PU	198 sqft.	5,000	
9.	Chemist-cum-Dental Instruments/consumable Shop in Dr. HSJ Institute of Dental Science & Hospital, South Campus, Sector- 25, PU	104 sqft.	20,000	

The shop sites will be offered on lease hold basis for the period of five years, initially, through an open Auction. The bidder may mention only specific trade name except the **banned trades i.e. Fabrication of Gates and Grills/Furniture, Repair of Cars and Scooters, Auto Spare Parts, Liquor Shops/Pub, Junk/Kabari Dealer, Lottery Seller, Chicken corner/meat shop, Video Games, Discotheque, Coaching Cum Study Centre.** However, the bidder may request in writing for change of trade only after taking over the possession on the basis of already approved rates, i.e., Rs. 3.0 lac/5.0 lac/10.0 lac as the case may be. Further there will be no provision/permission of additional trade. Intending bidder shall have to deposit **Rs. 50,000/-** as earnest money (**refundable**) by way of Demand Draft in favour of the Registrar, Panjab University, Chandigarh.

In addition to above, the successful bidder will also be required to deposit the following after issuing the allotment letter:-

1. Security amount equivalent to three months rent, one month advance rent plus GST (as applicable)
2. The minimum Electricity Security will be charged from the new allottee @ Rs. 13,000/- already approved if the load of the shop is less than or equal to 05 K.W. The difference of the Electricity Security will also be charged if the Electricity load is exceeding to 05 K.W.

3. Bank Guarantee or Fixed Deposit (FDR) pledged in favour of the Registrar, Panjab University for an amount equivalent to the security amount for which the Bank Guarantee/ Fixed Deposit (FDR) shall remain valid upto 3 months after the expiry of lease period.

Detailed terms and conditions of Auction are also annexed for these Shops/Booths. The same will also be announced on the spot and displayed on the Notice Board at the time of the Auction. However, these can also be seen in the office of the Deputy Registrar (Estate), PU, 2nd Floor, Admn. Block, Panjab University, Chandigarh on any working day during 10:00 a.m. to 1:00 p.m. These are also available on the P.U. Website: www.puchd.ac.in.

REGISTRAR

PANJAB UNIVERSITY, CHANDIGARH-160014 (INDIA)
(Estd. Under the Panjab University Act VII of 1947)

Terms and conditions for auction of Shops/Booths at Panjab University,
Chandigarh

1. The Committee may reject the bid offer without assigning any reason.
2. Offer is valid upto 15 days and in case the same is not acceptable, the offer shall stand rejected.
3. No subsequent offer/counter condition shall be considered after the due date.
4. The processing Fee/charges of auction of Rs. 2,000/- (non refundable) is also required to be deposited by the bidder **in the shape of Bank Draft payable in favour of the Registrar, Panjab University, Chandigarh before the start of auction.**
5. **Rs. 50,000/-** as earnest money (for each shop) will be deposited by the bidder in the shape of Bank Draft payable in favour of Registrar, Panjab University, Chandigarh, before the start of auction.
6. All the undertakings (duly notarized) are required to be submitted before the start of auction.
7. Two years experience having food license, for Shop No. 11 (South India Coffee House) which should be in the form of an experience certificate issued by the concerned Institution / department in case the bidder has been in business of providing similar services for Hospital / Hostel / Mess / College / Government Departments. Attested copies of registration certificates issued by the competent authority for Company / firm / Restaurant / Catering services etc.
8. Two years experience having pharmacy license, for Chemist-cum-Dental Instruments/consumable Shop in Dr. HSJ Institute Dental Science & Hospital, South Campus, Sector- 25, PU which should be in the form of an experience certificate issued by the concerned Institution / department in case the bidder has been in business of providing similar services for Hospital/ Medical College/Chemist Shops. Attested copies of registration certificates issued by the competent authority for Company/firm/Shop Owner etc.
9. The minimum increase for each bid will be **Rs. 1,000/-**
10. The occupants/lessees/tenants of shops/booths/Canteens etc. in the Panjab University, who are the defaulters on account of not paying the rent regularly to the Panjab University, will not be allowed to appear in the Auction.
11. The Lessor shall issue the allotment letter to the successful bidder and the successful bidder shall submit required lease deed papers **within 07 days** from the date of issue of allotment letter.
12. **The successful bidder will be required to deposit three months' rent of the allotted premises as security besides one month's advance rent plus GST (as applicable) after issuing allotment letter.**
13. **The successful bidder will be required to deposit Bank Guarantee or Fixed Deposit (FDR) pledged in favour of the Registrar, Panjab University for an amount equivalent to the security amount for which the Bank Guarantee/ Fixed Deposit (FDR) shall remain valid upto 3 months after the expiry of lease period.**
14. **The minimum Electricity Security will be charged from the new allottee @ Rs. 13,000/- already approved if the load of the shop is less than or equal of the 05 K.W. The difference of the Electricity Security will also be charged if the Electricity load is exceeding to 05 K.W.**
15. **The successful bidder will be required to submit the registered lease deed to the lessor within 07 working days from the date of issue of letter for registration of lease deed.**
16. The Lessor shall hand over the peaceful possession of the premises to the successful bidder (whose name is approved) within 07 days from the date of submission of the registered lease deed with the Lessor.
17. If the bidder is failed to do so, the allotment of the premises shall stand cancelled without any further notice and the earnest money deposited by him/her shall stand forfeited.

18. In case, the successor bidder fails to submit the registered lease deed within the prescribed period i.e. 10 working days, then the offer of allotment shall be made to the next second highest bidder.
19. The bidder may mention only specific trade name and request for change of trade (if any) could be allowed on the basis of already approved rates, i.e., Rs. 3.0 lac/5.0 lac/10.0 lac as the case may be. Further there will be no provision/permission of additional trade.
20. The lease would be for a period of five years.
21. The first monthly rent shall accrue w.e.f. the date of actual handing over the possession of the premises to the lessee.
22. **The successful bidder shall have to run the business minimum 06 months and if he/she vacate the premises before 06 months w.e.f date of taking over the possession of the premises, then all the securities deposited by him/her will be forfeited.**
23. **That Lessor shall be sole proprietor of the premises and shall also be at liberty to terminate this lease by giving 30 days clear notice without assigning any reason whatsoever. However, the Lessee may terminate this lease by giving 60 days clear notice.**
24. The premises will be allotted on "as it is where it is" basis and Prior permission of authorities would be required for addition/alteration/maintenance of the premises
25. The lessee will be required to clear the monthly rent, electricity and water bills every month.
26. **That the lessee shall be bound to open the shop regularly. He shall not be allowed to close the shop for a week days continuously without prior permission. If the shop remains closed for more than a week then a fine of Rs. 100/- per day will be imposed. Further, if the premises found closed more than one month then the legal proceeding will be initiated against the occupant.**
27. **That in case the lessee wants to close the shop as per his/her own requirement upto maximum of 45 days then he has to get prior permission from the Lessor, failing which, the legal proceeding will be initiated against the occupant.**
28. Apart from these conditions, other conditions contained in the proforma of the lease-deed to be executed between Lessor and the lessee after the allotment shall be binding upon the lessee.
29. In all cases, the bids will be accepted subject to the final approval of the Vice-Chancellor.
30. The person who intends to apply for Shop No. 11 (South India Coffee House), Student Centre will must sold the items as per approved rates **(list attached).**

REGISTRAR

List of approved items, their rates and specifications/scale/ quality/ quantity/brand to be sold in the Shop No. 11 (Coffee House), Student Centre, Sector 14, Panjab University, Chandigarh.

Item	Qty/Volume	Proposed rates for Coffee House (Exclusive of 5% GST)
Espresso Milk Coffee	150 cc	19*
Brewed Hot Coffee	150 cc	19
Hot tea plain	150 cc	8
Hot Masala tea	150 cc	9
Hot Milk Tea	150 cc	15*
Hot tea set service BB red label	4 cup set	40
Hot tea set service BB red label	2 cup set	20
Hot tea set service Lipton green label	4 cup set	45
Hot tea set service Lipton green label	2 cup set	25
Cold coffee	250 cc glass	25*
Cold coffee	Medium (400ml)	40*
Nimbupani	250cc glass	13*
Nimbupani	Medium (400ml)	20*
Standard cold drink	At company fixed price	MRP
Banana Shake	Small	25*
Banana Shake	Medium	40*
Banana Shake	Large	50*
Milk Shake with Roohafza	Small	27*
Milk Shake with Roohafza	Medium (400 ml)	40*
Milk Shake with Roohafza	Large	50*
Mango Shake	Small	27*
Mango Shake	Medium (400 ml)	42*
Curd lassi salty	150 gm curd	19*
Masala Dosa Sambar with coconut chutney	per plate	50
Plain dosa Sambar with coconut chutney	per plate	46
Vegetable dosa Sambar with coconut chutney	per plate	55
Butter dosa Sambar with coconut chutney	per plate	55
Paneer Dosa sambar with coconut chutney		70
Egg dosa sambar with coconut chutney	per plate	55
Vada Sambar/Idli with coconut chutney	per piece	25
Uttapam with coconut chutney	per serving	60
Upma with coconut chutney	per serving (150g)	60
Dahi Vada	One Piece	35
RavaDosa Sambar with coconut chutney	per plate	50
Masala RavaDosa Sambar with coconut chutney	per plate	60
Aloo Bonda	2 Pieces	30
Lemon Rice+ Avial with coconut chutney		80
Medu Vada with coconut chutney	Per piece	25
Saboodana Vada	Per piece	20
Rasam	Per glass	25
Aplam	per piece	20
Sambar	one serving	15
Coconut chutney	one serving	5.00
Vege. Hot Dog	per serving	30
Egg. Boiled	per piece	15

Egg fried	per piece	20
Egg Omlete	per piece	20
Egg Cheese Omelete	per piece	42
Egg Frenchtoast	per two piece	30
Egg Sandwich	per plate	30
Cheese Sandwich	per plate	45
Vegetable cutlet and Sauce	1 pieces	20
Poha	Per serving	40
Bread slice (Brown)	one slice	4.00
Vegetable Burger	one	65
Tikki	2 pieces	60
Mixed Chaat	Per plate	60
PapdiChaat	Per plate	60
Bhalla	3 pieces	60
GolGappe	6 pieces	35
Stuffed golGappe	6 pieces	50
BhelPuri	Per plate	50
PavBhaji	Per plate	70
Masala Corns	Small	40
Masala Corns	Large	50
Soya Champ		80
Paneer Tikka	6 Pieces	80
Vegetable Burger	one	40
Vegetable Pasta (Red Sauce)	150g cooked	50
Vegetable Pasta (white Sauce)	150g cooked	50
Burritos	1 piece	60
Cutlets	2 pieces	30
Tacos	1 piece	40
Bruchetta	4 pieces	70
2 Eggs omelette with 2 Brown bread Slices with grilled vegetables and baked beans		80
Paneer Tikka grilled Sandwich	Per piece	63*
Grilled Sandwich	Per piece	53*
Paneer Roll	Per piece	45
Paneer Pattie	Per piece	40
Vegetable Pattie	Per piece	35
Mushroom Roll	Per piece	45
Pasta Roll	Per piece	45
Pizza Slice	Per piece	40
Dhokla	200g	60
Cholay bhature	3 pieces	50
Poori Bhaji	3 pieces	50
Bread pakora	1 piece	20
Paneer Pakora	100g Paneer	60
Dalia	Per serving	40
Bhelpuri	Per serving	50
Vegetable Biryani with raita and Salad	150g	80
Egg Biryani with raita and Salad	150g	100
samosa	Per piece	15
Samosa with channa	Per piece	25
Kathi Roll	Per piece	60
Aloo Parantha	Per piece	15
Vegetable parantha	Per piece	15
Butter	10g packing	MRP
Curd	100g packing	MRP
Prices with * are inclusive of GST		

LEASE-DEED FOR SHOPS/BOOTHS

This lease-deed is executed on _____ in between the Registrar, Panjab University for and on behalf of Panjab University hereinafter called Lessor and Sh./Smt. _____ S/W/D/o Shri/Smt. _____ Resident of _____(Address), _____(Aadhar Card No.), _____(Pan No.) hereinafter called the Lessee.

Whereas the Shop No. _____, Panjab University, Sector-14, Chandigarh. is a public premises and is owned by the Panjab University and Sh./Smt. _____ has approached the Lessor for taking the aforesaid Shop on monthly lease money. The leased premises consist of description and size _____sqft of the Shop No. _____ Panjab University, which has been agreed to be leased by the Lessor to the Lessee for running the trade of _____ only on the following terms and conditions.

1. That the lease has been created/renewal for a period of five years commencing from _____ to _____ on monthly lease money of Rs. _____ /- p.m. + Goods and Service Tax and water Charges (if any). During the tenancy of original lease period, the rent shall be enhanced on annually basis at the rate of 5% per annum.
2. That the lease money per month shall be payable in advance by the Lessee by depositing the same through RTGS/NEFT in the "P.U. Estate Fund Account" Account No. 10444978060, and Goods and Service Tax per month shall be deposited in the State Bank of India, Account No. 34363173842 in the name of "The Registrar, PU Goods and Service Tax Account" at Sector- 14 Branch, Panjab University, Chandigarh, **by 10th** of every month and the same be intimated to the Deputy Registrar/Assistant Registrar(Account)/Rent Recovery Cell, Administrative Block, Ist Floor, Panjab University, Chandigarh without fail. In case the Lessee fails to deposit the advance lease money by the **10th** of each calendar month, he will have to pay interest @ 12% per annum to the Lessor as per P.U. Accounts Manual rules. In case of default for consecutive three months, the Lessor shall take suitable action for recovery of outstanding dues and would entitled to get the premises vacated as per prosecution of Public premises (eviction of un-authorized occupants) Act, 1971.
3. That if last day happens to be a public holiday, the next working day shall deemed to be the last day for payment of monthly rent.
4. The lessee shall pay the advance monthly rent against a Performa invoice to be issued by the Panjab University and on receipt of the rent from the lessee, the Panjab University shall issue proper GST Bill" for the rent received.
5. That the above mentioned period of five years is only in respect of the agreed monthly lease money and does not vest any other right in the lessee.
6. The tenure of this lease shall be for an initial term of five (5) years commencing from _____ to _____ both days inclusive, subject to any extension. The period of lease deed shall commence from the date of registration of the lease deed in the appropriate Govt. The Lessor shall hand over the peaceful possession of the premises to the Lessee within 07 days from the date of registration of the lease deed. The first monthly rent shall accrue w.e.f. the date of actual handing over the possession of the premises to the lessee. The extension of the lease deed shall be executed on the mutually agreed the terms and conditions between both the parties i.e. Lessee/Lessor before the expiry of period of lease deed. In case, the lessee continued to be in possession without any period of extension, he/she shall be charged enhanced/increased mesne profit at the rate of 30% of last paid rent(p.m.) without prejudice to the right of the University for taking other legal action.

7. That after the expiry of original/existing lease deed period of 5 years, the lessee may apply for extension in lease period and the lessor may consider such application as it may deems appropriate.
8. That before allowing any extension of lease deed, the Deputy Registrar (Estate) shall give a certificate to the effect that no arrears of rent or any amount is pending against the lessee and the lessee has not violated any condition/s of lease deed.
9. That the Lessor may allow the extension/renewal in the original lease deed period on the following conditions:-
 - (i) The lessee must submit an application for extension of lease deed at-least 6 months before the expiry of original lease period, failing which such applications shall not be entertained.
 - (ii) In case the University approves the extension of lease period for another period, then for such extension period, the lease rent shall be fixed after enhancing at the rate of 10% of the last paid rent/existing rent which shall further be enhanced on annual basis at the rate of 5% per annum.
10. That the Lessee shall deposit an amount as security (refundable) Rs._____ /- (i.e. three months rent of the premises) through RTGS/NEFT in the "P.U. Estate Fund Account" account No. 10444978060 of the University in the State Bank of India and same be intimated to the Estate Branch. No interest will be payable on the security amount.
11. **That the Lessee shall pay the Electricity security (refundable) through RTGS/NEFT in the "P.U. Estate Fund Account" account No. 10444978060 of the University in the State Bank of India and same be intimated to the Estate Branch as per the following slab. However, the minimum Electricity Security will be charged from the new allottee @ Rs. 13,000/- if the Electricity load of the shop is more than 05 K.W then the difference of the Electricity Security amount will also be charged. The lessee has to inform the lesser as and when the Electricity load is exceeding. No interest will be payable on the security amount.**

Sr. No.	Description	Security Amount to be charged
1.	Less than or equal to 5 KW (kilowatt)	13,000/-
2.	Greater than 5KW, but less than equal to 10 KW	26,000/-
3.	Greater than 10KW, but less than equal to 15 KW	39,000/-
4	Greater than 15KW	50,000/-

12. That the lessee also required to submit a Bank Guarantee or Fixed Deposit (FDR) pledged in favour of the Registrar, Panjab University for an amount equivalent to the amount to the security for which the Bank Guarantee shall remain valid upto 3 months after the expiry of lease period.
13. That the Lessee shall remain and enjoy on the leased premises on behalf of the Lessor as long as the Lessor permits for running the trade of _____ only.
14. That the Lessee shall abide by all the Provisions of the Capital of Punjab (Development and Regulation) Act, 1952 along with the rules framed there under and abide by the rules and regulations framed by the Syndicate of the Panjab University from time to time on that behalf. Further, this lease is subject to the Provisions of the Public Premises (eviction of un-authorized occupants) Act, 1971.
15. That in case of any levy, cess, Property Tax, GST, Service Charges or any other tax or any other liability whenever imposed by any State/UT or Centre

Govt. or any other competent authority, the same shall be paid by the Lessee directly to the authority concerned without any objection and would not claim any reimbursement / adjustment in lease money/rent.

16. That the Lessee shall not cause any damage to the premises and will hand-over the premises in the same condition as it has been leased out to him and it will be his responsibility to keep the premises in perfect condition.
17. That the maintenance of shop would be taken care of by the University, but the annual white washing, biennial paint or any other type of minor repairs shall be carried out by the Lessee at his own cost and expense.
18. That the Lessee shall use the premises to carry on the trade of_____, only. The Lessee shall not put the premises to any other use including allied or ancillary trade without the prior written consent of the Lessor. Change of trade without such consent shall lead to automatic termination of this lease.
19. That the Lessee shall not make any addition or alteration of any type or otherwise in the premises without obtaining prior written consent of the Lessor. In case the addition or alteration is permitted by the Lessor, the same shall be carried out by the Lessee at his own cost and he will not be allowed to remove them at the termination of the lease.
20. That the lessee shall not change the trade unless prior permission from the lessor and proper justification shall also be given by the lessee along with an affidavit that change of trade will not violate the rules of the University at any cost.

The following would be the rates for change of trade:

For Change of Trade:

a)	for small shops//booths with covered area upto 1,000 sq. ft.	Rs.3,00,000/- (Three Lacs)
b)	For medium shops/SCOs with covered area from 1001 to 1999 sq.ft.	Rs.5,00,000(Five Lacs)
c)	For Big shops with covered area from 2000 sq. ft. & above	Rs.10,00,000(Ten Lacs)

21. That the lessee shall not make any addition or alteration of any type or otherwise in the premises without obtaining prior permission.
22. That the Lessee shall keep the premises/Shop and the surroundings neat and clean and shall not be allowed to keep anything in the varandah (in front of the shop), on the roof and in the open space. The Registrar or his representative may without any prior notice, can order the lifting of all such material on the un-authorized places and the same could be forfeited or released on payment of penalty to be determined by the Registrar. **The Registrar or his representative can check the encroachment by way of keeping articles/materials in the Varandah and can impose fine @ Rs.500/- to Rs.5000/- to this effect.**
23. That the Lessee shall not sub-let or part with the premises or part thereof in any form whatsoever (even in the form of partnership) to anyone. The Lessor may revoke the lease- deed in case the Lessee has sublet the premises to any other person/ company.
24. That the lessee shall obtain electricity connection for the allotted premises from the Electricity Department U.T. Chandigarh at his own cost and shall make necessary electricity bill payments at his own and the University will not be responsible in this regard.
25. That the lessee must submit the No Dues Certificate/NOC from the Rent Recovery Cell (Accounts Branch) in case of monthly lease money, GST, water charges & pending dues (if any) and from the Electricity Department U.T.

Chandigarh in case of electricity connection, before vacating the premises (if any).

26. **The successful bidder shall have to run the business minimum 06 months and if he/she vacate the premises before 06 months w.e.f date of taking over the possession of the premises, then all the securities deposited by him/her will be forfeited**
27. That in case the Lessee vacates the shop/premises before the expiry of the agreed period, the Registrar shall have the right to forfeit the Security deposited.
28. The cost of execution and registration of lease deed before the Sub-Registrar (Registries) in the appropriate Govt. i.e. the cost of stamp papers and the cost of registration of the lease deed etc. will be borne by the lessee.
29. That the lessee shall conspicuously display rate list as per the norms of the Chandigarh Administration. In the largest interest of the consumer, apart from the officials of Administration, the University shall have the power to monitor and ensure compliance with law and to take suitable action.
30. That the advertisements displayed shall be according to the Chandigarh Advertisements Control Order 1954 and the benefits/income accruing therefrom shall vest in the Lessor.
31. That no water connection shall be allowed in the premises without written permission of the Lessor. The Electric connection shall be obtained by the Lessee at his own cost and a receipt of Electricity meter connection is also required to be submitted to the Lessor
32. That the Lessee shall not use any part of the leased premises for the purpose of residence. The lease shall stand terminated if any part of the premises is found to be used by anyone for residence.
33. That the Lessee declares that he is and will remain the sole owner of the business in the premises afore-mentioned and will not enter into partnership with any one without prior written permission of the Lessor. The lease will be terminated automatically if he inducts another person as his partner in business.
34. That the Registrar or his nominees shall have access to the premises at all reasonable time to inspect and see for himself that the agreed conditions are strictly adhered to by the Lessee.
35. That the Lessee shall neither object nor obstruct the entry of the Lessor on the leased premises for inspection maintenance and taking over of the premises on the termination of the lease under any of the clauses of this deed.
36. That the Registrar may allow purely for temporary use (as putting up a tent) on the open space by the Lessee on payment as determined by the Registrar.
37. That the quantum of minor maintenance including cleanliness to be carried out by the Lessee will be decided by the Executive Engineer of the University whose decision will be final and binding and the same shall be carried out by the Lessee at his own cost and expenses.
38. That the Lessee shall dispose off the garbage only at the prescribed garbage bins. The Registrar may impose a fine upto Rs.1000/- if the Lessee is found spoiling the cleanliness by throwing garbage at un-authorized places.
39. That in case the Lessee ceases to occupy the premises for three months, the lease stand terminated automatically and his Security deposited shall be forfeited.

40. That the Lessee shall not indulge in any such activity which will cause nuisance to others or which is considered by the Registrar as not congenial to the Campus atmosphere.
41. That the Lessee shall not commit any act or omission, which is detrimental to the interests of the Panjab University in any manner. Indulgence in any such act or omission will amount to automatic termination of this lease and forfeiture of security.
42. That the lessee shall get the lease-deed registered from the competent authority at his own cost and deposit the original lease-deed with the Estate Branch of the University.
43. That in case the Lessee commits breach of any of the above terms and conditions of the lease-deed the lease will stand terminated forthwith without any notice and the Lessee will not be entitled to the convenience of any notice of termination.
44. That the automatic termination of this lease on account of violation of any one of the aforesaid clauses will make it obligatory for the Lessee to vacate the premises voluntarily within 10 days from the date of the violation, failing which Lessee will be deemed to be continuing illegally on the premises and in addition to other legal liabilities, the Lessee will be liable to pay a penalty equivalent to one month's lease money for every day of the illegal continuance on the premises.
45. Further
 - a) The lessee shall not employ any child labour (s) in contravention of the Child Labor (Prohibition and regulation) ACT, 1986.
 - b) The lessee will be fully responsible for implementation of Labour Laws/ Canteens & Establishment legislation including minimum wages, ESI, P.F. & Workmen Compensation etc. and any other statutory obligations.
 - c) The lessee would be required to make necessary fire safety arrangement in the Canteen and also install appropriate number of fire extinguishers in consultation with the Fire Officer of P.U. to ensure safety and security of the public, self and Institutes property as mandatory by factories Act, 1948.
 - d) No obnoxious trade like Bidi, Cigarette, Pan Masala etc., shall be carried on at the premises. The lessee shall ensure strict 'NO SMOKING' inside the premises.
44. Still Further:-
 - (a) That two exhaust fans be installed in the dining hall of shop/cafeteria/restaurant.
 - (b) Water Cooler will be got cleaned every month by the lessee and he will display its date of cleaning.
 - (c) He will ensure that the shop's staff will wear gloves and caps during the working in the shop/cafeteria/restaurant premises.
 - (d) The rate list of eatable items duly approved by the University will be displayed on the counter and outside the shop/cafeteria/restaurant in block letters.
 - (e) He will appoint his own cleaner to keep the cleanliness in and around the shop/cafeteria/restaurant on regular basis.
45. **That the lessee shall be bound to open the shop regularly. He shall not be allowed to close the shop for a week days continuously without prior permission. If the shop remains closed for more than a week then a fine of Rs. 100/- per day will be imposed. Further, if the premises found closed more than one month then the legal proceeding will be initiated against the occupant.**

46. **That in case the lessee wants to close the shop as per his/her own requirement upto maximum of 45 days then he has to get prior permission from the Lessor, failing which, the legal proceeding will be initiated against the occupant.**
47. That notwithstanding anything in the foregoing clauses of this deed, the Lessee shall obey and abide by all such orders/directions issued by the Government and the Panjab University from time to time which are in the overall larger interest of the University (Lessor).
48. **That Lessor shall be sole proprietor of the premises and shall also be at liberty to terminate this lease by giving 30 days clear notice without assigning any reason whatsoever. However, the Lessee may terminate this lease by giving 60 days clear notice.**
49. The Lessee shall be bound by agreed terms & conditions as mentioned above.

In witness whereof this lease-deed is executed on this day _____
between the Lessor and the Lessee in presence of witnesses.

Signature of the Lessee _____
Residential Address of the Lessee _____
Permanent Address of the Lessee _____

WITNESSES WITH NAME AND ADDRESS (Proof attached)

1. _____

2. _____

Lessor (Registrar)
Panjab University, Chandigarh

PROFORMA
for Shop No. _____, Shopping Complex, Sector- _____,
Panjab University, Chandigarh

EMD detail (enclosed):

Bank Draft No: _____

Dated: _____

For Rs. _____

Affix self
attested latest
passport size
photograph
with date.

Affix self
attested latest
passport size
photograph
with date.

Name of the bidder (in capital): _____

S/W/D/o (in capital): _____

Address: _____

_____ email id _____

Telephone /Mobile Number: _____

Detail of Trade (in capital): _____

PAN Number (enclosed self attested photocopy): _____

AADHAR CARD Number (enclosed self attested photocopy): _____

Processing Fee/Charges detail (receipt enclosed):

University Receipt No: _____

Dated: _____

Signature _____

[

Dated _____

Annexure-I

(TO BE ATTESTED BY A MAGISTRATE IST CLASS OR OATH COMISSIONER/NOTARY PUBLIC)

I _____S/o _____ R/O
_____ hereby

certified and undertake that

- i) I am participating in the Auction as an individual or as an Owner/Partner/Director of a Firm/Company namely _____
_____.
- ii) None of my blood relative is a defaulter of Panjab University regarding payment of rent of Shops/Booths/Canteens/Mess.
- iii) None of the Partners/Director of my Firm/Company is a defaulter of Panjab University regarding payment of rent of Shops/Booths/Canteens/Mess.
- iv) None of the Firm/Company in which I am/was a Partner/Director is a defaulter of Panjab University regarding payment of rent of Shops/Booths/Canteens/Mess.
- v) I undertake that in case any of the above statement(s) found to be false, then the Panjab University shall be entitled to cancel the allotment of Shops/Booths/Canteens and forfeit the Security/EMD deposited by me.

DEPONENT

Dated:

Verification:-

I, do hereby solemnly declare and affirm that the above declaration is true and correct to the best of my knowledge and belief. No part of it is false and it conceals nothing.

DEPONENT

Annexure-III

UNDERTAKING

I, _____ have read carefully and agreed to abide by all the terms & conditions, instructions and eligibility criteria of the Auction as notified by the Panjab University, Chandigarh.

I, further undertaking that I shall abide by all the lease deed terms & conditions if, I offered.

Dated:

Signature of the bidder

Full Name: _____

PANJAB UNIVERSITY, CHANDIGARH-160014 (INDIA)
(Estd. Under the Panjab University Act VII of 1947)

Additional/Changes in existing Terms and conditions for auction/ lease deed of Shops/Booths at Panjab University, Chandigarh

1. The processing Fee/charges of auction of Rs. 2000/- (non refundable) is also required to be deposited by the bidder by way of Demand Draft in favour of the Registrar, Panjab University, Chandigarh before the start of auction.
2. Rs. 50,000/- as earnest money (for each shop) will be deposited by the bidder in the shape of Bank Draft payable in favour of Registrar, Panjab University, Chandigarh, before the start of auction.
3. The successful bidder will be required to deposit three months' rent of the allotted premises as security besides one month's advance rent plus GST (as applicable) after issuing allotment letter.
4. The successful bidder will be required to deposit Bank Guarantee or Fixed Deposit (FDR) pledged in favour of the Registrar, Panjab University for an amount equivalent to the security amount for which the Bank Guarantee/ Fixed Deposit (FDR) shall remain valid upto 3 months after the expiry of lease period.
5. The successful bidder will be required to deposit Electricity Security as the case may be.
6. The successful bidder will be required to submit the registered lease deed to the lessor within 07 working days from the date of issue of letter for registration of lease deed.
7. All the undertakings (duly notarized) are required to be submitted before the start of auction.
8. Two years experience having food license, for Shop No. 11 (South India Coffee House) which should be in the form of an experience certificate issued by the concerned Institution / department in case the bidder has been in business of providing similar services for Hospital / Hostel / Mess / College / Government Departments. Attested copies of registration certificates issued by the competent authority for Company / firm / Restaurant / Catering services etc.
9. Two years experience having pharmacy license, for Chemist-cum-Dental Instruments/consumable Shop in Dr. HSJ Institute Dental Science & Hospital, South Campus, Sector- 25, PU which should be in the form of an experience certificate issued by the concerned Institution / department in case the bidder has been in business of providing similar services for Hospital/ Medical College/Chemist Shops. Attested copies of registration certificates issued by the competent authority for Company/firm/Shop Owner etc.
10. The successful bidder shall have to run the business minimum 06 months and if he/she vacate the premises before 06 months w.e.f date of taking over the possession of the premises, then all the securities deposited by him/her will be forfeited.
11. That Lessor shall be sole proprietor of the premises and shall also be at liberty to terminate this lease by giving 30 days clear notice without assigning any reason whatsoever. However, the Lessee may terminate this lease by giving 60 days clear notice.
12. That the lessee shall be bound to open the shop regularly. He shall not be allowed to close the shop for a week days continuously without prior permission. If the shop remains closed for more than a week then a fine of Rs. 100/- per day will be imposed. Further, if the premises found closed more than one month then the legal proceeding will be initiated against the occupant.
13. That in case the lessee wants to close the shop as per his/her own requirement upto maximum of 45 days then he has to get prior permission from the Lessor, failing which, the legal proceeding will be initiated against the occupant.