

**PANJAB UNIVERSITY, CHANDIGARH
PANJAB UNIVERSITY S.S.G. REGIONAL CENTRE,
BAJWARA, HOSHIARPUR
PH.:-01882-282618, 282617 FAX-01882-282221
CANTEEN SHOP TENDER**

Sealed tenders are invited from interested parties/persons to run Canteen Shop in the campus on lease basis for 3 years. The Tender documents containing detailed Terms and Conditions may be obtained from the office of Director on payment of ₹1000/- in Cash or by sending a draft in favor of Director, PUSSGRC, Hoshiarpur. The tender can also be downloaded from **Website: www.puchd.ac.in** and **www.ssgpurch.puchd.ac.in**. The last date for the receipt of tenders is **09/01/2017 up to 3:00 p.m.**

**Sd/-
Director**

**PANJAB UNIVERSITY SWAMI SARVANAND GIRI REGIONAL CENTRE
UNA ROAD, BAJWARA, HOSHIARPUR
(PHONE NOS. 01882-282618, 282617, 272202, FAX-01882-282221)**

**TENDER DOCUMENT FOR ALLOTMENT OF CANTEEN
(ON LEASE FOR 3 YEARS)**



LAST DATE FOR RECEIPT OF TENDER : 09-01-2017 BY 3:00 P.M.

PRICE- ₹1000/-

**PANJAB UNIVERSITY SWAMI SARVANAND GIRI REGIONAL CENTRE
UNA ROAD, BAJWARA, HOSHIARPUR
(PHONE NOS. 01882-282618, 282617, 272202, FAX-01882-282221)**

**TENDER DOCUMENT FOR ALLOTMENT OF CANTEEN
(ON LEASE FOR 3 YEARS)**

DUE DATE : **09-01-2017 BY 3:00 P.M.**

NAME AND ADDRESS OF : _____

TENDERER : _____

TELEPHONE NUMBER, FAX : _____

AND E-MAIL ADDRESS OF : _____
THE TENDERER

TENDER PURCHASE DETAILS: (Please tick)

(i) **In cash ₹1000/-** (Amount deposited in account of Director, PUSSGRC, Hoshiarpur at the State Bank of Patiala, Bajwara Branch, Hoshiarpur in Account No. **65143837044** (Receipt attached)).

OR

(ii) ₹1000/- by Demand Draft No. _____ Date _____ in favor of **The Director, PUSSGRC, Hoshiarpur** (If the Tender document is downloaded from website).

***BID SECURITY AMOUNT DETAILS (MANDATORY)**

By Demand Draft No. _____ Dated _____ in favor of **The Registrar, Panjab University, Chandigarh payable at Chandigarh**

Name of Bank: _____ **Amount : ₹18000/-**

(*The bid without security amount of ₹18000/-will be out rightly rejected.)

Signature with Date

GENERAL RULES AND TERMS & CONDITIONS
FOR ALLOTMENT OF CANTEEN (ON LEASE FOR 3 YEARS)

1. The lease will be created for a period of three years from the date of allotment on the agreed monthly lease money plus Service Tax and fixed water charges and electricity charges as per the actual consumption in the sub-meter at prevalent commercial rates. There shall be an increase of 10% every year on the agreed lease amount.
2. The above mentioned period of three years is only in respect of the agreed monthly lease money and does not vest any other right in the lessee.
3. The lease money shall be payable in advance by the lessee by the 10th of each calendar month by depositing through RTGS/NEFT in the Estate Fund Account of P.U. in the State Bank of India. In case the lessee fails to deposit the lease money by 10th of each calendar month, he/she will have to pay interest @ 18% per annum compounds to the lessee.
4. The lessee shall deposit equivalent to six months lease money/rent as security and one month advance rent through RTGS/NEFT in the Estate Fund Account of P.U. in the State Bank of India, before the commencement of the lease with sureties of two persons acceptable to the Registrar, Panjab University. No interest will be payable on the security amount.
5. Service Tax per month shall be deposited in the “Registrar Service Tax Account” in State Bank of India. In case the lessee fails to deposit the lease money by 10th of each calendar month, he/she will have to pay interest @ 18% per annum compounds to the lessee.
6. The lessee shall abide by all the provision of the Capital of Punjab (Development and Regulation) Act 1952 along with the rules framed thereunder and abide by the rules & regulations framed by the Syndicate of the Panjab University from time to time. Further, the lease is subject to the provisions of the public premises (Eviction of Un-Authorised Occupants) Act. 1971.
7. In case of any levy, cess, Property Tax, Service Tax, 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.
8. 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 to him and it will be his/her responsibility to keep the premises in perfect condition.
9. Only major repairs which shall include (complete replacement of floor/complete plaster of wall, plaster of wall, complete replacement of door/window, replacement of tile of terrace etc.) of Canteen would be taken care of by the Lessor but the annual white washing, biennial paint or any other type of minor repairs shall be carried out by the lessee at his/her own cost and expense.
10. The lessee shall use the premises to carry on the trade of **Canteen** 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 the lease.

11. The lessee shall not start additional trade or change the trade unless prior permission for the same has been given by the Lessor.
12. The lessee shall not make any addition or alternation of any type or otherwise in the premises without obtaining prior written consent of the lessor. In case the addition or alternation 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.
13. 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 Canteen only.
14. The lessee shall keep the premises/Canteen and the surroundings neat and clean and shall not be allowed to keep anything in the Varandah (in front of the Canteen) or the roof or 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 shall 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 @ ₹500/- to ₹5000/- to this effect.
15. The lessee shall not sublet or part with the premises or part thereof in any form whatsoever (even in the form of partnership) to anyone.
16. The lessee shall pay the electricity charges as per actual consumption of the electricity meter at the commercial rate and water charges @ ₹600/- p.m. to the University and the lessee shall install Aqua Guard for the purpose of drinking water at his/her own cost.
17. In case the lessee vacates the Canteen/premises before the expiry of the agreed period, the Lessor shall have the right to forfeit the security deposit.
18. The lessee shall sell eatables on the agreed rates between him and lessor. The lessee shall maintain quality, quantity/size/weight of the eatables. The lessee shall use the standard/branded quality of material for preparation of eatables such as Tata Tea leaf, branded besan and good quality cooking oil for snacks etc. And he/she shall conspicuously display rate list of eatables approved by the Registrar from time to time.
19. The lessee shall get the lease deed registered from the competent authority at his/her own cost and deposit the original lease deed with the Estate Branch of Panjab University.
20. The lessee shall not use any part of the lease 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.
21. 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.
22. The Lessor 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.
23. 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 the deed.
24. The quantum of minor maintenance including (patch work of cement concrete floor/concrete plaster, or patch work of wooden joining, tightening of screws of fitting etc.) 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.
25. The lessee shall dispose of the garbage only at the prescribed garbage bins. The Registrar may impose a fine up to ₹1,000/- if the lessee is found spoiling the cleanliness by throwing garbage at un-authorized places.
 26. 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.
 27. The lessee shall not commit any act or omission which is detrimental to the interest of the Panjab University in any manner. Indulgence in any such act or omission and violation of any term of the lease deed will amount to automatic termination of the lease and forfeiture of security.
 28. The Lessor may allow the use of open space by the lessee such as (putting up a tent) purely on temporary basis on payment of requisite charges.
 29. The lessee shall ensure that the relevant provisions of Food Safety and Standards Act 2006 are adhered to in preparation, packaging, serving of food maintenance of hygiene levels by the food handlers and the equipment to be used in the process.
 30. In case the lessee commits breach of any of the above terms and conditions of the lease deed the lease will stand terminated forthwith and the lessee will not be entitled to the convenience of any notice of termination and the security amount will be forfeited.
 31. The lease deed /agreement shall be terminable at the option of either of the parties and the party terminating the lease deed /agreement shall be required to give 30 days advance notice to this effect in writing.
 32. The automatic termination of the 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 lease money for every day of the illegal continuance on the premises.
 33. 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).
 34. The lease deed will be automatically terminated on the expiry of the period of three years and lessee will hand over the vacant possession of the Canteen as per Section 108 (B) (q) & 111 (a) of Transfer of Property Act.

All terms & conditions given in tender document for Canteen allotment on lease for 3 years have been read by me/us & accepted.

Signature _____
Name _____
Address _____

Date _____

**PANJAB UNIVERSITY SWAMI SARVANAND GIRI REGIONAL CENTRE
UNA ROAD, BAJWARA, HOSHIARPUR (PB)
Ph. 01882-282617, 282618, Fax: 282221**

FINANCIAL BID

For Canteen Allotment (On Lease for Three Years)

Dated: _____

BASE RENT

₹ 3000/-

Mentioning the Rate of Monthly
Lease Money

₹ _____ per month
(In words Rupees)

(_____)

Signature _____

Name: _____

Address: _____

Mobile No. _____

Date: _____