

**PANJAB UNIVERSITY, CHANDIGARH**  
**AUCTION NOTICE**  
**No: 5716/D/Estate/30.09.2019**

Auction will be held on **19.10.2019** in the **Senate Hall, Ist. Floor, Administrative Block, Sector-14, Panjab University, Chandigarh**, for allotment of vacant Shops No. 22, 29,45,62,70,73, 02 Halls (Ist Floor, New Shopping Complex) & Admn. Block Canteen in Sector-14 and Shop No. 2, 3 & 5 and UIAMS Canteen in Sector-25, PU Campus. **For details, clarifications, amendments, corrigendum etc will be uploaded only on PU website and will not be published in the newspapers, hence applicants may regularly visit website [www.puchd.ac.in](http://www.puchd.ac.in).**

**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-160014 (INDIA)**  
**(Estd. Under the Panjab University Act VII of 1947)**  
**AUCTION NOTICE**

An open Auction of the following University Property will be held on **19.10.2019 (Saturday) at 10:00 A.M.** in the Panjab University (**Senate Hall, 1<sup>st</sup> Floor, Administrative Block, Panjab University, Chandigarh**):

S.No.	Shops/sites	Area (Approx.)	Minimum Fixed Rent / Reserved rate per month (Plus 18% GST)
1.	Shop No. 22, Sector-14, PU	89.25 sq. ft.	10,000/- p.m.
2.	Shop No. 29, Sector-14, PU	192.64 sq. ft.	15,000/- p.m.
3.	Shop No. 45, Sector-14, PU	166 sq. ft.	15,000/- p.m.
4.	Shop No. 62, Sector-14, PU	118 sq.ft.	15,000/- p.m.
5.	Booth No.70, Sector-14, PU	121.43 sq. ft.	5,000/- p.m.
6.	Shop No. 73 (near Gurudwara, Sector-14, PU)	110.96 sq. ft.	7,000/- p.m.
7.	One Hall (Ist Floor) in New Shopping Complex, Sector-14, PU	1500 sq ft.	40,000/- p.m.
8.	One Hall (Ist Floor) in New Shopping Complex, Sector-14, PU	2000 sq ft.	50,000/- p.m.
9.	Shop No. 2, Sector-25, PU	117 Sq. ft.	7,000/- p.m.
10.	Shop No. 3, Sector-25, PU	198 Sq. ft.	8,000/- p.m.
11.	Shop No. 5, Sector-25, PU	117 Sq. ft.	7,000/- p.m.

The shop sites will be offered on lease hold basis for the period of five years, initially, through an open Auction. The bidder (in the case of shops/booths) 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, and any other trades to be decided by the Registrar.** However, the bidder may request for change of trade (if any) 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 for opening of additional trade. Intending bidder shall have to deposit Rs. 20,000/- as earnest money (**refundable**) by way of Demand Draft in favour of Registrar, Panjab University, Chandigarh Estate Fund Account No. 10444978060 **The successful bidder will be required to deposit three months' rent of the allotted premises as security, besides one month's advance rent at the fall of hammer.**

In addition to above, the successful bidder will also be required to deposit Rs. 50,000/- as Electricity Security, before taking the possession of the Shop/Booth/Canteens as per lease deed terms and conditions. The Auction Committee reserves the right to accept or reject any bid/s without assigning any reason.

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, 2<sup>nd</sup> Floor, Admn. Block, Panjab University, Chandigarh on any working day during 10.00 a.m. to 1.00 p.m. and 3.00 p.m. to 4.00 p.m.

**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. 2000/-(non refundable) is also required to be deposited by the bidder in cash before the auction is started.
5. Rs. 20,000/- as earnest money will be deposited by the bidder along with offer, in the shape of Bank Draft payable in favour of Registrar, Panjab University, Chandigarh Estate Fund Account.
6. The minimum increase for each bid will be **Rs. 1,000/-**
7. 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.
8. The successful bidder will be required to deposit three months' rent of the allotted premises as security besides one month's advance rent.
9. The Lessor shall issue the offer/allotment letter to the successful bidder and the successful bidder shall submit duly registered lease deed (from the appropriate Govt.) **within 10 days** from the date of issue of the offer/allotment letter.
10. The Lessor shall hand over the peaceful possession of the premises to the successful bidder (whose offer is approved) within 07 days from the date of submission of the registered lease deed with the Lessor.
11. If the bidder is failed to do so, the offer/allotment of the premises shall stand cancelled without any further notice and the earnest money + three months security + one month advance rent deposited by him shall stand forfeited.
12. In case, the successor bidder fails to submit the registered lease deed within the prescribed period i.e. 10 days, then the offer of allotment shall be made to the next eligible bidder.
13. 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. Chicken corner/meat shop is the banned trade as one meat shop already exists in the shopping complex sector 14 market, P.U.
14. The lease would be for a period of five years.
15. The first monthly rent shall accrue w.e.f. the date of actual handing over the possession of the premises to the lessee
16. 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
17. The lessee will be required to clear the monthly rent, electricity and water bills every month.
18. Apart from these conditions, other conditions contained in the proforma of the lease-deed to be executed between Panjab University and the lessee after the allotment shall be binding upon the lessee.
19. In all cases, the bids will be accepted subject to the final approval of the Vice-Chancellor.

**REGISTRAR**

## LEASE-DEED FOR SHOPS/BOOTHES

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 10<sup>th</sup> 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 10<sup>th</sup> 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) and Rs.\_\_\_\_\_ as electricity security 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 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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)

20. That the lessee shall not make any addition or alteration of any type or otherwise in the premises without obtaining prior permission.
21. 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.**
22. 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.
23. 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.
24. 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).
25. 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.
26. 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.
27. 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.
28. 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.
29. 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
30. 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.
31. 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.
32. 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.
33. 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.

34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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 amounts to automatic termination of this lease and forfeiture of security.
40. 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.
41. 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.
42. 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.
43. 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 install 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 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).

46. 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**

# **PANJAB UNIVERSITY, CHANDIARH**

## **AUCTION NOTICE FOR CANTEENS**

**Documents required for appearing in the auction:-**

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

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

**AUCTION NOTICE FOR CANTEEN, ADMINISTRATIVE BLOCK TOWARDS  
BASEMENT GATE, SECTOR 14 AND UIAMS SECTOR 25, PANJAB UNIVERSITY,  
CHANDIGARH**

An open auction of the following Canteens **will be held on 19.10.2019 (Saturday) at 10:00 A.M. in the Senate Hall, Ist. Floor, Administrative Block, Panjab University, Chandigarh:-**

S.No.	Shops/sites	Area	Minimum Fixed Rent / Reserved rate per month (Plus 18% GST)
1.	Admn. Block Canteen Sector 14, PU	2514.125 sq ft. (Seating/Service/Washing 2091.59sq ft. Kitchen & Store 417.125 sq ft.)	20,000/- p.m.
2.	UIAMS, Canteen, Sector 25, PU	1400 sq ft.	15,000/- p.m.

The Canteen sites will be offered on lease hold basis for the period of five years through an open auction. The official lease money will be announced at the time of the auction. Intending bidder shall have to deposit an amount of **Rs. 10,000/-** as earnest money (refundable) in cash. The successful bidder will required to deposit three months rent of the allotted premises as security, besides one month advance rent at the fall of hammer.

In addition to above the successful bidder will also be required to deposit Rs. 50,000/- as Electricity Security, before taking the possession of the Canteen as per lease deed terms and conditions. The Auction Committee reserves the right to accept or reject any bid/s without assigning any reason.

Detailed terms and conditions for the canteens will be announced on the spot and displayed on the Notice Board at the time of the open Auction. However, the terms and conditions can also be seen in the office of the Deputy Registrar (Estate), 2<sup>nd</sup> Floor, Admn. Block, Sector-14, Panjab University, Chandigarh on any working day between 11.00 a.m. to 1.00 p.m. and 3.00 p.m. to 4.00 p.m.

The contractor must supply the items and their rates as per approved list **(attached)** and the contractor will also follow the rates as and when the University is revised the same.

**REGISTRAR**

<b>RATE LIST OF EATEBLE ITEMS BEING SOLD IN PU CANTEENS</b>			
<b>Sr. no</b>	<b>Items</b>	<b>Quantity/ Volume</b>	<b>Revised Rates in Rupees inclusive of 5% GST for the year 2019</b>
1	Aloo Parantha/stuffed parantha	One	15.00
2	Banana Shake	250 cc	25.00
		Medium (400 ml)	40.00
		500 ml	50.00
3	Bhatura Channa (3 Bhaturas)	one plate	40.00
4	Bhatura Channa with curd (3 Bhaturas)	one plate	45.00
5	Biscuits	As per company rates	As per company rates
6	Brahmi Badam shake	250 cc	27.00
		Medium (400 ml)	41.00
		500 ml	53.00
7	Bread pakora (aloo)	1 piece	15.00
8	Brewed Hot Coffee	150 ml	17.00
9	Butter scotch shake	250 cc	26.00
		Medium (400 ml)	40.00
		500ml.	50.00
10	Carrot Juice	250 cc	18.00
		Medium (400 ml)	29.00
		500ml	35.00
11	Cheese mayonnaise Burger	Per serving	43.00
12	Cheese Paneer Burger	Per serving	48.00
13	Cheese petty (corn)	1 piece	25.00
14	Chiku Shake	250 cc	30.00
		Medium (400 ml)	46.00
		500ml	58.00
15	Chocolate Shake	250 cc	30.00
		Medium (400 ml)	46.00
		500ml	58.00
16	Cold coffee	250 cc glass	25.00
17	Curd	200gm	16.00
18	Curd Lassy Salty	150gm curd	19.00
19	Egg Sandwich	Per serving	25.00
20	Espresso Milk Coffee	150cc	19.00
21	Fruit Juice (Kinno)	250 cc	23.00
		Medium (400ml)	38.00
		500ml.	46.00
22	Grilled Sandwich	One	53.00
23	Gulab Jamun	One piece	20.00
		Plate (2 piece)	35.00
25	Hot masala tea	150cc	8.5
26	Hot Milk tea	150cc	15.00
27	Hot tea plain	150cc	7.35
28	Jal Jeera	250 cc	17.00
		Medium (400 ml)	26.00
		500ml	32.00
29	Lemon Soda	250 cc	22.00
		Medium (400 ml)	35.00
		500ml	41.00
30	Litchi Drink	250cc	17.00
		Medium (400 ml)	23.00
			30.00

31	Manchurian	10 balls	45.00
32	Mango Shake	250 cc	27.00
		Medium (400 ml)	42.00
			53.00
33	Milk Shake	250cc glass	25.00
34	Milk Shake with Roohafza	250cc	27.00
35	Mixed Fruit Juice	250cc	34.00
		Medium (400 ml)	55.00
		500 ml	68.00
36	Momos	5 pcs.	32.00
37	Mosami Juice	250 cc	29.00
		Medium (400 ml)	47.00
		500 ml	57.00
38	Nimbu pani	Small glass	13.00
		medium	20.00
39	Paneer Parantha	One	20.00
40	Paneer petty	1 piece	23.00
41	Paneer Tikka Pizza	Per serving	63.00
42	Papaya Shake	250 cc	27.00
		Medium (400 ml)	42.00
		500ml	53.00
43	Pastries	-----	As per company rates
44	Pineapple Juice	250cc	40.00
45	Rajmah/Karhi/Channa/Dal/ Aloo Matar rice/3 roti with curd, salad and chutney	one plate	40.00
46	Rajmah/Karhi/Channa/Dal/ Aloo Matar rice/3 roti with salad and chutney	one plate	35.00
47	Roohafza Water	250 cc	17.00
		Medium (400 ml)	26.00
		500ml	33.00
48	Samosa/kachori	1 piece	8.00
49	Spring Roll	5 pcs.	35.00
50	Standard cold drinks	As per company rates	As per company rates
51	Strawberry shake	250 cc	27.00
		Medium (400 ml)	41.00
		500ml	52.00
52	Thali (Dal +1 Veg. +Rice +3 Chapati )	one plate	50.00
53	Vanilla shake	250 cc	28.00
		Medium (400 ml)	41.00
54	Veg. Hot Dog	Per serving	21.00
55	Veg. petty (aloo)	1 piece	15.00
56	Vegetable Burger	Per serving	22.00
57	Vegetable Sandwich	Per serving	18.00

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

**Terms and Conditions for Auction of Canteen near Administrative  
Block towards Basement Gate, Sector 14 and UIAMS Canteen, Sector  
25 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. The bidder who has minimum two years of experience with food license will be eligible for appearing in auction.
4. No subsequent offer/counter condition shall be considered after the due date.
5. The processing Fee/charges of auction of Rs. 2000/- (non refundable) is also required to be deposited by the bidder in cash before the auction is started.
6. Rs. 10,000/- (refundable) as earnest money will be deposited by the bidder along with offer, in the shape of Bank Draft payable in favour of Registrar, Panjab University, Chandigarh Estate Fund Account.
7. The minimum increase for each bid will be **Rs. 1000/-**
8. 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.
9. The successful bidder whose bid is approved will be required to deposit three months' rent of the allotted premises as security besides one month's advance rent at the fall of the hammer.
10. The Lessor shall issue the offer/allotment letter to the successful bidder and the successful bidder shall submit duly registered lease deed (from the appropriate Govt.) **within 10 days** from the date of issue of the offer/allotment letter.
11. The Lessor shall hand over the peaceful possession of the premises to the successful bidder (whose offer is approved) within 07 days from the date of submission of the registered lease deed with the Lessor.
12. If the bidder is failed to do so, the offer/allotment of the premises shall stand cancelled without any further notice and the earnest money + three months security + one month advance rent deposited by him shall stand forfeited.
13. In case, the successor bidder fails to submit the registered lease deed within the prescribed period i.e. 10 days, then the offer of allotment shall be made to the next eligible bidder.
14. The lessee shall occupy the leased premises for running the trade of canteen only and the lease of the canteen would be for a period of five years.
15. The lessee will not be allowed to change the trade.
16. The canteen will have to remain open from 8.00 a.m. to 7.00 p.m. from Monday to Saturday.
17. The period of lease shall commence from date of registration of lease deed. The possession shall be handed over after registration of lease deed.
18. The first monthly rent however shall accrue w.e.f. the date of actual handing over the possession/keys of the premises to the lessee.
19. 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.
20. The lessee will be required to clear the monthly rent, electricity and water bills every month, failing which action shall be taken under the rules.
21. Apart from these conditions, other conditions contained in the proforma of the lease-deed to be executed between Panjab University and the lessee after the allotment shall be binding upon the lessee.
22. In all cases, the bids will be accepted subject to the final approval of the Vice-Chancellor.

**REGISTRAR**

## LEASE DEED CONDITIONS OF CANTEEN

This lease-deed is executed on \_\_\_\_\_ in between the Registrar, Panjab University for and on behalf of Panjab University hereinafter called lessor and Ms./Shri \_\_\_\_\_ S/O Shri \_\_\_\_\_ Resident of \_\_\_\_\_ (Address), \_\_\_\_\_ (Aadhar Card No.), \_\_\_\_\_ (Pan No.) hereinafter called the Lessee.

Whereas the Canteen premises in the basement of Administrative Office/Department of \_\_\_\_\_ is a public premises and is owned by the Panjab University and Shri \_\_\_\_\_ has approached the lessor for taking the aforesaid premises on monthly lease money. The leased premises consist of description and size of the Canteen, which has been agreed to be leased by the lessor to the lessee for running the trade of **Canteen** 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 + water Charges. 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 10<sup>th</sup>** 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 **10<sup>th</sup>** of each calendar month, he will have to pay interest @ 12% per annum to the Lesser 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) and Rs. \_\_\_\_\_ as electricity security 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 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. That 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 this lease.
17. That the lessee shall not make any addition or alteration of any type or otherwise in the premises without obtaining prior permission. 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.
18. That 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), 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.

19. 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 any one.
20. 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.
21. 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).
22. That the lessee shall pay the electricity charges as per actual consumption of the sub meter at the commercial rate and water charges @ Rs.600/- p.m. to the University and the lessee shall install Aqua Guard for the purpose of drinking water at his own cost.
23. That in case the lessee vacates the Canteen/premises before the expiry of the agreed period, the Registrar shall have the right to forfeit the security deposit.
24. That the lessee shall sell the eatables on the agreed rates between him and Lessor. The lessee shall maintain quality, quantity/size/weight of the eatables as per list circulated by the Lessor from time to time (latest list circulated on 08.07.2019) will be enclosed with the allotment letter (the list circulated on 08.07.2019 was displayed at time of auction). The lessee shall use the standard/branded quality of material for preparation of eatables such as Tata Tea leaf, branded Basin and good quality cooking oil for snacks etc. and he shall conspicuously display rate list of eatables at three places in the premises.
25. 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.
26. That the advertisements displayed shall be according to the Chandigarh Advertisements Control order 1954.
27. 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.
28. 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.
29. 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.

30. 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.
31. 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.
32. 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.
33. That the lessee shall dispose of 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.
34. 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.
35. 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 and violation of any term of this lease deed will amount to automatic termination of this lease and forfeiture of security.
36. 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 and the security amount will be forfeited.
37. 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 lease money for every day of the illegal continuance on the premises.
38. 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)
39. 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.
40. Still Further:-
  - (a) That two exhaust fans be install in the dining hall of Canteen.
  - (b) Water Cooler will be got cleaned every month by the Contractor and he will display its date of cleaning.

- (c) He will ensure that the canteen staff will wear gloves and caps during the working in the Canteen premises.
- (d) The rate list of eatable items duly approved by the University will be displayed on the counter and outside the canteen in block letters.
- (e) He will appoint his own cleaner to keep the cleanliness in and around the Canteen on regular basis.

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**

1. \_\_\_\_\_

\_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_

**Lessor (Registrar)**  
**Panjab University, Chandigarh**