



GENERAL BRANCH

CHAUDHARY DEVI LAL UNIVERSITY

(Established by the State Legislature Act 9 of 2003)

BARNALA ROAD, SIRSA-125055

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

No.CDLU/Gen/A-III/2023/Shops Auction/5819

Dated: 12.09.2023

To

Director UITDC,
Chaudhary Devi Lal University,
Sirsa.

Sub: Regarding Auction Notification of Shop No. 11 (Ladies Parlor) and Shop No. 12 (Cyber Cafe) in Shopping Complex, CDLU, Sirsa.

Sir,

Kindly find enclosed herewith an Auction Notice along with Terms & Conditions of **Shop No. 11 (Ladies Parlor) and Shop No. 12 (Cyber Cafe)** in Shopping Complex, CDLU, Sirsa.

It is requested to ensure that the Auction Notice alongwith Terms & Conditions may be uploaded on the University Website.

Encl. / Auction Notice and Terms & Conditions.

Yours faithfully,

-sd-

Assistant Registrar (General)

C.C.

Copy of above is forwarded to the PA to Registrar (for kind information of the Registrar) CDLU, Sirsa for information.

-sd-

Assistant Registrar (General)



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Chaudhary Devi Lal University, Sirsa
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AUCTION NOTICE

Shop No.11 (Ladies Parlor) and Shop No.12 (Cyber Cafe) in Shopping Complex are to be auctioned on rent basis on **21.09.2023 at 11:00 AM** in the Committee Hall, 1st Floor, C.V. Raman Bhawan, CDLU, Sirsa. All interested persons are requested to reach in the Committee Hall on the aforesaid date & time. The size of space and other terms and conditions will be provided at the time of auction. This information shall also be made available on the University Website www.cdlu.ac.in.

-sd-
Registrar



GENERAL BRANCH CHAUDHARY DEVI LAL UNIVERSITY

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BARNALA ROAD, SIRSA-125055

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

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

The following Shops in the Shopping Complex of CDLU, Sirsa will be auctioned/ on rental basis on **21.09.2023 at 11:00 AM** in the Committee Hall of C.V. Raman Bhawan.

A. For Ladies Parlour.

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

Shop No.	Type of Shop/purpose/ Location	Carpet Area M2	Proposed Earnest Money ₹	Minimum rent ₹
11	Ladies Parlor (1 st floor)	30.37	25,000/-	3,000/- + GST 18% extra

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

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

32. The lessee is strictly prohibited from running/caring illegal unethical anti-social activities and failure may lead cancellation of lease besides other legal action as per rules.
33. The lessee shall have to fulfil all legal requirements, license, permission at its own essential for carrying/running business and University shall not be liable for the same. The lease is just of space especially and not deemed to be other permissions.
34. While leasing out of the Shop the Committee may give preference to the person who are domiciles of Haryana.

B. For Cyber Café.

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

Shop No.	Type of Shop/purpose/ Location	Carpet Area M2	Proposed Earnest Money ₹	Minimum rent ₹
12	Cyber Café	54.97	25,000/-	5,000/- + GST 18% extra

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

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

33. The lessee shall have to fulfil all legal requirements, license, permission at its own essential for carrying/running business and University shall not be liable for the same. The lease is just of space especially and not deemed to be other permissions.
34. The allottee shall obey the Information Technology Act (Guidelines for Cyber Café) Rule, 2011 and guidance/rules received from the Government from time to time.
35. While leasing out of the Shop the Committee may give preference to the person who are domiciles of Haryana.