

**OFFICE OF THE CIVIL JUDGE (SENIOR DIVISION), FAZILKA**

**PUBLIC AUCTION NOTICE**

It is notified that in accordance with *Hon'ble High Court's Judicial Courts Premises and Compound Fund Rules, 2013*, a Public Auction shall be held in the Judicial Courts Complex, Fazilka, Abohar and Jalalabad (w), on **21.03.2025 at 2.15 P.M.**, for the public utility services that are mentioned below for the lease period from **01.04.2025 to 31.03.2026**. The detailed terms and conditions can be viewed on the website of this Court at <https://fazilka.dcourts.gov.in/>

**SITES AT JUDICIAL COURTS COMPLEXES, FAZILKA, ABOHAR AND JALALABAD (W)**

<b>Sr. No.</b>	<b>Place of Auction</b>	<b>Name of the Public Utility Service</b>	<b>Date and time of auction</b>	<b>Base/Reserve Price for the period from 01.04.2025 to 31.03.2026 (Rs.)</b>
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>Head-quarter Fazilka</b>				
1	New Judicial Courts Complex, Fazilka	Canteen at first floor in the New Judicial Courts Complex, Fazilka	21.03.2025 02.15 PM	65,000/-
2	-do-	Multi-level parking at New Judicial Courts Complex, Fazilka	21.03.2025 02.15 PM	50,000/-
<b>Sub-Division Abohar</b>				
1	Judicial Courts Complex, Abohar	Canteen at the Judicial Courts Complex, Abohar	21.03.2025 02.15 PM	50,000/-
2	-do-	Cycle/Scooter/Motorcycle stand, Car Parking at the Judicial Courts Complex, Abohar	21.03.2025 02.15 PM	30,000/-
3	-do-	Eleven (11) Vendor Shops for Photostat/Computer Services etc. at Judicial Courts Complex, Abohar	21.03.2025 02.15 PM	7,000/- (each)
<b>Sub-Division Jalalabad (w)</b>				
1	Judicial Courts Complex, Jalalabad	Canteen at the Judicial Courts Complex, Jalalabad (w)	21.03.2025 02.15 PM	15,000/-
2	-do-	Cycle/Scooter/Motorcycle stand, Car Parking at the Judicial Courts Complex, Jalalabad (w)	21.03.2025 02.15 PM	15,000/-
3	-do-	Four (4) Vendor Shops for Photostat/Computer Services etc. at Judicial Courts Complex, Jalalabad (w)	21.03.2025 02.15 PM	7,000/- (each)

The successful bidders shall have to sign and follow the terms and conditions as well as the agreement form.

Sd/-  
Civil Judge (Senior Division),  
Fazilka.

Contd..P/2

No.284. Dated.11-03-2025.

Copy forwarded to the followings for information and necessary action:-

1. The learned District & Sessions Judge, Fazilka, with request to forward the same to all the District & Sessions Judges in the State of Punjab, for displaying the same on the notice boards of their respective Courts;
2. All the Judicial Officers working in this Sessions Division, for displaying the same on the notice boards of their respective courts;
3. Presidents, Bar Association, Fazilka, Abohar and Jalalabad.

Sd/-  
Civil Judge (Senior Division),  
Fazilka.

**OFFICE OF THE CIVIL JUDGE (SENIOR DIVISION), FAZILKA**

**TERMS AND CONDITIONS**

- 1) The highest bidder shall be declared as successful contractor.
- 2) Twenty Five per cent (25%) of the auction price will have to be deposited by the highest bidder at the spot. The remaining amount shall be deposited by the lessee within one month of the commencement of lease period. In case of non-deposit of the lease money within the prescribed time, the first deposit of 25% of the lease money shall be forfeited and the contracts will be put to fresh auction for the remaining period. The first lessee shall be liable to pay the difference, if any, between the lease money, if the subsequent lease is for the lesser amount.
- 3) The contractor who has any outstanding dues towards this department shall not be allowed to participate in the auction.
- 4) The concerned contractors/allottees will operate the allotment during the working hours and shall not change the basic structure of the allotment and will not sublet the same. Further, allotments are non-transferable.
- 5) The contractor if for any extraneous reasons, stops providing service midway, then the amount paid by him towards lease money shall stand forfeited and will not be refunded in any eventuality.
- 6) Contractor will not cause any damage to furniture and fixtures, wherever provided and take charge after signing inventory of furniture/fixtures.
- 7) Contractor will not sell any intoxicants in the canteen nor will he allow any body to misuse the premises of the canteen/parking stand/vendor shops. Narcotic/intoxicants or liquor service is strictly prohibited. There will be no smoking in the canteen/shop/space.
- 8) Contractor/allottee will install his own electric connection and pay the bill to PSPCL or will install sub meter without interference with the basic electricity configuration of the complex.
- 9) Contractor shall ensure proper quality of eatables and there will be quality checks from time to time and his contract shall be liable to be cancelled, if he/she is found selling substandard products.
- 10) The contractor selected for canteen service shall be required to maintain highest level of cleanliness both in and around canteen premises and standard of hygiene with regard to the persons under his employment and utensils for serving the food. Big dustbin of good plastic should be kept and canteen should be cleaned daily. The items must be properly covered to maintain cleanliness.
- 11) The contractor will be responsible for providing proper sitting arrangement (within the canteen premises only) for users of the canteen.

- 12) Contractor shall be permitted to sell only those articles as may be approved by the Learned District and Sessions Judge, Fazilka/Civil Judge (Senior Division), Fazilka, the approved list shall be revived from time to time making suitable additions and alterations no unapproved articles shall be kept for sale. The rates of the articles as may be approved by District & Sessions Judge/Civil Judge (Senior Division), Fazilka, will be displayed by the contractor at a prominent place in the canteen.
- 13) The contractor/allottee himself/herself will be responsible for the safety of the articles lying therein the shops/space allotted and the department will not be responsible in any manner.
- 14) The contractor selected for the parking shall have to provide the facilities at parking stand for an amount of Rs.5/- for bicycle; Rs. 20/- for Scooter/Motor Cycle + Rs.10/- on re-parking (on the same day) at any number of times; Rs.30/- for Car/Jeep/Three Wheeler /Four Wheeler + Rs. 20/- re-parking (on the same day) at any number of times; and Rs.50/- for Commercial Vehicles. Such list of rates shall have to be displayed by the lessee at some conspicuous place at the parking lot. In the event of the lessee being found charging over and above the said rates, he/she shall be liable to be fined for the first time to the tune of Rs.3000/-. For the second time to the tune of Rs. 4000/- and for the third time to the tune of Rs.5,000/- and thereafter, the lessee being found in indulging in over-charging, the lease of the parking premises shall be liable to be cancelled.
- 15) The Contractor will keep a separate parking lot, free of charge, for all the employees of this Sessions Division as well as for the Advocates/clerks of Advocate and a separate parking lot for the general Public, from whom he/she will be entitled to collect fees as per the rate specified.
- 16) The Contractor will be responsible for the work of any employee hired and shall not employ any person below the age of 18 years or the person(s) involved in any crime and whose case is pending in any Judicial courts of Sessions Division, Fazilka. Further, there is no concern of this court if any dispute arise between Contractor and his employees.
- 17) The persons deployed by the contractor for the work shall be the employee of the contractor for all all intents and purposes. Contractor will ensure that persons to be deployed at work are medically fit.
- 18) Contractor shall take all reasonable precautions to prevent any unlawful acts by his employees deployed for the work and for the preservation of peace and protection of persons and property of the Judicial Court Complex and for any lapse by them, contractor himself shall be responsible.

- 19) The contractor shall bear all expenses and contractor shall be wholly and solely responsible for any dispute on account of non compliance with rules/ instructions.
- 20) The vacant possession of the Canteen/Vendor Shops/Parking will be returned by the contractor **on or before 3.30 P.M., on 31.03.2026.**
- 21) The contractor will enter into the agreement as per prescribed proforma.
- 22) The contract shall be liable to be cancelled at any moment if the contractor is found doing illegal activities or providing services which are not in concurrence with the above mentioned terms and conditions and the deposited amount shall stand forfeited and will not be refunded in any eventuality.
- 23) Such other terms and conditions as may be announced at the spot at the time of auction.
- 24) The District & Sessions Judge, Fazilka, reserve right to reject the offer of any person/organizations/agencies without assigning any reason.

Sd/-  
Civil Judge (Senior Division),  
Fazilka.

I agree with all the above-said terms and conditions.

\_\_\_\_\_  
(Signature of lessee)

**FORMS UNDER THE JUDICIAL COURTS PREMISES AND COMPOUND FUND RULES.**

**Appendix A**

[Referred to in Rule 4(3)]

**Form of Agreement**

I \_\_\_\_\_ son of \_\_\_\_\_ aged \_\_\_\_\_ years, resident of \_\_\_\_\_ Tehsil \_\_\_\_\_ District \_\_\_\_\_, being in full possession of my senses, hereby execute this deed of agreement in favour of the District Judge, Fazilka and in respect of leasing of \_\_\_\_\_ (enclosures), in Judicial Courts Premises, \_\_\_\_\_ subject to the following terms and conditions, which shall be strictly binding upon me:-

- (1) That I shall be the lessee of the above for a period of twelve months, from the 1st of April, 2025 to the 31st of March, 2026.
- (2) That I shall deposit immediately 1/4th of Rs. \_\_\_\_\_ the lease money, i.e. Rs. \_\_\_\_\_. The balance will be paid by 10th of May 2025.
- (3) That I shall produce a surety who will execute a bond to the effect that he will be responsible to pay the lease money due to the District Judge, Fazilka in case I make default in paying the same.
- (4) That I shall keep, no livestock in the Judicial Courts Complex.
- (5) That I shall make no additions or alterations of any sort to the enclosure leased to me.
- (6) That I shall afford ample protection for foodstuff and other eatables as approved by the Civil Judge (Senior Division), Fazilka.
- (7) That in case of a breach of any of the above cited conditions on my part, the District Judge, Fazilka, may direct the said lease to be cancelled without further notice, and that I shall not be entitled to claim a refund from the money deposited and that I shall compensate the District Judge, Fazilka, for the loss suffered on account of releasing of the enclosure.
- (8) That on the expiry of the term of the lease, I shall vacate the enclosure leased to me and deliver possession thereof forthwith to the District Judge, Fazilka and no further notice of ejectment will be necessary.

In witness whereof, I \_\_\_\_\_ subscribe my name at \_\_\_\_\_, this day of \_\_\_\_\_.

Witnesses:--

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

\_\_\_\_\_  
(Signature of lessee)