AUCTION NOTICE

Sealed applications are invited from the general public upto 14.05.2025 till 5.00 P.M along with refundable earnest money of Rs. 10,000/- in cash, for leasing out the Canteen at Judicial Court Complex, Jalandhar and 2 shops at Judicial Courts Complex, Nakodar, for the period from 20.05.2025 to 31.03.2026 as per following schedule:-

Sr. No.	Name of the Judicial Courts Complex	Detail of Utility	Date of Auction	Venue (Court Complex)
1	Jalandhar	Canteen	16.05.2025	Jalandhar
2	Nakodar	Two Shops	16.05.2025	Jalandhar

The date of auctions, complete terms & conditions can be viewed on the website http://districts.ecourts.gov.in/jalandhar till 16.05.2025.

Sd/-
Auction Committee,
Sessions Division, Jalandhar.

AUCTION NOTICE

It is, hereby, informed to the general public that an open auction will be held on **16/05/2025 at 2.00 PM**, for leasing out the Canteen at Court Complex, Jalandhar for the period from **20.05.2025 to 31.03.2026**, the applications for which are invited from general public upto **14/05/2025** till **5:00 PM** with following terms and conditions.

1. Minimum Reserve Price for the auction is fixed for **Rs.15,77,500/- (Rs. Fifteen Lac seventy seven thousands five hundred only) for Canteen** at Judicial Court Complex, Jalandhar**. (The reserve price of the Canteen has been reduced by 10% from the previous Reserve Price, for the remaining financial year, 2025-26, in reference to letter no. 6237 G/B2 dated 05/05/25).**
2. Every contractor while furnishing application shall deposit the earnest money to the extent of Rs. 10,000/- in cash, which is refundable. However in case of successful bidder/contractor, the said amount shall be held as security deposit.
3. That the highest bidder shall be declared as successful contractor.
4. The 25% of the auction price will have to be deposited at the spot by the highest bidder. The remaining amount shall be paid within one month.
5. The contractor will be responsible to maintain cleanliness in and around the canteen. Any member of the Auction Committee can inspect the canteen premises and in case of violation of rules, the committee shall have the right to cancel the lease/contract and forfeit the entire security deposits.
6. The accommodation/area shall be provided to the Canteen free of cost. The contractor shall have no right to claim ownership of accommodation/ area so provided. In case of any loss/damage etc. he/she shall be liable to deposit the amount, as fixed by the Committee of the canteen.
7. The contractor shall operate the canteen during court working hours.
8. The contractor will not change the basic structure of canteen and will not sublet the canteen.
9. Contractor will not cause any damage to furniture and fixtures, where ever provided and take charge after signing inventory of furniture/ fixtures. The furniture will be arranged by the Canteen holder, the Cheque and receipt will be issued by the Canteen holder & if any breakage happens, the same will be accounted for by the Canteen holder.
10. Contractor will not sell any intoxicants in the canteen nor will he/she allow any body to misuse the premises of the canteen. Narcotic/ intoxicants or liquor service is strictly prohibited. There will be no smoking in the Canteen.
11. Contractor will install his own electric connection and pay the bill to PSEB (PSPCL) or will install sub-meter without interference within the basic electricity configuration of the complex. The charges of electricity meter and separate bill will be paid by the Canteen holder. No use of heater/A.C. will be done in the Canteen.
12. Contractor should 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 is found selling substandard products. The contractor will be liable under all laws particularly under the Prevention of Food Adulteration Act etc.

13. Contractor will be responsible for providing Canteen/Parking service from **20.05.2025 to 31.03.2026**. If he stops providing service mid-way then his amount shall stand forfeited and will not be refunded in any eventuality.
14. The contractor selected for Canteen service will 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 will be kept on each floor. Carriers will be kept for disposal of wastage as per rules. Fly killer will be kept. Canteen will be cleaned daily. The items must be properly covered to maintain cleanliness.
15. The contractor will be responsible for providing proper sitting arrangement (within the canteen premises only), for the users of the canteen.
16. Contractor shall be permitted to sell only those articles which are mentioned in the list given below. The approved list shall be revised from time to time making suitable additions and alterations. No unapproved articles shall be kept for sale. The rates of the articles as approved by the District & Sessions Judge will be displayed by the Contractor at the prominent place in the Canteen.
17. The contractor shall bear all expenses and the Contractor shall be wholly and solely responsible for any dispute on account of non compliance with rules/instructions.
18. The contractor shall not employ any persons below the age of 14 years. No minor/bonded labour will be hired and the pay will be given under the Minimum wages Act.
19. The contractor will have to enter into the agreement as per prescribed performa.
20. This 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.
21. In case of any dispute arises between the contractor and the management committee, it shall be referred to the Ld. Civil Judge (Sr. Division), Jalandhar, who shall be the sole arbitrator and his award shall be final and binding between the parties.
22. The District & Sessions Judge reserves right to reject the offer of any person / organizations/agencies without assigning any reason.
23. Cold water purifier will be installed by him.
24. Only Dry Canteen (cooking outside) will be permitted based on self service. Food will only be provided in Canteen.
25. Only two filled Gas Cylinders can be kept in the Canteen.
26. Uniform of the staff will be with gloves and head covered.
27. In case of violation, license may be cancelled and fine of Rs. 500/- to 1000/- per day may be imposed.
28. The vacant possession of the canteen will be handed over on or before 12:00 p.m on 01.05.2025.
29. The working time of the Canteen will be from 8:00 a.m. to 6:30 p.m.
30. The Canteen will remain closed on Sunday/Gazetted holidays.
31. All the by laws and M.C. Rules will remain in force.
32. The list of the employees of the Canteen will be depicted and it should be printed list.
33. The Necessary Banners/Boards will be installed.
34. Good books may be kept in the Canteen only after approval from the committee.
35. Small stationary items may also be kept in the Canteen.
36. That packed food items will not be sold at a price more than MRP printed thereon.

37. In case of other items i.e self made/prepared food items, the same shall not be sold beyond the market/D.C. Rates, keeping in view the weight and quality of the items.
38. The Canteen eatable/drinking items and parking rates shall be finalized/approved by the committee so constituted by this office, before commencement of auction in the presence of applicants or their authorized representative. The list of eatables items for breakfast and lunch is attached as **Annexure-A.**
39. The Committee reserves its rights to alter or vary any term and conditions regarding leasing out the Canteen at Judicial Court Complex, Jalandhar.
40. In case of any damage to furniture/articles or repair of articles, the contractor has to inform to the Auction Committee before commencement of lease period. In case, any damage is caused to articles/furniture of Canteen lateron, the Contractor shall be fully responsible to bear the expenses of repair/replacement of the same.
41. The litigants used to come in Court premises by about 8.30 A.M but security personnel allow them to enter in the building only after 9.30 A.M. For that reasons they could not get any canteen facility during that time. Therefore, the Contractor is allowed to run a small sub canteen near the main entrance of New Judicial Court premises at Jalandhar, where only dry food items and tea/beverages would be allowed.
42. Successful contractor of Canteen can use only one (1) trolley on each floor with condition that contractor shall place a dustbin in each waiting area which shall be got cleared by him on daily basis.
43. The quality of food to be served in Canteen should meet the standards of food safety and standards Act, 2006.
44. The schedule of payment should be strictly followed and in case of non payment of remaining amount of lease/contract i.e.75% within one month from the date of commencement of lease period and the lease/contract will be automatically stand cancelled and the amount of 25% deposited earlier at the time of finalization of auction will be forfeited and a fresh auction will be held.
45. In case of excess charge of price other than displayed rate list, the lease/contract would be automatically stand cancelled with no further leasing opportunity to such contractor in future.
46. The contractor shall also have to furnish an affidavit duly attested from the Executive Magistrate regarding acceptance of above terms and conditions.
47. The successful bidder(s)/Contractor(s) of Canteen at Judicial Courts Complex, Jalandhar, for the remaining financial year 2025-26 are bound to strictly follow the instructions of Covid-19, if any, issued by the office of Ld. District & Sessions Judge, Jalandhar/Hon'ble High Court/Government time to time in their respective premises.

Sd/-
Auction Committee,
Sessions Division, Jalandhar.

List of Rates approved by the Purchase Committee for Canteen in Judicial Courts Complex, Jalandhar during auction held on dated 15/03/2022, and the same are continued for the remaining financial year 2025-26.

Sr. No.	Eatable Item/other items	Price (in Rs.)
1	Cup of Tea	15/-
2	Dip Tea	15/-
3	Coffee	25/-
4	Milk Badam	40/-
5	Samosa	15/-
6	Patty	20/-
7	Paneer Patty	20/-
8	Paneer Sandwich	30/-
9	Prantha	25/-
10	Dahi	15/-
11	Channa Batura	50/-
12	Samosa Channa	25/-
13	Shakes (Mango/Banana etc.)	40/-
14	Matthi (Big)	10/-
15	Balu Shahi	10/-
16	Fruit Cake	20/-
17	Lunch	60/-
18	Coldrink and Water Bottle	M.R.P
19	All others packed eatable items	M.R.P
20	Stationery Articles	M.R.P

Sd/-
Auction Committee,
Sessions Division, Jalandhar.

AUCTION FOR 2 SHOPS, FOR WORK OF VARIOUS PUBLIC UTILITY SERVICES LIKE PHOTOSTAT SERVICE/COMPUTER SERVICE, PETITION WRITERS, STAMP VENDORS, TYPISTS AND JUICE BARS AT JUDICIAL COURTS COMPLEX SUB DIVISION NAKODAR TO BE HELD ON 16/05/2025 AT 2.00 PM AT NEW JUDICIAL COURT COMPLEX, JALANDHAR.

TERMS AND CONDITIONS

LEASING PERIOD 20.05.2025 to 31.03.2026

1. That each allottee shall undertake to make the payment of rent by 7th of every month and in case of Sunday/gazetted holidays or consecutive holidays, the amount shall be deposited on working day prior to these holidays.

2. That the amount of Rs.2000/- is required to be deposited as security which is refundable at the end of financial year, subject to clearance of all the dues.

3. Minimum rent price for one shop is fixed Rs. 6800/- per month. In case any allottee fails to deposit the rent as stated for consecutive two months his allotment shall stand cancelled. **(The rent price has been reduced by 10% for the shops, from the previous reserve price, for the remaining financial year, 2025-26 in reference to letter no. 6237 G/B2 dated 05/05/25).**

4. That allotment of booth/shop/space allotted is non transferable.

5. That allottee is not allowed to carry on any illegal activity in the booth/shop/space allotted.

6. That the design and shape of temporary structure will be approved by the competent authority and the said structure will not changed without taking approval from the competent authority.

7. The allottee will not sell any intoxicants in the booth/shop/space allotted nor will he allow any body to misuse the booth/shop/area. Narcotic/Intoxicants or liquor service is strictly prohibited. There will be no smoking in the booth/shop/space allotted.

8. The allottee will install his own electricity connection and pay the bill to PSEB or will install sub-meter without interference with the basic electricity configuration of the complex. The charges of electricity meter and separate bill will be paid by the allottee. No use of heater/A.C. will be done in the booth/shop/space allotted. The security will only be released upon giving undertaking in the shape of affidavits that nothing is due in respect of water/electricity charges etc. and he will be responsible to pay the same in case any thing is found outstanding at any stage.

9. That allottee will be responsible for providing service from 20.05.2025 to 31.03.2026, if he stops providing service mid-way then his security shall stand forfeited and security will not be refunded in any eventuality.

10. The allottee shall bear all expenses and the allottee shall be wholly and solely responsible for any dispute on account of non compliance with rules/instructions.

11. The allottee will have to enter into agreement as per prescribed proforma.

12. This contract shall be liable to be cancelled at any moment if the allottee is found carrying 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.

13. In case any dispute arises between the allottee and the management committee, it shall be referred to the Addl.Civil Judge (Sr.Divn.), of respective Sub Division, who shall be the sole arbitrator and his award shall be final and binding between the parties.

14. The allottee shall remove his temporary structure to facilitate the switch over after a decision is taken to provide permanent structure by the competent authority.

15. The District & Sessions Judge, Jalandhar reserves right to reject the offer of any person without assigning any reason.

16. In case of violation, license/allotment can be cancelled and a fine of Rs.500/- to 1000/- per day can be imposed, which shall have to be deposited with the Civil Judge (Sr.Divn.), Jalandhar, within the given time.

17. The vacant possession of the booth/shop/space will be handed over on or before 09:00 AM on 20.05.2025.

18. That working/opening time of the booth/shop/space allotted will be from 8:00 AM to 7:00 PM.

19. That booth/shop/space allotted will remain closed on Sunday/Gazetted holidays.

20. All the by-laws and M.C.Rules will remain in force.

21. The list of employees of the booth/shop/space allotted will be depicted and it should be printed list.

22. Small stationery items as approved by the Committee may also be kept in the booth/shop/space allotted.

23. The allottee/licensee shall put his own locks on the booths/shops/space allotted to him and he himself will be responsible for the safety of the articles lying therein and the department would not be responsible in any manner.

24. The District & Sessions Judge, Jalandhar reserves the right to make addition, alteration/change in any term and condition at any time and to cancel the auction or allotment, at any time, without assigning any reason.

25. The successful bidder(s)/Contractor(s) of Canteen and Parking Stand at Judicial Courts Complex, Jalandhar, Nakodar and Phillaur, for the remaining financial year 2025-26 are bound to strictly follow the instructions of Covid-19, if any, issued by the office of Ld. District & Sessions Judge, Jalandhar/Hon'ble High Court/Government time to time in their respective premises.

Sd/-
Auction Committee,
Sessions Division, Jalandhar.