

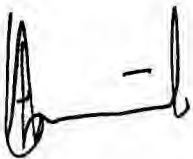
Office of the Chief Executive Officer,
Municipal Committee Katra.

**NOTICE FOR AUCTIONING OF SHOPS IN THE SHOPPING COMPLEX AT
COUNTER NO. 2, BUS STAND KATRA.**

Sealed offer bids, affixed with revenue stamp of worth **Rs.10/- (ten only)**, on the prescribed application form, are invited from eligible individuals/firms/interested parties for auctioning of shops , situated at counter no. 2, Katra, for 20 years, **on following premium and rent basis:-**

S. No.	Shop No.	Size of Shop/	Minimum Reserve Bid	Monthly Rent	Earnest Money in the shape of Demand Draft/CDR.
1	Shop no. 1 & 6 Corner Ground Floor Front Facing along with basement	12'.00"x25' Ground floor 12'.00x25' (Basement)	50.00 lac (fifty lac only)	22,000/ (twenty two thousand only)	2.00 lac (each) (Two lac only)
2	Shops No.2 to 5 (Ground Floor) Front facing along with basement	12'.00"x25' (Ground Floor) 12'.00x25' (Basement)	45.00 lac (forty five lac only)	20,000/- (twenty thousand only)	2.00 lac (each) (Two lac only)
3	Shops no. 7 & 15 Corner Ground Floor Rear facing along with basement	12'.00"x25' Ground floor 12'.00x25' (Basement)	40.00 lac (forty lac only)	18,000/- (Eighteen thousand only)	2.00 lac (each) (Two lac only)
4	Shop No. 8 to 14 Ground Floor Rear facing along with basement	12'.00"x25' Ground floor 12'.00x25' (Basement)	38.00 lac (thirty eight lac only)	17000/- Seventeen thousand only)	2.00 lac (each) (Two lac only)

The tender form along with detailed information, terms and conditions may be seen/downloaded from official web site i.e. **www.ulbjammu.org** by 30.12.2019 up to 3 pm. The same may also be obtained from the office of Chief Executive Officer, Municipal Committee, Katra by 30.12..2019 upto 3 pm on all working days after paying the tender form fee of Rs 5000/- (five thousand only) in cash and through demand draft drawn in favour of Chief Executive Officer, Municipal Committee, Katra. The terms and



conditions may be seen/obtained by eligible individuals/firms/interested persons /parties from the office during the office hours.

The eligible intending person/firm/party may offer his/its/their bid on the prescribed form with bid not lesser than the minimum indicated above.

The bid, complete in all respects, with **Earnest Money** of amount shown against the shop(s) in the shape of F.D.R/C.D.R from Bank pledged to the Chief Executive Officer, Municipal Committee, Katra, accompanied with a demand draft for Rs 5000/- (five thousand only) non refundable, (in case the tender form is downloaded) drawn in favour of **Chief Executive Officer, Municipal Committee, Katra**, may be deposited in the sealed/designated box in the office of Sub-Divisional Magistrate, Katra (in-charge Chief Executive Officer, Municipal Committee, Katra) **by or before 05.01.2020 up-to 2.00 PM. IST**. The financial bids shall be opened on the same day or any other day fixed by the Director, Urban Local Bodies, Jammu, in the presence of bidders, President, Municipal committee, Katra, wards members, willing to be a part of the exercise, and a representative of the Directorate.

No:- MC/K/2019-20/1837-42

Dated:-25.11.2019


Chief Executive Officer 25/11/2019
Municipal Committee,
Chief Executive Officer,
Municipal Committee,
Katra (Vaishno Devi)

Copy to the:-

1. Director, Urban Local Bodies, Jammu for kind information. This has reference to the minutes of a meeting, chaired by Director, Urban Local Bodies, Jammu issued vide no. MCK/2019-20/923-29 dated 22.08.2019 of this office.
2. District Development Commissioner, Reasi for kind information.
3. Joint Director, Department of information, J&K, Jammu, with the request to kindly get the tender notice published in at least two leading daily english newspapers including daily excelsior and in two daily hindi newspapers.
4. Tax Inspector, Municipal Committee, Katra, with the direction to give wide publicity to the tender notice through announcements and other means.
5. Constituted committee.
6. Office file.

Office of the Chief Executive Officer Municipal Committee Katra

Terms and Conditions in respect of Auctioning of Shops in the Shopping Complex at Counter No. 02, Bus Stand, Katra

1. The eligible bidder/person(s)/firm(s) should offer a bid higher than the minimum fixed.
2. The successful bidder shall have to liberty to pay the minimum bid in three installments at proportions of 30%,30% and 40% at regular intervals of two months each, after the execution of the agreement and the allotment of shop shall be made only after full payment of minimum bid and fulfillment of other prescribed conditions by the concerned .
3. That in case of nonpayment of 1st-30% premium by the successful bidder with in 48 hrs, the earnest money shall be forfeited and the bidder shall have no right for the allotment of shop and the said shop will be put to re-auction a fresh.
4. That in addition to premium, the successful bidder shall have to pay monthly rent of the shop to be allotted, which shall be enhanced by 10% after every 03 years as per standing order /rules in the vogue.
5. That the possession of the shop shall be handed over only after its completion.
6. That the committee reserves the right to extend the date of receipt of bid or cancellation of bid without assigning any reason thereof.
7. That the committee shall inform the allottee to take oover the possession only after completion of construction of shop and the allottee shall have to execute the agreement /lease deed with the committee within a period of 30 days and rent shall become due from the said date accordingly.
8. That the allottee shall not sell or sublet or make any transfer of shop or its part to anybody else/ enter into partnership without written permission of Director , Urban Local Bodies, Jammu on the recommendation of Municipal Committee, Katra.
9. That no claim of partnership shall be accepted which is not indicated at the time of submitting the bid for auction of shop.
10. Any partnership deed executed afterwards shall tantamount to the cancellation of allotment of shop.
11. That if the allottee fails to deposit rent due for three consecutive months, he shall be liable to eviction and recovery of the outstanding amounts from him under rules.


25/11/2013

2. That the allottee shall have no right to make any alteration (internal or/ and external) in the shop without written permission of Municipal Committee, Katra
13. That the allottee shall have to pay separately all the taxes / fee/ electric charges extra which are imposed by the Govt. or the local authority for the shop from time to time.
14. That the ownership of the shop property shall always remain with the Municipal Committee, Katra and shall be leased out in favour of allottee initially for a period of twenty years, which may be extended further.
15. That in case of any dispute regarding leased property between the parties, the Director, Urban Local Bodies, Jammu shall be the sole arbitrator to make decision, which shall be final and binding upon the parties.
16. That after the bid of the highest bidder is accepted by the committee, the expenses including fee for the registration of leased deed / agreement shall be borne by the highest bidder.
17. Other terms and conditions, if any, as may be specified by the Committee can be incorporated in the lease agreement.

(By the order of Director, Urban Local Bodies, Jammu)

No.MC/K/2019-20/1837-42

Dated: 25.11.2019


Chief Executive Officer 25/11/2019
Municipal Committee,
Katra.