OFFICE OF THE DIVISIONAL MANAGER, CTU & DIRECTOR TRANSPORT
UNION TERRITORY, CHANDIGARH.
(Plot No. 701, Industrial Area Phase – 1, Chandigarh)

Ref. No.462/CT/CTU/2021,
Dated: 15.01.2021

e-TENDER NOTICE

Chandigarh Transport Undertaking (CTU) invites e-tenders (on-line tenders) from the individuals/Companies/firms/Organizations etc for the allotment of Shops/Premises at ISBT, Sector 43, Chandigarh on license basis/ on monthly rental basis for a period of 6 (Six) years on the terms and conditions specified by the Chandigarh Transport Undertaking, Chandigarh. These Shops/premises will be allotted on "**As is and where is**" basis. No extra facility will be provided at any later stage. The Shops/premises can also be inspected by the bidders during office hours on any working day by contacting General Manager, ISBT-43/Assistant Controller (F&A)/ Station Supervisor, ISBT-43/Care Taker, CTU, Chandigarh. The bidders are advised to inspect the premises as mentioned at **Annexure 'A'** on the website to the tender documents and only after inspection; they may quote their rates after going through the reserve price.

1. Tenderers are required to quote their rates per month for a period of **6 (Six) years** with annual increase of 5% (Five percent) of the immediately preceding monthly license fee/ rent. However, the shop/ premises will be allotted immediately on finalization of the tender or as per date mentioned in Annexure-A to the tender documents, But due to situation of pandemic of Covid-19, the rent of the allotted shop/premises will be charged from the actual date of resumption of interstate operation of buses at ISBTs Chandigarh.

2. Each Tenderer must submit EMD in physical form in the shape of FDR/Bank guarantee for each shop/premises separately as mentioned at **Annexure 'A'** on the website to the tender documents as drawn on any Scheduled bank at Chandigarh with validity of 60 days beyond of the opening of bid (Total validity of 240 days) in favour of the Director Transport, U.T., Chandigarh in the office of Divisional Manager, CTU & Director Transport, U.T., Chandigarh, Plot No. 701, Industrial Area, Phase I, Chandigarh on or before **25-01-2021 upto 14.00 hours**. Tenders without submission of Earnest Money Deposit through FDR/ Bank guarantee in physical form within the stipulated date and time shall not be considered and shall be rejected out rightly. Tender received without requisite EMD or without a copy of annual turnover or proof of experience (as required as the case may be) shall not be considered and rejected straightway.

3. The tenderers can download the detailed bid documents/detailed terms & conditions of e-tender from the website **i.e. http://chandigarh.gov.in or http://chdctu.gov.in. or** http://etenders.chd.nic.in/nicgep/app.

4. The Director Transport, U.T., Chandigarh shall have every right to (a) cancel/ withdraw/amend the advertisement or extend the due date at his sole discretion or (b) accept or reject any tender without assigning any reason.

5. The tenderers can approach the Nodal Officer, e-tendering, CTU Chandigarh on any working day between 9.00 am to 5.00 pm in case of any query/clarification regarding e-tendering process (Phone No. 0172-2679003 Extn. 216) or Helpline No. 0172-2740641 of Department of Information Technology, Chandigarh Administration, Sector 9 D, Chandigarh.

-sd/-
Divisional Manager CTU &
Director Transport,
U.T., Chandigarh.

CHANDIGARH TRANSPORT UNDERTAKING

Office of the Director Transport, UT, Chandigarh,
Plot No.701, Industrial Area Phase-1, Chandigarh.

REQUEST FOR PROPOSAL/e-TENDER FOR THE ALLOTMENT OF SHOPS/ PREMISES AT ISBT-43, CHANDIGARH ON MONTHLY LICENCE/ RENTAL BASIS.

15th January -2021

Director Transport,
Chandigarh Transport Undertaking,
Plot No. 701, Industrial Area Phase-1,
Chandigarh
Tel No: 0172-2679003
E-mail: ctu-chd@nic.in & jb.sharma1@chd.nic.in

1. Scope of work:-

The Chandigarh Transport Undertaking (CTU), Chandigarh is having shops/ premises at Inter State Bus Terminus, Sector-43, Chandigarh and intends to allot these Shops/premises on monthly rental/ licence basis for a period of 6 (six) years for the facilities to the General Public on the terms and conditions as mentioned herein. Chandigarh Transport Undertaking (CTU) invites e-Tender (online) from the individual/Companies/firms/Agency/ Organizations for the allotment of these Shops/premises as per Annexure-A to the tender documents. The Shops/premises at ISBT, Sector 43 can also be inspected by the bidders during office hours on any working day by contacting General Manager, ISBT-43/Assistant Controller (F&A)/Station Supervisor, ISBT 43 and Care Taker (Bus Stand), CTU, Chandigarh. The bidders are advised to inspect the premises as mentioned at **Annexure 'A'** on the website to the tender documents and only after inspection; they may quote their rates after going through the reserve price.

The interested parties can apply for the bidding on or before the last date and time as mentioned in the tender notice/ tender documents. The terms and conditions of the bidding can be seen on the website of Chandigarh i.e. **http://etenders.chd.nic/nicgep/app or http://chandigarh.gov.in or http://chdctu.gov.in**.

2. QUALIFICATION CRITERIA.

The tenderer (s) should submit their tender in three parts i.e. i) Bid security/ EMD, ii) Technical Bid (iii) Financial Bid**.**

2.1 TECHNICAL QUALIFICATION CRITERIA

2.1.1 The bidder should be individual/Companies/firms/Agency/Organizations for the allotment of these Shops/premises as per Annexure-A to the tender documents.

2.1.2 The bidder must have PAN/TAN/GST number as issued by the Competent Authority.

2.1.3 **In case of Restaurant/ Food Court/ Fast Food Centre only** --The bidder should have minimum experience of two years in the relevant field of running food outlets i.e. as the same trade/ field as the fast food centre/ Restaurant (copy of which as proof of experience alongwith work satisfactory certificate should be attached).

2.1.4 **In case of Restaurant/ Food Court/ Fast Food Centre only** --The licensee should have Food License certificate from the competent authority in respect of business i.e. Restaurant/ Food Court/ Fast Food Centre. The tender without above these documents shall liable to be rejected straightway.

2.1.5 The bidder should have EPF/ESI registration number (as required under relevant rules) in case of the bidder is having more than 20 person at the allotted premises/site.

2.2 FINANCIAL QUALIFICATION CRITERIA:-

2.2.1 The bidder should have valid income tax return for the last three year ending on 31.03.2017, 31.03.2018 & 31.03.2019/ 31.03.2020. **(Copy of which should be attached with the technical bid online).**

2.2.2. **In case of Restaurant/ Food Court only--**The bidder should have minimum turnover of Rs.1.00 Crore (Rupees: One Crore only) in the last three balance sheets for the year ending 31.03.2017, 31.3.2018 and 31.3.2019/31.03.2020 in the same trade/ field duly attested or approved by the Charted Accountant (CA). **(Copy of which should be attached with the technical bid online).**

3.0 <u>DOCUMENTS TO BE ATTACHED WITH THE BID</u>:-

1. The bidder shall furnish the copy of valid Income Tax Returns of last three years with the technical bid.
2. The bidder shall furnish the self attested copy of TAN/PAN Card/GSTIN with the technical bid.
3. Each page containing terms and conditions of the tender should be signed by the bidders/ Tenderers with stamp of the firm and thereafter scanned copies thereof be uploaded on the website with technical bid.
4. The bidder shall furnish the scanned copy of an undertaking on non judicial stamp paper of Rs.15/- that he/his/firm has not been blacklisted/ debarred/ prosecuted by Chandigarh Administration or any other authority/ courts of law to participate in the tender. (the specimen is attached as Annexure-B. The undertaking in original shall be deposited physically with the EMD in original to this office in a sealed cover super scribed in bold letters **"TENDER FOR THE ALLOTMENT OF SHOP No.___, ISBT-43, Chandigarh"** on or before the stipulated date & time mentioned in the tender documents.
5. The bidder shall furnish the scanned copy of Earnest Money Deposit (EMD) with the technical bid online. However, the EMD in original shall be deposited physically to this office in a sealed cover super scribed in bold letters **"TENDER FOR THE ALLOTMENT OF SHOP No.___, ISBT-43, Chandigarh"** on or before the stipulated date & time mentioned in the tender documents
6. The bidder must submit the experience certificate alongwith work satisfactory. **(Applicable in the case of food court only).**
7. The bidder must submit the copy of food licence certificate issued by the Competent Authority. **(Applicable in the case of Restaurant/ food court only)**
8. The bidder shall furnish the copy of balance sheets in the same trade/ field duly attested by Charted Accountant for the last three years. **(Applicable in the case of Restaurant/ food court only).**
9. Copy of registration certificate of EPF/ESI (as required under relevant rules) **in case of the bidder is having more than 20 person at the allotted premises/site.**
10. **<u>In case the firm is registered with MSME</u>** (Micro, Small and Medium Enterprises) -- The bidder shall furnish the copy of valid MSME registration certificate issued by the Competent Authority with the technical bid online instead of EMD.

Note:- i) Tender received without requisite EMD in physical form and required documents online as per tender/ RFP shall not be considered and rejected straightway.

ii) No tender (s) shall be accepted physically at any circumstances.

4.0 BID SUBMISSION:-

4.1 TECHNICAL BID:- All documents mentioned under clause 3 above be submitted duly signed by the bidder (s).

4.1.1 The bidder/ tenderer (s) who has been debarred/blacklisted/prosecuted by the Chandigarh Administration/any State/ Central Govt. Bodies/ Undertakings /Court of law need not apply.

4.1.2 Conditional/telegraphic tender/tender received through fax, tenders without earnest money and receiving after due date and time and submitted not on the prescribed form shall not be entertained.

4.1.3 The bids duly completed in all respect shall be uploaded on the e-procurement platform by the Bidders using their user ID and addressed to the Director Transport, UT, CHANDIGARH in the manner as described in the tender documents on or before the stipulated date & time.

4.2 FINANCIAL BID:-

4.2.1 The bidder (s) should submit their price bid/financial bid online only as per the BOQ to the tender documents available on the website.

4.2.2. The bidder/ tenderer will offer their rates (licence fee/ rent) excluding all taxes, Govt. levies etc for the allotment of shop/ premises as per BOQ. Bids below the minimum reserve licence fee/price as per Annexure 'A' on the website shall not be accepted at any circumstances. As such, the license fee/ rent is to be determined as per the HIGHEST BID.

4.2.3. The taxes/GST on the licence fee/ rent will be charged as per Govt. instructions as applicable from time to time.

4.2.4 The Price Bid will only be opened of those bidders who will technically qualify during evaluation of their technical bids. For opening Financial Bid, the time and date will be intimated separately.

5.0 EVALUATION OF BID:-

5.1 **The Tender shall be awarded to the tenderer, who quote the HIGHEST rate in the Price Bid, provided he fulfills all other terms and conditions of the tender documents.**

5.2 The tenders/bids will be opened in the presence of intending bidders/Tenderer (s) or their authorized representatives if they wish to be present at that time along with authorization letter.

5.3 E-bids are invited for trade/activity as mentioned against the above shops/premises as per detail mentioned at Annexure-'A' on the website to the tender documents on the licence basis/rental basis on the terms and conditions of DNIT/tender documents. The interested agencies/parties/firms would mention their Trade/activity in the Technical bids, which would be evaluated by a Technical Evaluation Committee Consequently, Technical bid will be opened only of those bidders whose bid security is found correct. After scrutiny of the information received in Technical Bid, clarifications, if any, where ever necessary, will be obtained from the party. The Director Transport, UT, Chandigarh reserves the right also to inspect the existing premises being run by the tenderer as part of the Technical Bid analysis. After necessary appraisal of the party's experience and technical expertise, technical short-listing will be done.

5.4 Financial Bids of only those agencies/firms/ bidder will be opened whose Technical Bid is found to be in order and technically suitable based upon assessment made of credentials etc of the tenderer i.e. it is not or detrimental to the financial/operational interest of CTU. The said decision shall be binding in all respect on the Tenderers. Bids below the minimum reserve licence fee/price as per Annexure 'A' on the website shall not be accepted at any circumstances. As such the license fee/ rent is to be determined as per the highest bid.

5.5 In case successful bidder backsout, the CTU will be liberty to consider the claim of H2 and to consider offering the allotment of contract of any premises at the rate quoted by the highest bidder. The Director Transport, UT, Chandigarh reserves the right to consider/accept/reject the bid without assigning any reasons.

5.6. In case successful bidder (H1) backsout and H2 is enable to accept the offer for allotment of any premises, the CTU will be liberty to consider the claim of H2 and to consider offering the allotment of contract of any premises at the rate quoted by the highest-2 bidder, subject to condition that quoted rate of H2 should be more than 100% (double) of the reserve price fixed in the tender. The Director Transport, UT, Chandigarh reserves the right to consider/accept/reject the bid without assigning any reasons.

6.0 IMPORTANT DATES OF BIDDING:-

i) Last date for submission/uploading bid:	**25-01-2021 up to 2.00 pm**
ii) Date of opening the technical bid:	**25-01-2021 at 3.00 pm.**
iii) Date of pre-bid meeting:	**21-01-2021 at 11.30 am** in the office of General Manager-I, CTU, Plot No.701, Industrial Area, Phase-I, Chandigarh.
iv) Date of opening of Financial Bid	Will be separately intimated.

Note:

In case the specified last date of opening of the bids is declared a holiday, the bids shall be opened on the next working day at the same time and venue.

7.0 EARNEST MONEY DEPOSIT (EMD).

i) Each Tenderer must submit Earnest Money Deposit (EMD) in physical form in the shape of FDR/Bank guarantee for each shop/premises separately as mentioned in **Annexure 'A'** to the tender documents as drawn on any Scheduled bank payable at Chandigarh in an acceptable form with validity for 180 days beyond the final bid validity in favour of the Director Transport, U.T., Chandigarh in the office of Divisional Manager, CTU & Director Transport, U.T., Chandigarh, Plot No. 701, Industrial Area, Phase I, Chandigarh on or before the stipulated date and time as mentioned in the tender documents. Tenders without submission of Earnest Money Deposit through FDR/ Bank guarantee in physical form within the stipulated date and time shall not be considered and shall be rejected out rightly. Tender received without requisite EMD or without a copy of annual turnover/ITR or proof of experience (as required as the case may be) shall not be considered and rejected straightway.

ii) The EMD of unsuccessful bidder will be returned back immediately after the allotment of the contract. The EMD of the successful bidder will be returned on receipt of the performance security and signing of agreement/ licence deed.

iii) The e-Tender must be accompanied by the scanned copy of the EMD. Original FDR/Bank Guarantee of EMD should be physically submitted by the tenderer on or before the stipulated date and time as mentioned in the tender notice and downloading of technical bid to the office of Director Transport, U.T., Chandigarh.

iv) Earnest money shall not be accepted through cheque.

v) In case of successful bidders backs out, his/her earnest money shall be forfeited along with interest thereupon and the bidder will be blacklisted for any future contract as per Chandigarh Administration Finance Department Notification No. 1927-F&PO(3)-2009/1170, dated 27.02.2009.

vi) No tenderer is exempted from furnishing the Earnest Money Deposit (EMD) under any circumstances, except the MSME registered firm, but subject to submission of the copy of valid MSME certificate with the technical bid online.

vii) Any amount lying with the CTU on any other account will not be allowed to be adjusted against the EMD for the present tender.

8.0 BID VALIDITY .

8.1 The bid shall remain valid and open for acceptance for a period of 180 days from the date of opening/downloading the technical bids of tender.

8.2 In exceptional circumstances prior to expiry of the original bid validity period, the Licensor may request the Bidder for extension in the period of validity. A Bidder may refuse the request without becoming liable for forfeiture of EMD. However this bid may be rejected by the Licensor on such refusal. Moreover, the bidder agreeing to the request will not be permitted to modify his Bid.

9.0 TERMS OF CONTRACT.

The contract/ licence shall be valid for 6 (six) year from the date mentioned in the allotment letter to be issued by the Chandigarh Transport Undertaking, Chandigarh.

10.0 PERFORMANCE SECURITY-

The licensee at the time of execution of agreement/license deed shall furnish a security deposit (performance security) equal to four (4) monthly instalment of rent/ license fee (last rent) in the form of FDR from any scheduled bank at Chandigarh duly pledged in favour of the Director Transport, U.T., Chandigarh payable at Chandigarh with its validity of 75 months. The security will be increased correspondingly with the increase of the rent in every year during the contract period. In the event of breach or non-observance of any of the terms and conditions of this licence deed, the Director Transport, U.T., Chandigarh may forfeit the security either in full or in part along with interest thereupon. The remaining security, if any, will be refunded to the licensee after he handover the vacant possession of the premises in original state to the Director Transport, U.T., Chandigarh on the expiry/ completion of the licence/contract.

11. SIGNING OF AGREEMENT/ LICENCE DEED.

11.1 The successful bidder will be required to sign an agreement/ licence deed within 30 days from the date of possession of the site containing all the detailed terms and conditions.

11.2 The successful bidder/ licensee shall pay the stamp duty and registration fee as prescribed by the Competent Authority for the registration of Licence/Agreement deed.

12. GENERAL TERMS AND CONDITIONS:-

12.1 The license shall be for a period of six years with an annual increase of 05% (five percent) in the license fee from the date mentioned in the allotment letter to be issued by the Chandigarh Transport Undertaking, Chandigarh.

12.2 The licensee shall regularly pay the monthly license fee through online (website: ctuchd.gov.in) in advance on or before the 10th day of every month (if 10th happen to be holiday than next working day will be due date) to the Director Transport, UT., Chandigarh failing which, a penalty at the rate of 1% of the outstanding license fee per day will be imposed till the license fee is paid. In case, the payment is to be made by Demand Draft, the same shall be deposited on or before 7th every month. No payment will be accepted through cheque in any case. However, the Director Transport reserves the right to decrease/waive off the penalty upon the satisfactory reasons of the case for delay in paying rent.

12.3 In addition to the monthly licence fee, the licensee shall pay the electricity charges by installing the electricity meter from the electricity department on his own within one month from the date of possession of site or shall deposit the electricity charges @ Rs. 6/- per unit as fixed by the department at the time of depositing the licence fee to the CTU. Licensee will also pay the water charges as fixed by the Director Transport, UT., Chandigarh and also liable to pay any enhancement in the tariff by Electricity Department/ Municipal Corporation /CTU during the currency of contract. The security deposited by the licensee with the Chandigarh Transport Undertaking shall be released after producing the “No Due Certification” (NDC) from the Electricity Department/ CTU in respect of payment of electricity bills/ water charges bill of the allotted premises.

12.4 The licence may be renewed by the Director Transport, U.T., Chandigarh after its expiry on such terms and conditions as may decide by the department or on mutual consent of the parties. But, the licensee shall not claim extension or renewal of licence as a matter of right.

12.5 In case, the successful bidder backs out, the Earnest Money Deposit shall be forfeited along with interest thereupon and the bidder shall be blacklisted for any future contract. Further, the tenderer/ bidder (s) will be liable to be blacklisted as per Chandigarh Administration, Finance Department Notification No. 1927-F&PO (3)-2009/1170, dated 27.02.2009 including following types of situations:-

i) Dishonest/Fraudulent/Sharp practices are indulged in by the party.
ii) Advancing a claim on the basis of forged documents.
iii) Sale or supply of spurious items and providing public safety.
iv) Material concealments/suppression of facts or gross misrepresentation of facts.
v) Any other case or situation involving National Security.
vi) On breach of any terms and conditions of the DNIT/Tender.

12.6 In case, the successful bidder back out, the CTU will be at liberty to consider offering the allotment of contract of any premises at the rate quoted by the highest bidder and the Director Transport, UT, Chandigarh reserves the right to consider/accept/reject the bid without assigning any reasons.

12.7 In case bidder withdraws its offer within the validity period, submit forged documents/fake documents or do unethical/un-business like activity, do not submit performance security, EMD/ performance security of the bidder will be forfeited and other punitive action, as deemed fit, will be taken.

12.8 The licensee shall take possession of the premises within fifteen days from the award of letter of intent (LOI)/ letter of allotment of premises, however licence fee shall be charged from the date of actual possession or the last day of expiry of 15 days from the date of issue of letter of intent (LOI)/ allotment letter, whichever is earlier.

12.9 The licencee shall not directly or indirectly sublet the contract to any other person/firm in any manner.

12.10 The licensee shall be responsible for providing furniture/infrastructure in the premises as per his/her requirement at his own and shall also renovate the premises at his own level and cost during the currency of contract.

12.11 The licensee shall be responsible to protect the Govt. property in his/her possession during the license period from any damage or loss and shall be responsible for proper hygienic condition and maintaining perfect cleanliness in and around the premises. The Licensee shall pay for damage done by him/her or his/her servants or agents during the period of license to the property of the licensor.

12.12 The licensee shall not use the premises at the ISBT, Sector 43, Chandigarh only for the purpose other than for which license has been given.

12.13 The licensee shall pay all the Central, State and local taxes, GST for the time being imposed or assessed by the Competent Authority or levied in future from time to time.

12.14 The licensee shall obtain all the required permissions/licence from concerned authorities for running their business at the premises/sites at his own level and cost and shall also obey all the rules/regulations applicable from time to time in this regard.

12.15 The licensee shall not be allowed extension of counter/additional space in any circumstances and shall not make any addition or alteration in the premises without the consent/approval of the Director Transport, UT, Chandigarh.

12.16 The licensee shall ensure good behaviour of him and his/her employees with the public.

12.17 The particulars of successful bidder/ licensee and all his/her agents (to be supplied by the successful bidder) shall be furnished to the Inspector General of Police, UT, Chandigarh for their verification of antecedents.

12.18 The Director Transport, UT., Chandigarh can allot any number of Shops/premises at ISBT, Sector 43, Chandigarh.

12.19 No obnoxious trade shall be carried on/ in the premises.

12.20 Children below 18 years of age will not be employed under any circumstances.

12.21 The overcharging shall lead to invoking of penalty clause and repeated incidence of overcharging may lead to cancellation the contract also.

12.22 The licensee shall not allow any hawker to sell groundnut or any other eatable items or unhygienic commodities in the allotted premises.

12.23 No servants of any commercial establishments should be allowed to reside at the allotted site at night.

12.24 The licensee shall also provide the drinking water taps/electric fittings and in case these taps/fitting go out of order, shall replace the same immediately at their own.

12.25 The licensee shall at all the times without any hindrance, permit the duly authorized officers, servants of the Govt. to enter into and upon the premises for the purpose of inspection and enforcing all the terms and conditions of this licence. The licensee shall ensure good behaviour of him and his/her employees with Inspection officer at the time of inspection.

12.26 The licensee will indemnity the Chandigarh Transport Undertaking and keep it harmless from all claims, demands, action, cause and charges to which the Chandigarh Transport Undertaking may become liable or which it may have to pay or be held liable thereof by any reason including the reason of injury to any person, reputation or property suffered or sustained by any employee of the Chandigarh Transport Undertaking or arising out of any activity or negligence or commission of the licensee or its employees.

12.27 That the Director Transport, UT., Chandigarh shall have a lien on all the belongings and properties of the licensee for the time being in or upon the premises.

12.28 In case the area of operation is increased or decreased, the license fee can be accordingly increased or decreased on pro- rata basis by the Director Transport, U.T., Chandigarh.

12.29 The Licensee shall submit a passport size photograph along with specimen signatures duly attested by the Gazetted Officer or Notary Public and ID proof of himself and all his manpower/ workers deployed on allotted site. No unauthorized person to be deployed by him.

12.30 The licensee of the concerned shops/premises shall be liable to deduct the EPF/ESI from the salary of his/their employees by following the instructions of the EPF/ESI department and shall be deposited to the concerned quarter as per the guidelines and instructions of the EPF/ESI department.

12.31 The licensor shall not be responsible at any manner in case of loss/damages/failure of business of the licensee due to any reason.

12.32 **In the case of Hall premises**- The licensee shall be responsible for providing furniture/infrastructure in space/ hall for office purpose/ sale-cum- exhibition/ rooms/ Cabins/ Stores/ guest house as per his/her requirement at his own and shall also renovate the premises at his own level and cost keeping aesthetics in mind as has been done in the Infosys complex in the IT Park, Chandigarh. Thus, the licensee be allowed to make temporary rooms/ cabins in the said halls and use it for commercial purpose also besides office use. But the licensee shall not make major addition or alternation in the premises

except Cabins for office purpose/ Rooms/ Sale-cum- Exhibition etc. without the consent/ approval of the Director Transport, UT, Chandigarh. Also the provision of attached toilets/ bathroom with any room is not allowed to be made in the premises at any manner without prior approval of the Director Transport, UT, Chandigarh.

12.33 The list of rates of the bed/room to be charged by the licensee in the Dormitories shall be displayed in the premises as duly approved by the Divisional Manager, CTU & Director Transport, U.T., Chandigarh which are as under:-

(A) RATES FOR GENERAL PUBLIC DORMITORY

i)	For one A.C. Room with TV (Arrangement for which will be made by the licencee at his own)	Not more than Rs. 1210/-
ii)	For Non A.C. Room with TV & Desert Cooler (Arrangement for which will be made at his own by the licensee)	Not more than Rs. 1050/-
iii)	For Single Bed (Dormitory)	Not more than Rs. 290/-

(B) RATES FOR DRIVERS/CONDUCTERS DORMITORY

For Single Bed (From Roadways/STUs Staff)	**Not more than Rs. 85/-**

The licencee is allowed to 10% annual increase in the above said rates.

In case of non-availability of Roadways/STUs Staff, beds can be given to the general public also. However, first preference will be given to the Roadways/STUs staff for giving bed in the Drivers/Conductors Dormitory.

13. PENALITIES/TERMINATION OF CONTRACT/ LICENCE.

13.1 The licensor reserves the right to impose the penalty/fine on breach of any of the terms and conditions of the licence.

13.2 In case of breach of any of the terms and conditions of this deed by the licensee, the licensor may terminate the licence by giving 15 days clear notice and grant the licence to other party at the risk of licensee and recover the loss if any caused to the licensor.

13.3 The licensor shall be at liberty to terminate the licence by giving 15 days clear notice in writing to that effect.

13.4 On the termination of the licence in accordance with above Clause, the licensor may in addition to resumption of the premises, forfeit the whole or part of the security deposited by the licensee along with interest thereupon.

13.5 The licensee may terminate the licence deed by giving 90 days clear notice in writing. However, the licensee shall continue to provide the possession of shop as here to till alternative arrangement is made by the licensor.

13.6 The licensee shall deliver the vacant possession of the premises to the Director Transport, UT., Chandigarh on the expiry/ completion or termination of the license.

13.7 On the termination of licence under any of terms and conditions of the licence:-

i) The Licensee will deliver the vacant possession of the shop in its original state to the licensor, failing which the shop shall be got vacated in accordance with the provisions contained in the Public Premises (Eviction of unauthorized Occupants) Act, 1971. The cost of damages, if any, to the premises or fixtures shall be recovered from the licensee.

ii) The amount of security lying at the credit of the licensee after adjusting all the dues shall, however, be refunded to him.

14 (A) <u>IN ADDITION TO ABOVE, THE FOLLOWING TERMS AND CONDITIONS ARE ALSO APPLICABLE FOR THE GENERAL STORE WITH EATABLE ITEMS/Shops :-</u>

1. The rates of the articles to be sold in the premises shall be got approved by the licensee from the Director Transport, U.T. Chandigarh and the same shall be prominently displayed in the premises as per satisfaction of the Department.

2. The rates of (Non MRP) items to be sold in the Shops shall be fixed in consultation with department. The rates should not be charged above such fixed rate or above the market rate in any manner and the same shall be increased or decreased in consultation with the Director Transport, U.T., Chandigarh.

3. The licensee shall only use the vending machine for making the tea/coffee/soup in the shop/premises (as the case may be).

4. The licensee shall be used the pre-cooked items only. There shall be no use of any type of flame/cooking gas/Stove/oil etc for cooking purpose in the shop as no kitchen shall be permitted at the premises. No preparation of any kind of food items shall be allowed at the allotted premises/shops.

5. The licencee shall obtain all the required permissions/licence from concerned authorities for running the business at the premises at his own level and cost and also shall obey all the rules/regulations applicable from time to time in this regard.

6. No breakfast, lunch & dinner/hard food (Cooked or Pre-cooked) will be served at the shop/premises.

7. The licensee shall sell the items at the General Store (with eatable items) at his own risk and cost after taking into consideration the business at the spot/sites/Locations at ISBT-43, Chandigarh and he will not allowed at the premises (i.e General Store with eatable items) to sell the non-eatable items at any circumstances.

Note:-HARD FOOD MEANS THE BREAKFAST, LUNCH AND DINNER ITEMS i.e. PARANTHA, OMELETTE, CHAPPATI, DAL, SABJI, VEG/ NON-VEG FOOD etc. (Both COOKED OR PRE-COOKED).

14 (B) **IN ADDITION TO ABOVE, THE FOLLOWING TERMS AND CONDITIONS ARE ALSO APPLICABLE FOR THE GENERAL STORE WITHOUT EATABLE ITEMS or 5D/7D VIRTUAL GAMES :-**

1. The licencee shall obtain all the required permissions/licence from concerned authorities for running the business at the premises at his own level and shall obey all the rules/regulations applicable from time to time in this regard.

2. The rates of items to be sold in the Shops/premises will be fixed in consultation with department or the rates should not be charged above MRP in any manner.

3. The licensee shall only be allowed to sell the goods/items at the premises except eatable items.

4. The licensee shall sell the items at the General Store (without eatable items) at his own risk and cost after taking into consideration the business at the spot/sites/Locations at ISBT-43, Chandigarh and he will not allowed at the premises (General Store without eatable items) to sell the eatable items at any circumstances.
5. The licensor shall not be responsible at any manner in case of loss/damages/failure of business of the licensee due to any reason.

6. No internet facility will be provided by the CTU to the licensee of shop allotted for gaming zone and licencee will ensure that volume of games i.e. 5D/7D will not disturb to the General Public at any manner.

14(C) **IN ADDITION TO ABOVE, THE FOLLOWING TERMS AND CONDITIONS ARE ALSO APPLICABLE FOR GENERAL STORE WITH EATABLE i.e. TEA, PARANTHA AND CHOLE BHATURE SHOP, DHABA, RESTAURANT, FAST FOOD CENTRE AND FOOD COURT ONLY:-**

1. The rates of the articles to be sold in the premises shall be got approved by the licensee from the Director Transport, U.T. Chandigarh and the same shall be displayed in the premises as duly approved by the Department.

2. The licensee shall only be allowed to use cooking gas for cooking. Proper outlet for smoke through latest type of chimneys will only be made by the licensee.

3. The rates of items to be sold in the Shops shall be fixed in consultation with department. The rates shall be reasonable and the rates should not be charged above fixed rate or MRP in any manner and the same shall be increased or decreased in consultation with the Director Transport, U.T., Chandigarh.

4. The licencee shall obtain all the required permissions/licence from concerned authorities for running the business at the premises at his own level and shall obey all the rules/regulations applicable from time to time in this regard.

7. The licensee shall be responsible for One base meal/beverage will be provided by licensee at the affordable rate for the common man.

8. The licensee should have Food License certificate from the competent authority in respect of business. The tender without above these documents shall liable to be rejected straightway.

9. The licensor reserves the rights to inspect the premises at any time during the period of contract and if found unhygienic, the penalty will be imposed or the contract will be cancelled.

10. **The licensee of Fast Food Centre/Food Court/ Restaurant shall provide following**:

i) Ice Cream Parlor.
ii) Soft Drink
iii) Bakery Section
iv) Sweet Section
v) Snacks Section
vi) Food Section
vii) Tea/Coffee

14 (D) Specifications of the General Store (without eatable items):- The licencee of the General Store will sale any items (except eatable items) i.e. garments, maniary items, gift items, mobile accessories, STD/PCO, Photostat Lamination, bags, leather items, clothes etc. etc. but he will not be allowed to sale any type of eatable items.

14 (E) Specifications of the General Store (with eatable items):- The licencee of this shop will sale all the types of eatable items i.e. tea, soft/cold drinks, coffee, ice cream, sweets, bakery products etc. etc. But except hard food. Hard food means the breakfast, lunch and dinner items i.e. parantha, omelette, chappati, dal, sabji, veg/non-veg etc. etc. (both cooked or pre-cooked). The licencee will not be allowed the preparation any type of the eatable items at the shop at any manner as such he will sale pre-cooked items only. In case of tea & coffee, the licensee will use only the vending machine. Any type of flame will not be allowed at any of shops at ISBT-43/17 (except Fast Food Centre, Restaurant, Dhaba and Food Court) as the kitchen has already been provided in the Fast Food Centre, Restaurant, Dhaba and Food Court only.

15. FORCE MAJEURE

15.1 For purposes of this contract, Force Majeure means an event beyond the control of the parties to the contract and not involving either party's fault or negligence and not foreseeable.

15.2 If, at any time during the existence of the contract, either party is unable to perform in whole or in part any obligation under this contract because of an event rendering performance of obligations impossible which include acts of God, lockdown due to pandemic of disease/ virus, war, revolutions, hostility, civil commotions, strikes, floods, earthquake, epidemics, quarantine restrictions, freight embargoes or explosions, then the date of fulfillment of contract or period of contract shall be postponed during the period when such circumstances are operative.

15.3 The party which is unable to perform its obligations under the present contract shall, within seven (07) days of occurrence of the Force Majeure event, inform the other party with suitable documentary evidence. Non-

availability of any component etc. or any price escalation or change in any duty, tax, levy, charge etc. shall not be an excuse for the Contractor/Bidder for not performing his obligations under this clause/contract.

15.4 Any waiver/extension of time in respect of the possession of premises or commissioning of business at premises/site or waive off or decrease the rent of any premises, the Director Transport reserves the right to decrease/ waive off the rent of premises and penalty in the case for delay in paying rent upon the satisfactory reasons covered under clauses of Force Majeure.

15.5 If such inability on account of force majeure to perform continues for a period of more than six months, each party shall have the right to be released from further performance of the contract, in which case, neither party shall have the right to claim damages from the other. All prior performance shall be subject to contract terms.

15.6 The Contractor/Bidder shall not be liable for forfeiture of his performance security, pre-estimated liquidated damages or termination if and to the extent that delay in performance or other failure to perform its obligations under the contract is the result of Force Majeure.

16. SETTLEMENT OF DISPUTE AND ARBITRATION.

16.1 Amicable Resolution

(a) Save where expressly stated otherwise in this Contract, any dispute, difference or controversy of whatever nature howsoever arising under, out of or in relation to this Contract between the Parties and so notified in writing by either Party to the other (the “Dispute”) in the first instance shall be attempted to be resolved amicably by the Parties and failing such the same shall be resolved in accordance with the procedure set forth in sub-clause (b) below.

(b) Either Party may require the Dispute to be referred to Secretary Transport, Union Territory, Chandigarh for amicable settlement. Upon such reference, both the Parties and the Secretary Transport or his nominee (who can be an employee of Chandigarh UT dealing with the Contract or otherwise) shall meet at the earliest mutual convenient and in any event within 15 (fifteen) days of such meeting, either Party may refer the Dispute to arbitration in accordance with the provisions given below.

16.2 Arbitration-

(a) Any Dispute which is not resolved amicably, as provided, shall be finally settled by binding arbitration under the Arbitration and Conciliation Act, 1996. The arbitration shall be by a committee of 3 (three) arbitrators chosen from a panel of arbitrators on the list of arbitrators available with or furnished by Union Territory, Chandigarh, 1 (One) arbitrator is to be chosen by each Party and the third, who shall be the Chairman will be the Secretary Transport, Chandigarh Administration, Chandigarh. If either Party fails to choose its arbitrator, the other Party shall take steps in accordance with Arbitration and Conciliation Act, 1996.

(b) Place of Arbitration
The place of arbitration shall be Chandigarh only.

(c) Language
The request for arbitration, the answer to the request, the terms of reference, any written submissions, any orders and rulings shall be in English and, if oral hearings take place, English shall be the language to be used in the hearings.

(d) Procedure

The procedure to be followed in the arbitration by the Arbitral Tribunal shall be in accordance with the Arbitration & Conciliation Act, 1996 and as may be decided by the Arbitral Tribunal.

(e) Enforcement of Award

Any decision or award resulting from arbitration shall be final and binding upon the Parties. The parties hereto hereby waive, to the extent permitted by Law, any rights to appeal or to review of such award by any Court or Tribunal. The Parties here to agree that the arbitral award may be enforced against the Parties to the arbitration proceedings or their assets wherever they may be found and that a judgment upon the arbitral award may be entered in any Court having jurisdiction thereof.

(f) Fees and Expenses

The fees and expenses of the arbitrators and all other expenses of the arbitration shall be initially borne and paid by respective parties equally subject to determination by the arbitrators. The arbitrators may provide in the arbitral award for the reimbursement to the prevailing party of its costs and expenses in bringing or defending the arbitration claim, including legal fees and expenses incurred by the said party.

(g) Performance during Arbitration

Pending the submission of and/ or decision on a dispute difference or claim or until the arbitral award is published the parties shall continue to perform all of their obligations under this Contract without prejudice to a final adjustment in accordance with such award.

17. <u>JURISDICTION.</u>

Any dispute or difference or claim etc, shall be subject to the exclusive jurisdiction of the courts situated at Chandigarh only. No other court shall have the jurisdiction to entertain or try any matter concerning this tender.

-sd/-
Divisional Manager CTU &
Director Transport,
U.T., Chandigarh.

ANNEXURE – A

Sr. No	Shop No.	Trade of Shop	Size of shop/ premises	Reserve Price per month excluding taxes (Rs.)	Status of shop/ date of allotment/ Remarks	Earnest Money Deposit (EMD) (Rs.)
1.	6	Ice Cream shake Parlor, Fresh Fruit and fresh Fruit Juice only	6 feet x 8 feet. (approx)	**34,436/-**	**Vacant and to be allotted immediately on finalization of tender**	**50,000/-**
2.	7	Site Reserved for ATM	6 feet x 8 feet. (approx)	**30,661/-**	**Vacant and to be allotted immediately on finalization of tender**	**45,000/-**
3.	15	Soup and packed Juice bar (except fresh fruit juice)	7 feet-10 inch x 8 feet (approx)	**1,11,096/-**	**Vacant and to be allotted immediately on finalization of tender**	**1,60,000/-**
4.	22 & 23	General Store with eatable items (Except hard food)	7 feet-10 inch x 8 feet and 7 feet-10 inch x 8 feet (approx) (approx)	**4,15,030/-**	**Vacant and to be allotted immediately on finalization of tender**	**5,98,000/-**
5.	31	General Store with eatable items except hard food	14 feet 6 inch x 7 feet 8 inch. (approx)	**52,422/-**	**Vacant and to be allotted immediately on finalization of tender**	**76,000/-**
6.	ATM (near cloak room)	Site for ATM (near cloak room)	16 feet 5 inch x 6 feet (approx)	**62,005/-**	**On extension. To be allotted immediately on finalization of tender**	**90,000/-**
7.	Hall No.1, Second Floor, ISBT-43	For commercial purpose i.e. Office purposes/ Sale-cum-Exhibition/ Rooms/ Cabins/ stores/guest house	3273 Sq. Ft. (approx)	**79,592/-**	**Vacant and to be allotted immediately on finalization of tender**	**1,15,000/-**
8.	Hall No.2, Second Floor, ISBT-43	For commercial purpose i.e. Office purposes/ Sale-cum-Exhibition/ Rooms/ Cabins/ stores/guest house	3273 Sq. Ft. (approx)	**78,577/-**	**Vacant and to be allotted immediately on finalization of tender**	**80,000/-**
9.	Dormitory for Drivers/ Conductors and General Public	For commercial purpose i.e. Rooms/ Rest Rooms for STUs staff/ guest house	50'.8" x 25' and 24'.9" x 33'.6" (approx) attach bathroom	**2,88,328/-**	To be vacated and to be allotted immediately on finalization of tender	**4,16,000/-**
10.	8	Chef (Restaurant)	50' x 32'3" (approx) including kitchen & counter	**9,18,151/-**	To be allotted from 01.04.2021	**13,23,000/-**
11.	9	Ice Cream, Cold Drinks & Mineral Water	7'.10" feet x 8" feet (approx)	**2,89,892/-**	To be allotted from 01.04.2021	**4,18,000/-**
12.	10	General Store without eatable items	7'.10" feet x 8" feet (approx)	**71,578/-**	To be allotted from 01.04.2021	**1,04,000/-**
13.	16	Ice Cream, Pop Corn, Sweet	7'.10" feet x 8" feet (approx)	**1,94,872/-**	To be allotted from 01.04.2021	**2,81,000/-**

ANNEXURE-B

UNDERTAKING BY THE BIDDER ON STAMP PAPER OF Rs. 15/- DULY ATTESTED FROM THE EXECUTIVE MAGISTRATE 1ST CLASS/NOTARY PUBLIC.

1. I, Sh. _____ S/o Sh. _____ Working as _____of the firm namely M/s._____are duly authorized to apply for this Tender.

2. I, the undersigned, have read and understood the above detailed terms and conditions as well as Tender Notice and undertake to abide by them.

3. I undertake that I/my firm/bank/company/firm have not been blacklisted/ debarred/ prosecuted by the Central/UT/State Government/ undertaking/ Board/ Corporation/ Authority/Court of Law.

OR

I undertake that that I/My firm/Bank/Company/Firm have been blacklisted /prosecuted by the Central/UT/State Government/Undertaking/Board/ Corporation /Authority/Court of Law and presently (on the date of submission of the tender) the effect of Blacklisting and prosecution is complete/over.

4, I hereby undertake and declare that no criminal proceeding is pending against the undersigned/tenderer/firm/company anywhere in India and no dues/ outstanding of any of the Central/UT/State Government/Organization/Boards /Corporation against the tenderer/deponent/firm/company at the time of applying this tender.

Signature of the Tenderer
Name of the Tenderer _____
(In Capital Letter)
Address _____
_____
Tel/Mob No. _____
Email Address._____
PAN/TAN No. _____
GSTIN _____