

OFFICE OF THE CIVIL JUDGE (SENIOR DIVISION),
AMRITSAR

PUBLIC AUCTION NOTICE

It is notified that in accordance of *Hon'ble High Court's Judicial Courts Premises and Compound Fund Rules, 2013*, a Public Auction shall be held in the Judicial Courts Complex, Amritsar, on **23.03.2021** at **3.00 P.M.**, for the public utility services that are mentioned below, for Judicial Courts Complex at Ajnala, for the lease period from **01.04.2021 to 31.03.2022**. The aspiring bidders are directed to deposit an amount of Rs.10,000/- as earnest money on **23.03.2021 by 12.30 P.M.**, positively, in the office of the undersigned.


The earnest money of unsuccessful bidders shall be returned on the same day. The detailed terms and conditions can be viewed on the website of this Court at disticts.ecourts.gov.in/india/punjab/amritsar/notication

SITES AT JUDICIAL COURTS COMPLEX, AJNALA

Sr. No.	Name of Public Utility Service	Reserved Price for the period from 01.04.2021 to 31.03.2022
1	Cycle/Scooter/Car Parking	Rs.4,75,000/- per annum.
2	Canteen (Shop No.3 Ground Floor)	Rs.1,35,000/- per annum.
3	Photostat Shop (Shop No.2 Ground Floor)	Rs.1,00,000/- per annum.

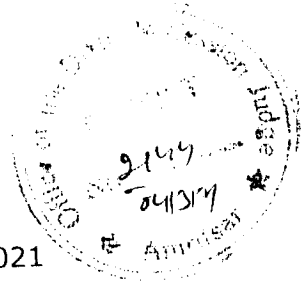
The aspiring bidders can inspect the Site Plan of the aforesaid Public Utility Service on any working day, from the Superintendent of the office of Ld.District & Sessions Judge, Amritsar, by paying a fee of Rs.100/- in the form of Court Fee Stamp.

The successful bidders shall have to sign and follow the terms and conditions as well as the agreement form that are enclosed herewith as **Appendix-A and B**.


 (Ravinderjit Singh Bajwa)
 Civil Judge(Sr.Divn.),
 Amritsar.

Encl: Notice in vernacular language.

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Endst.No. 403 / Dated, Amritsar the 04-3- 2021

Copy forwarded to the Ld. District & Sessions Judge, Amritsar, for information and with the request to get the above notices displayed on the notice board of Court/Office and also for getting the same uploaded on the website of this Sessions Division.

Civil Judge (Sr. Divn.),
Amritsar.

Endst.No. 404 / Dated, Amritsar the 04/3/ 2021

Copy forwarded with the request to get the above notices displayed on the Notice Boards of their respective Courts and Offices, to:-

1. The Deputy Commissioner, Amritsar;
2. All the Judicial Officers in Amritsar Sessions Division;
3. All the Sub Divisional Magistrates in Amritsar District &
4. All the Tehsildars in Amritsar District.

Civil Judge (Sr. Divn.),
Amritsar.

No. 132911 dt 9-3-2021

System officer / Dealing officer to do needful

Daftari to paste one copy on the notice Board

for District & Sessions Judge
Amritsar

ATTESTED

Superintendent


04/3/2021

ਦਫਤਰ ਸਿਵਲ ਜੱਜ (ਸੀਨੀਅਰ ਡਵੀਜਨ), ਅੰਮ੍ਰਿਤਸਰ

ਜਨਤਕ ਨਿਲਾਮੀ ਨੋਟਿਸ

ਆਮ ਜਨਤਾ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਜੁਡੀਸ਼ੀਅਲ ਕੋਰਟ ਕੰਪਲੈਕਸ ਅਜਨਾਲਾ ਵਿਖੇ ਕੰਟੀਨ, ਸਾਈਕਲ/ਸਕੂਟਰ/ਕਾਰ ਪਾਰਕਿੰਗ ਅਤੇ ਫੋਟੋਸਟੈਟ ਦੁਕਾਨ, 01/04/2021 ਤੋਂ 31/03/2022 ਤੱਕ ਠੇਕੇ ਤੇ ਦਿੱਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਸੰਬੰਧੀ ਜਨਤਕ ਨਿਲਾਮੀ ਕੋਰਟ ਕੰਪਲੈਕਸ ਅੰਮ੍ਰਿਤਸਰ ਵਿਖੇ ਮਿਤੀ 23/03/2021 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 3:00 ਵਜੇ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਵੇਗੀ। ਚਾਹਵਾਨ ਵਿਅਕਤੀਆਂ ਨੂੰ 10,000/- ਰੁਪਏ ਬਿਆਨੇ ਦੇ ਤੌਰ ਤੇ ਇਸ ਦਰਫਤ ਵਿਚ 23/03/2021 ਨੂੰ 12:30 ਵਜੇ ਤੱਕ ਜਮ੍ਹਾ ਕਰਵਾਉਣੇ ਪੈਣਗੇ। ਅਸਫਲ ਬੋਲੀਕਾਰ ਨੂੰ ਇਹ ਰਕਮ ਬੋਲੀ ਤੋਂ ਤੁਰੰਤ ਬਾਅਦ ਵਾਪਸ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ। ਇਸ ਸੰਬੰਧੀ ਵਿਸਥਾਰ ਪੂਰਵਕ ਨਿਯਮ ਅਤੇ ਸ਼ਰਤਾਂ ਕੋਰਟ ਕੰਪਲੈਕਸ ਅੰਮ੍ਰਿਤਸਰ ਦੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਵੈਬਸਾਈਟ ਤੇ ਦੇਖੀ ਜਾ ਸਕਦੀ ਹੈ।

websites-districts.ecourts.gov.in/india/punjab/amritsar/notification


ਸਿਵਲ ਜੱਜ (ਸੀਨੀਅਰ ਡਵੀਜਨ)
ਅੰਮ੍ਰਿਤਸਰ

OFFICE OF THE CIVIL JUDGE(SENIOR DIVISION), AMRITSAR

TERMS AND CONDITIONS

APPENDIX-B

1. That the highest bidder shall be declared as successful contractor.
2. The District & Sessions Judge, reserves right to reject the offer of any person/organizations/agencies without assigning any reason.
3. Every contractor aspiring to take part in auction shall have to deposit an amount of Rs.10,000/-, in the office of the Civil Judge (Sr.Divn.), Amritsar, as earnest money which shall be returned to unsuccessful bidders on the same day.
4. The contractor who has any outstanding dues towards this department shall not be allowed to participate in the auction.
5. **The 25% of the auction price i.e. total auction price calculated for the period from 01.04.2021 to 31.03.2022**, will have to be deposited at the spot by the highest bidder and if the contractor fails to do so his earnest money deposited by him shall be forfeited and the auction shall be held again.
6. The remaining amount shall be paid within the period mentioned in the form of agreement and if the contractor fails to do so, the earnest money/entire security deposited by him/her shall be forfeited. The successful bidder shall have to furnish his/her identify proof, resident proof as well as his/her two passport size photographs, in the office of the Civil Judge(Sr.Divn.), Amritsar, for record.
7. The concerned contractors will be responsible to maintain cleanliness in and around the canteen/shop as well as in parking area and will make own arrangements for disposal of the waste. The Committee concerned can inspect the canteen premises as well as parking area and in case of violation of rules, the Committee concerned, under approval of the Ld.District & Sessions Judge, Amritsar and the Hon'ble High Court of Punjab & Haryana, Chandigarh, shall have the right to cancel the contract and forfeit the entire security deposits.
8. The concerned contractors may operate the shops during office working hours.
9. The contractors will not change the basic structure of the shops and will not sublet the same.
10. Contractor will not sell any intoxicants in the canteen nor he/she will 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. Canteen 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/she is found selling substandard products. The contractor will be liable under all laws particularly under the Prevention of Food Adulteration Act etc.

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12. Contractor will be responsible for providing canteen service from **01.04.2021 to 31.03.2022**. If he/she stops providing service mid-way then his amount shall stand forfeited and will not be refunded in any eventuality.
13. The contractor selected for canteen service will be required to maintain highest level of cleanliness both in and around the 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. Carriers should be kept for disposal of wastage as per rules. Fly killer should be kept. Canteen should be cleaned daily. The items must be properly covered to maintain cleanliness.
14. The contractor shall not employ any person below the age of 14 years. No minor/bonded labour should be hired and the pay of employees will be given under the minimum wages Act.
15. The contractor will enter into the agreement as per prescribed proforma.
16. The canteen will remain closed on Sunday/Court holidays.
17. All the bylaws and M.C. Rules will remain in force.
18. Small stationary items may also be kept in the canteen.
19. Boards showing the rate list of items being sold in the canteen as well as parking fee for vehicles shall be displayed.
20. That packed food items will not be sold at a price more than MRP printed thereon.
21. 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.
22. The Committee concerned, under approval of the Ld. District & Sessions Judge, Amritsar and the Hon'ble High Court of Punjab & Haryana, Chandigarh, reserves the rights to alter or vary any term and condition regarding leasing out the Canteen, Cycle/Scooter/Car parking and Photostat shop at Judicial Courts Complex, Ajnala.
23. The contract shall be liable to pay any tax payable to Government on account of amount of auction.
24. 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 be forfeited and will not be refunded in any eventuality.
25. Contractor will install his own electric connection and pay the bill to PSEB 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 & Photostat shop holder. No use of heater/ A.C. will be done in the Canteen/Photostat shop.

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26. Only two filled Gas Cylinders can be kept in the Canteen.
27. The contractor shall not be permitted to transfer the lease rights or part with possession of leased premises in favour of any third person.
28. Contractor shall bear all expenses and the contractor will be wholly and solely responsible for any dispute on account of non compliance with rules/ instructions.
29. The vacant possession of the Canteen/Photostat Shop & Cycle/Scooter/Car Parking will be handed over on or before **12:00 P.M. on 31.03.2022.**
30. Cold Water purifier will be installed by the Contractor of Canteen.
31. The contractor shall have to provide the facilities at parking stand for an amount of *Rs.5/- for bicycle; Rs.15/- 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 + Rs.20/- on 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 of the tune of Rs.5000/-, thereafter the lessee being found in indulging in over-charging, the lease of the parking premises shall be liable to be canceled.
32. Necessary Banners/Boards will be installed.
33. Only two Photostat machines can be kept in the Photostat Shop.
34. Such other term and conditions as may be announced at the spot at the time of auction.


CIVIL JUDGE (SR. DIVN.),
AMRITSAR.

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

APPENDIX - A

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, Amritsar, and in
respect of leasing _____ of _____ enclosures, in
Judicial Courts Premises, Ajnala, 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 from the 1st of April, 2021 to the 31st of March, 2022.
2. That I shall deposit immediately 1/4th of Rs. _____ the lease money, i.e. Rs. _____. The balance will be paid by 1st of May, 2021.
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 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 (Sr.Divn.), Amritsar
7. That in case of a breach of any of the above cited conditions on my part, the District Judge, Amritsar, 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, Amritsar 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, Amritsar and no further notice of ejection will be necessary.

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

Witnesses:

1 _____

2 _____

(Signature of Lessee)