



**Sher-e-Kashmir University of Agricultural
Sciences and Technology of Jammu
Estates Division, Main Campus, Chatha-180009 (J&K)**

NOTICE INVITING TENDER

e-NIT No: AU/Estates/2023-24/02

Dated:- 25-05-2023

For and on behalf of the SKUAST-J, tenders are invited by e-tendering mode from the Shopkeepers/Contractors/Agencies for Lease / Hire of individual shop in the Shopping Complex at Main Campus, Chatha on rental basis for the following facilities at Shopping Complex, SKUAST-J, Chatha, Jammu for a period of two years from the date of signing of contract extendable for a further period of one year on satisfactory performance basis.

Shop No. (5) and (7) on Ground Floor (Provisional Store and Repairing & servicing of farm equipments) and Shop No. (11), (13) and (15) on 1st Floor (Barber, Fruit+Juice bar and Tea Stall). All other terms and conditions can be seen on the University website www.jktenders.gov.in.

Sd/-
Estates Officer

No: AU/Estates/2023-24/F-14/322-34

Dated: 25-05-2023

- Copy to:
1. Director (P&M)/Chairperson SWC, SKUAST-J, Chatha
 2. Registrar, SKUAST-J, Main Campus, Chatha
 3. Director Research, SKUAST-J, Main Campus, Chatha
 4. Director Education, SKUAST-J, Main Campus, Chatha
 5. Comptroller, SKUAST-J, Main Campus, Chatha.
 - 6-10. Dean FOA/Dean FBSc/Dean Horticulture & Forestry/ Dean Agril. Engineering/Dean Students Welfare, SKUAST-J, Chatha
 11. I/c Data Centre, SKUAST-J, Main Campus, Chatha for uploading of NIT on the University website
 12. Asstt. Executive Engineer, Estates Division, SKUAST-J, Chatha
 13. SVC for timely Publishing of NIT in two local dailies having wide circulation.



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Name of the work	Lease/Hire of Shops
Shop No.	Purpose
Ground Floor	
5	Provisional store
7	Repairing & servicing of farm equipments
1st floor	
11	Barber
13	Fruit+Juice bar
15	Tea stall

1. The Bidding documents/NIT can be downloaded from the website <http://jktenders.gov.in> from 30-05-2023 (9:30 A.M.) to 19-06-2023 (4:00 P.M.). Bid document contain qualifying criteria for bidder, specifications, terms & conditions and other details/requirements.
2. a) The bids shall be deposited in electronic format on the website <http://jktenders.gov.in> from 30-05-2023 (9:30 A.M.) to 19-06-2023 (4:00 P.M.). The Technical bids received will be opened on or after 20-06-2023 online. Financial bids of only those bidders will be opened online who are found technically responsive by the evaluation committee/Standing Works Committee.
b) The complete bidding process will be online.
c) The contractors/shopkeepers/Firms are advised to go through the Technical specifications mentioned in the NIT and quote the rates after visiting the site of work.
3. List of original copies of tender documents to be scanned and uploaded with the bid:-
 - i. Copy of PAN Card
 - ii. EMD in the form of CDR/FDR (i.e. Rs 5,000/-) pledged in favour of Assistant Comptroller, Estates Division, SKUAST-J, Main Campus, Chatha, Jammu.
 - iii. Demand draft towards the cost of tender documents (i.e. Rs 500/-), drawn in favour of Asstt. Comptroller, Estates Division, SKUAST-J, Main Campus, Chatha, Jammu. **Hard copy of the same alongwith EMD be deposited in the Office of the Estates Officer, SKUAST-J, Main**

- Campus, Chatha-Jammu-180009 (J&K U.T.) by or before 19-06-2023 upto 4:00 P.M., failing which the bid will be rejected. The tender fee and EMD can also be paid online (Asstt. Comptroller (Estates), A/c No. 1235040500000015, IFSC Code: JAKA0EAURSP, Bank Branch: J&K Bank, SKUAST-J, Chatha, Jammu) and the receipt of the same be uploaded alongwith tender documents by the bidder.**
- iv. Undertaking duly signed in the shape of affidavit that the Shopkeepers/Contractors/Agencies has never been debarred or blacklisted by any Govt./Semi Govt. Boards and Corporations and all certificates enclosed by him are correct.
 - v. The Shopkeeper/contractor/agency has to upload his complete address, Mobile No. and Email address alongwith the bid.
4. If the uploaded documents are found fake/fraudulent, disciplinary action as warranted under rules shall be taken against the defaulter.
 5. The bid for the work shall remain open for acceptance for a period of 90 days from the date of opening of technical bids. Price escalation will not be allowed.
 6. To participate in bidding process:-
 - i. The bidders have to get Digital Signature Certificate (DSC) as per Information Technology Act-2000 to participate in online bidding.
 - ii. The DSC will be required for digitally signing the bid. The bidders can get above mentioned digital certificate from any approved vendors. The bidders who already possess valid DSC need not to procure new DSC.
 - iii. The bidders have to submit their bids online in electronic format with DSC. The bids cannot be uploaded without Digital signature. No proposal will be accepted in physical form.
 - iv. Bids will be opened online as per time schedule mentioned above.
 - v. Before submission of online bids, bidders must ensure that scanned copies of all the necessary documents have been attached with bid.
 - vi. The department will not be responsible for delay in online submission of bids whatsoever reasons may be.
 - vii. All the required information for bid must be filled and submitted online.
 - viii. The details of cost of documents, in the tender documents should be the same, as submitted online (scanned copies) otherwise bid will not be accepted.
 7. The letters/notice etc. duly posted on the given address shall be considered as having been delivered to the contractor.
 8. Any other information / clarification can be had from the office of the undersigned on all working days from 9:30 a.m to 5:00 p.m. and email id: estatesofficer.skuastj@gmail.com.

Sd/-
Estates Officer

ELIGIBILITY CRITERIA

All the Bidders/Agencies/Shopkeepers must fulfill the following eligibility criteria and upload the documents and the declarations (duly self-attested) in support of their claim along the Bid. The bids those are not meeting the Eligibility Criteria stated below and not accompanied with the requisite documents shall be treated as non-responsive hence be rejected.

1. The intended bidders must submit the required Tender Fee and EMD without which bid shall be rejected.
2. The contractor/agency/shopkeepers have to quote the rates per month for the individual shop with number as available on the website www.jktenders.gov.in.

FACILITIES TO BE PROVIDED BY THE UNIVERSITY

1. Only 2 No. shops on Ground Floor and 3 No. shops on the First Floor of Shopping Complex, Chatha of size 10'x14" feet each will be provided by the University on rental basis. The shop will be provided to an individual contractor/shopkeeper for each shop.
2. The required electricity will be provided by the University on payment basis. Electricity Bill will be as per the existing tariff based on the actual consumption.

SCOPE OF THE WORK:- The following facilities are required to be provided in these shops for the convenience of staff and students of University Campus :-

Name of the work		Lease/Hire of Shops
Shop No.	Purpose	Shop size
Ground Floor		
5	Provisional store	10'-0"x14'-0"
7	Repairing & servicing of farm equipments	10'-0"x14'-0"
1st floor		
11	Barber	14'-0"x10'-0"
13	Fruit+Juice bar	14'-0"x10'-0"
15	Tea stall	14'-0"x10'-0"

1. The bidders shall provide the required goods / services to the University. The goods / services should be available all the time at a reasonable price and right quantity. The quality of the goods / services should be of high standard and branded.
2. The price of the goods / services should be comparable to the competitive market price.
3. The price of the goods / services shouldn't exceed the MRP.
4. All the shops should remain open at least from 09.00 AM to 08.00 PM.

· EVALUATION OF BIDS

The bidders fulfilling the required terms and condition/ criteria would be allotted the shops and on the basis of highest rates offered per month.

GENERAL TERMS & CONDITIONS:-

1. The Bidders must be willing to deposit required security money as decided by the University on award of the contract.
2. The successful bidder has to deposit quarterly rent to the University in advance and tariff bill as per the actual consumption of electricity charges on or before 5th of every month.
3. The successful bidder will have to execute an Agreement with the University within seven days from the date of allotment of contract. He/she also has to submit two recent Passport size Photographs, copy of permanent address proof duly attested by a Gazetted Officer alongwith Mobile No.
4. Physical possession of the shops shall be handed over to the successful bidders. In case the selected bidders do not take possession of the allotted premises within one month, the shops shall be offered to next bidders. **In such an event, the earnest money deposited by the selected bidders shall stand forfeited.**
5. The Partnership firms & Societies are not eligible.
6. Employees of Central or State Government undertaking or Govt. companies are not eligible to apply. A minor is also not eligible to apply.
7. The agency must submit an undertaking that it will not employ any minor in their shop.
8. The running of shops will be subject to laws and bylaws of the University.
9. Successful bidders must display the rate chart and discount offered on MRP / prevailing market price as applicable, in front of their shop.
10. **Forfeiture Bid Security:** Bid Security of a tender will be forfeited, if the bidder withdraws or amends or modifies in tender or impairs or derogates from the tender in any respect within the period of validity of its tender.
11. Conditional tenders will not be accepted.
12. **Validity Period:** The validity period of the offer should be clearly specified. It should be at least for **90 days** from the date of opening of the bids.
13. The CDR of successful tenderer shall be released after the satisfactorily completion of the contract period on production of NDC from the Estates Division of the University.
14. The University shall not be responsible for any theft or loss sustained by the contractor during the period of contract.
15. The contractor shall be fully responsible for any damage to the University property.
16. The contract can be terminated at any time during the currency of the contract, if any of the aforesaid conditions of the contract are violated by the contractor, with one month notice. The EMD of the contractor shall be forfeited, in case, the terms and conditions of the contract are not followed by him.
17. In case of any dispute regarding interpretation of any Clause or otherwise, the same shall be referred to the Arbitrator nominated by Vice-Chancellor (Except Estates Officer) of the University whose decision shall be final & binding.
18. The University reserves the right to accept or reject any tender without assigning any reasons

19. If the date on which the tenders are to be received is declared as a public holiday, the tender will be received and opened on the next working day.
20. The contract for individual shop shall be awarded in favour of the tenderer whosoever offers the highest rate of rent per month.
21. In the event of termination of contract for the non-performance of contractor, the dispute between the Contractor and the SKUAST-J, shall be settled in the Hon'ble Court of J&K at Jammu only.
22. All the statutory taxes applicable from time to time shall be deducted at source.
23. In order to ensure that the quantity & quality of items supplied by the Contractor/shopkeeper, Chairman Standing Works Committee, Estates Officer & Medical Officer shall inspect the Shopping Complex.

Sd/-
Estates Officer