

TERMS AND CONDITIONS FOR AUCTION OF TYPE-I/II SHOPS

[Note: To be signed on each page]

Sub : Auction for Type-I/II shops of O.F.Bhandara.

1. The lease term will be for five years from the date of handing /taking over of the shop.
2. The shop will normally be given to the individual who bid the highest monthly rent for a particular shop after comparing it with the minimum reserve price fixed for the shop subject to approval of the General Manager/ OFBa.
3. The successful bidder has to deposit 10% of annual rent as Security Deposit and six months advance rent is to be given immediately after the auction by cash or DDs of any nationalized bank drawn in favour of General Manager, O.F. Bhandara payable at SBI Jawaharnagar branch, failing which the auction amount of ₹. 5000/- will be forfeited and the second highest bidder will be considered.
4. General Manager/O.F.Bhandara reserves the right to accept or regret any bid (even the highest bidder) without intimating reason thereof.
5. If the individual declared successful bidder in the auction refuses to take over the shop on lease, the Security Deposit money will be forfeited.
6. The Security Deposit of the individual, who is given the shop on Lease, will be returned only after successful completion of the Lease term and six months advance rent will also be returned after adjustment of balance dues if any after completion of the Lease term.
7. The shopkeeper has to enter into a Lease agreement with the Factory. The expenditure for registration and stamp duty etc. for preparation of the agreement will have to be borne by the shopkeeper.
8. The Lease agreement formality will required to be completed before taking over the shop.
9. Electricity, water and conservancy charges for the shop will be charged separately.
10. In case of non completion of the tenure of the lease term or in case of any loss to the Factory property, the Security deposit amount will be forfeited.
11. The monthly rent of the shop will be deposited by 10th day of every month in advance.
12. The shopkeeper will liable to pay any tax / arrears/ interest amount of the tax as declared by Central Govt. State Govt. from time to time.
13. The shopkeeper should submit the PVR forms along with the prescribed fee for self and all the workmen deployed by him in the shop.
14. The Surety form of 02 guarantors (Employees of central Govt./ state Govt. are required as guarantors) should be deposited by the highest bidder before the preparation of the Lease agreement.
15. Only one business will be allowed in one building/shop.
16. The shop/s is/are to be taken over on as it is condition. No alteration or modification can be done in the shop by the shopkeeper.
17. Only the carpet area of the shop can be used for the business purpose. No extension is permitted.
18. Factory reserves the right to nominate representatives to inspect the materials being sold and their quality at any point of time.

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Signature of the bidder

19. In case of any dispute, the decision of the General Manager/OFBa will be the final.
20. Any legal dispute arising during the term of the contract will fall under the jurisdiction of Bhandara court.
21. In case of any accident or injury to the shop owner or his workmen, the Factory management will not be liable for payment of any type of compensation.
22. The Shopkeeper should follow the instructions/ orders issued by the Factory management from time to time.
23. The price of the articles being sold should be comparable to the rates of nearby market areas.

24. The shop is to be used strictly for the business mentioned in the auction notice.
25. Subletting of shops should not be done, else the agreement will be short closed.
26. It will be the sole purview of the General Manager/OFBa to short close the lease at any point of time due to violation of any statutory rules or non-adherence to the instructions of the Factory management by the shopkeeper or due to orders from the Government bodies. In that case, the Security deposit amount will not be returned.

I have read the above Terms and conditions (Sl.No. 01 to 26) and they are acceptable to me. For any violation of the above terms of the contract, action as deemed fit can be taken against me by the General Manager, Ordnance Factory Bhandara.

Date:

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Address:

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Mob. No.....

GOVT. OF INDIA, MINISTRY OF DEFENCE

ORDNANCE FACTORY BHANDARA (Maharashtra)- 441906

AUCTION NOTICE

The General Manager, Ordnance Factory Bhandara, on behalf of President of India invites bidders for Auction of following vacant shops of Type-I and II Markets of Ordnance Factory Bhandara Estate on lease for five years term.

1. **Auction Authority No.** : No.Y&E/2013/Lease/Shop/BF

2. **Brief nomenclature** :

S/N	SHOP NO.	SHOP LOCATION	Proposed Business
1	67/2-I	Old ration shop	(i) Barber (ii) Flour mill (iii)Restaurant (iv)Electricals & Electrical appliances (v) Beauty parlour (vi)Computer institute/Internet Café (vii) Pharmacy (viii) Tailoring & cloth shops (No ready made clothes) (ix) Shoes/ Chappal (x) Coaching classes (xi)Tea & Pan Stall. (xii) Flowers shop (xiii)Fish/Meat/chicken (xiv) Cycle/ Motor cycle/Car repairing (xv)Stationary & General Stores (xvi) Kirana Stores (xvii) Bakery & Fast Food Station (xviii) Dairy products shops (xix) Fashion Gallery (Cosmetics, imitation jewelry & Gift items (xx) Garment (only readymade) Apart from above, any other legal business will be allowed subject to approval of competent authority.
2	123/2-II	Beside Barber shop	
3	51/1&2-II	Beside Canara Bank ATM	
4	49/2-II	Mutton Shop	
5	100/B-II	Beside Amul store	
6	95/1-I	Besides cycle repair shop	
7	96/1-I	Single Shop behind vegetable market	
8	52/II	} Shops of old Co-Op Store	
9	52/III B		
10	50-II	Old Co.Op. Store Flour Mill	
11	147/2-II	Grocery Shop Beside Sai Durbar Restaurant	
12	Bldg. No.EY-30/A	Near WWA, existing name of Shop/Bldg. Madhuban	
13	Bldg. No.EY-30/B	Near WWA, existing name of Shop/Bldg. Vikrant Family Restaurant	
14	126 Type-I	Beside 95/1 Ty-I	
15	144/1 Ty-II	Beside 144/2 Ty-II	
16	145/1 Ty-II	Beside 145/2 Ty-II	
17	144/2 Ty-II	Beside 144/1 Ty-II	
18	146/3 Ty-II	Beside 146/4 Ty-II	
19	146/1 Ty-II	Beside 146/2 Ty-II	
20	146/4 Ty-II	Beside 146/3 Ty-II	
21	67/6 Ty-I	Beside 67/5 Ty-I	
22	52/IV-II	Beside 52/IV Ty-II	
23	147/1-II	Beside 147/2 Ty-II	

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3. Date, Time & Place of Auction : **21st December 2020 at 10:30 hrs at FTH** of Ordnance Factory Bhandara

4. Auction Fees : **₹. 500/-** (Non-refundable)

5. Guarantee Fee : **₹. 5,000/-** (Refundable after Auction)

6. Other terms

A. The highest bidder in the Auction will have to deposit six months TRF i.e. rent and Security deposit amount equivalent to 10 % of annual rent immediately after the auction.

B. The participants should bring their photo identity proof (original + 01 copy) viz. voter ID, Aadhaar Card or PAN card. No participant will be allowed to participate in the Auction without submission of ID proof.

For any further information, please contact Y&E Section of Ordnance Factory Bhandara on Phone No. 07184-262459/262286.

Sd/-

[**A.K.DESHMUKH**]
DIVISIONAL OFFICER/Y&E
FOR GENERAL MANAGER

आयुध निर्माणी भंडारा

भवन सं. ई.वाय/-----का जमानत प्रपत्र

में.----- पट्टेदार-----

का व्यवसाय चलाने के लिए दिनांक-----से रुपये----- प्रतिमाह के व्यापार अधिकार शुल्क (TRF) तथा अन्य सम्बद्ध प्रभारों के भुगतान पर ----- वर्ष की अवधि के लिए भूखंड/भवन सं.-
----- ले रहा हूँ। मैं उपर्युक्त पट्टे के लिए एतद् द्वारा नीचे यथा उल्लिखित जमानतदार प्रस्तुत कर रहा हूँ।

1. जमानतदार का नाम:-----
2. पिता का नाम:-----
3. व्यवसाय तथा नौकरी यदि:-----
कोई है तो उसका विवरण

पट्टेदार का हस्ताक्षर

जमानतदार का विवरण

मैं, निम्नहस्ताक्षरकर्ता श्री-----की जमानत ले रहा हूँ। यदि पट्टेदार द्वारा किसी भी प्रकार की देय राशि का भुगतान नहीं होने पर या देय सरकारी राशि का समय पर भुगतान नहीं होने पर या पट्टे की अवधि के भीतर कारोबार के दौरान जो भी स्थिति उत्पन्न हो तथा पट्टे की अवधि समाप्त होने पर देय बकाया राशि के पूर्ण भुगतान के लिए मैं उपर्युक्त पट्टे से सम्बन्धित सभी देय सरकारी राशियों का भुगतान करने की पूर्ण जिम्मेदारी लेता हूँ।

मैं पट्टेदार द्वारा अदा न की गई यथाकथित समुचित देय सरकारी राशि को अदा करने के लिए सहमत हूँ और यदि मैं उसे अदा करने में असफल रहा तो वह राशि मुझ से वसूल कि जाए।

मैं उपर्युक्त पट्टे से सम्बन्धित देय सभी सरकारी राशि को अपनी मासिक पगार अथवा भारत सरकार/राज्य सरकार द्वारा देय लाभों या मेरे निजी संपत्ति से वसूल करने की सहमति देता हूँ।

1. जमानतदार का पूर्ण नाम:-----
2. पिता का नाम:-----
3. व्यवसाय तथा नौकरी का विवरण:-----
4. वर्तमान पता:-----
5. स्थायी पता:-----
6. निजी अचल संपत्ति का विवरण:-----
7. निजी संपत्ति का प्रमाण:-----
(प्रतियाँ संलग्न कि जाए)
8. सेवा निवृत्ति की तिथि: (सेवानिवृत्ति की अवधि पाँच साल से अधिक हो)-----

जमानतदार का हस्ताक्षर-----

साक्षी

1. नाम तथा पता:-----हस्ताक्षर-----
2. नाम तथा पता:-----हस्ताक्षर-----