


TERMS AND CONDITIONS

- 1) Only Indian citizens can participate in the auction.
- 2) There are 16 shops (shop no. 1 to 16) which will be auctioned on lease basis.
- 3) The period of lease shall be three years from the date of handing over of shops.
- 4) Shops will be handed over on August 1st, 2011.
- 5) There will be an annual increase of 10% in the rent for shops.
- 6) For auction:
 - a. For shops no 4 -16:
 - i. A Non refundable deposit of ` 500/- will have to be deposited by bidder for participation in bidding process.
 - ii. A refundable deposit of ` 10000/- (in form of DD) will have to be deposited by the bidder separately for participating in bid for each shop. In case the bid is successful, then this 10,000/- will be kept as a security deposit.
 - iii. The successful bidders have to pay an EMD deposit amount of ` 20000/- in addition to ` 10000/- which is deposited before auction process within one week of auction, and the entire amount will be refunded only after completion of lease period.
No interest will be paid on security deposit.
 - b. For shops no 1 – 3, they will be auctioned together as one unit and is reserved for use as canteen/restaurant):
 - i. A Non refundable deposit of ` 1500/- will have to be deposited by bidder for participation in bidding process.
 - ii. A refundable deposit of ` 30000/- (in form of DD) will have to be deposited by the bidder separately for participating in bid for each shop. In case the bid is successful, then this 30,000/- will be kept as a security deposit.
 - iii. The successful bidders have to pay an EMD deposit amount of ` 1,20000/- in addition to ` 30000/- which is deposited before auction process within one week of auction, and the entire amount will be refunded only after completion of lease period.
No interest will be paid on security deposit.

- 7) The successful bidder has to sign a memorandum of agreement with the Temple authority on ` 100/- non judicial stamp paper before handing over of shops and cost will be born by successful bidder.
- 8) The successful bidders shall have to pay the bills like electricity, water supply and any other statutory bills.
- 9) The successful bidders have to take trade license from the concerned department before running the business.
- 10) The successful bidder have to pay the monthly rent before 5th of every month in advance for that month other wise interest will be charged at 6% per month. If the rent is not paid for consecutive three months, the lease will be forfeited without notice and amount of rent will be adjusted from the security deposit.
- 11) Any damage caused to the temple property will be adjusted from the security deposit.
- 12) One bidder can participate in bidding of 3 shops at maximum.
- 13) The lessee is not permitted to sub-lease or make any alteration without prior permission of temple authority.
- 14) The shops should be maintained in good hygienic conditions and shall remain open for inspection at any time.
- 15) Violation of any one of the above terms and conditions is liable for cancellation of agreement and forfeiture of deposit amount what so ever.
- 16) The lessee shall abide by any instructions issued by the authority from time to time.
- 17) The undersigned shall have the right either to accept or reject the highest bid before signing the MOA without assigning any reason what so ever.


Administrator,
Narasimha Jharna Temple,
Bidar.