



SHRI KRISHNA AYUSH UNIVERSITY

(Established by the State Legislature Act-25 of 2017)

Umri Road, Sector-8, Kurukshetra, Haryana-136118

Website:-www.skau.ac.in, E-mail ID-generalbranch@skau.ac.in

Advt. No.: SKAU/Gen/2026/17.

Dated: 16/10/2026

PUBLIC AUCTION NOTICE

Applications are invited from eligible individuals, sole proprietor, and firms for the allotment of Shop No. 02 (measuring approximately 150 sq. ft.), located within the University Campus, purely on a license fee basis for operating a Departmental-cum-Stationery Store dealing exclusively in grocery, daily essential goods, and stationery items.

The allotment shall be made through an Open Public Auction on the basis of the highest bid for monthly license fee offered by participating bidders:

- Date & Time of Public Auction: 10 / 11 / 2026 at 11:00 AM
- Venue: Conference Hall, Shri Krishna AYUSH University, Kurukshetra
- Earnest Money Deposit (EMD): 30,000/- (Rupees Thirty Thousand only) must be deposited in the Accounts Branch of the University against a valid receipt, either in cash or through a Demand Draft drawn in favour of the "Registrar, Shri Krishna AYUSH University, Kurukshetra", payable at Kurukshetra.
- Last Date & Time for Submission: 03 / 11 / 2026 up to 05:00 PM
- Submission Place: General Branch, Administrative Block, Shri Krishna AYUSH University, Kurukshetra

Important Terms & Instructions

Application Form & Documents:

The prescribed application form, terms & conditions, affidavit formats, and draft agreement can be downloaded directly from the University website: www.skau.ac.in.

Eligibility & EMD Deposit:

Only bidders who submit the prescribed application form along with self-attested copies of valid residence proof, identity proof, experience certificate (if any), and copy of receipt of Earnest Money Deposit (EMD) in the General Branch by the stipulated deadline shall be permitted to participate in the auction proceedings.

Strict Restrictions:

The successful licensee shall under no circumstances sell, stock, display, or distribute any pharmaceutical, medicinal, allopathic/ayurvedic drugs, or related healthcare products within the premises.

Clarifications & Updates:

The undersigned reserves the absolute right to accept or reject any bid, or to postpone/cancel the auction proceedings at any stage without assigning any reason thereof. Any clarification, corrigendum, addendum, extension, or subsequent updates concerning this auction shall be published solely on the University website (www.skau.ac.in). Bidders are advised to visit the website regularly.

ADT
16/10/26
Deputy Registrar
for Registrar

Revised Final Terms and Conditions for Renting out of Shops/Booths in the University Campus

TERM OF LEASE

1. Shops/Booths will be licensed initially for 11 months on the satisfactory performance.
2. The maximum extendable period will be 11 months, but repeatable number of times with mutual consent of both along with the satisfactory performance. The request will be submitted 03 months in advance of due date of extension.

RENT, ANNUAL HIKE, PAYMENT TERMS AND UTILITY CHARGES (ELECTRICITY, WATER, ETC.)

3. **Payment Schedule:** The licensee is agreed to pay annual rent/ license fee **monthly** for the auction Shop/Booth at the rate of highest bid offered + applicable taxes (including GST) per month in advance on or before 7th day of each calendar month, Payment shall be made through Cash or electronic transfer (NEFT/RTGS/IMPS) demand draft drawn in favor of Registrar, Shri Krishna AYUSH University, Kurukshetra payable at Kurukshetra & is to be deposited at Accounts Branch, SKAU, Kurukshetra. All these charges shall be paid by the licensee regularly by 7th of every calendar month in advance, failing which penalty from 8th to last day of month amounting Rs. 100/- per day will be payable. After that the security money will be forfeited and notice to vacate the shop/booth will be served.

Furthermore, a penalty of Rs. 4,000 + GST per month as applicable will be levied till the actual date of handing over the possession of the shop/booth to the University.

4. **Additional Charges:** The monthly rent is exclusive of all utility charges. The licensee shall be entirely responsible for and shall pay all consumption charges for electricity, water, internet (if any) and other commercial utilities, applicable taxes, applicable to the leased premises. The fixed water charges shall be Rs. 60/- per month in advance. Electricity charges payable according to the consumption of the electric power as per electricity meter reading (evaluated as per the prevalent tariff rates of the respective utility board or the university norms). The Licensee shall pay such charges for water and electricity as may be determined by the University from time to time. The said charges shall be reviewed on annual basis or at such intervals as the University may deem fit.
5. Municipal Tax, or any other Tax/charges, electricity charges and water charges if levied upon by the State Govt./Local Body or Central Govt. shall be paid by the concerned licensee and the Licensee is agreed to pay the Municipal Tax, what so ever it may be in case the District/High Court directs the Licensor to remit the Municipal Tax to the Municipal Committee, Thanesar.
6. The licensee shall pay bills issued by the Accounts Branch within the specified due dates to the Accounts Branch of University, as instructed and provide proof of payment to the General Branch on a monthly basis. Non- payment of utility bills shall be deemed a material breach, authorizing the Licensor to disconnect utilities without liability.



7. License fee for each of the Shop/Booth shall be applicable as prescribed in the details or the one revised by the University from time to time.
8. **Annual Rent/ License Fee Hike:** The monthly rent/ license fee shall be subject to a mandatory fixed annual increase of 10% computed over the immediately preceding year's rent, if license is renewed. The upward revision shall automatically take effect upon the completion of every 11month period from the commencement date. For illustration: If Year 1 rent is R, Year 2 rent shall be $R \times 1.10$, and Year 3 rent shall be $(R \times 1.10) \times 1.10$.
9. If any payment, payable to the University as per time schedule, is not paid, then same shall be recovered from the security deposit.
10. The security amount of the licensee shall be refunded after the expiry of license period after deducting the unpaid amount due as license fee, electricity, water and municipal charges etc.
11. The ownership of the site will be of university at all the times.

SECURITY DEPOSIT

12. Security Money/Security amount for Shops/Booths will be Rs. 50,000/- each or the three times of actual license fee whichever is higher.
13. The highest bidder has to deposit an amount equivalent to three times of the highest bid offered or the prescribed security money of Rs. 50,000/-, whichever is higher, as security money on the spot, failing which his/her bid offer shall be cancelled and his/her earnest money will be forfeited and offer will go to the next highest bidder(s). The Payment shall be made through electronic transfer (NEFT/RTGS/IMPS) or demand draft drawn in favor of Registrar, Shri Krishna AYUSH University, Kurukshetra payable at Kurukshetra.
14. Earnest money will be Rs. 30,000/- in case of Shop/Booth. Payment shall be made through Cash or electronic transfer (NEFT/RTGS/IMPS) or demand draft drawn in favor of Registrar, Shri Krishna AYUSH University, Kurukshetra payable at Kurukshetra & is to be deposited in Accounts Branch, SKAU, Kurukshetra Earnest money will be adjusted in case of successful bidder and the EMD of unsuccessful bidders will be refunded.
15. No interest will be paid on security amount and on deposited earnest money.
16. The Licensee has to deposit the license fee for one month in advance along with security money as per norms.
17. Security deposit shall be refunded within 30 days of vacant possession delivery, subject to deductions for any outstanding rent, utility bills, or damage repairs beyond standard wear and tear.

TERMS & CONDITIONS OF USAGE

18. The license deed neither be transferred, sublet, assign, underlet or part with the possession of the leased premises, either in whole or in part to the third party under any circumstances. Any violation will result in immediate termination of lease. However, in case of the licensee leaving this worldly adobe, on the request of legal heir of the licensee may be considered by the University to run the business from the same premises during the tenure of the license deed. The University reserves all the rights not to renew the license further and to cancel the license without assigning any reason.
19. The Licensee will sell the items on the rates not more than MRP in case of items where MRP is printed/ available and in case of the other items, which are not having print rate/MRP, such items shall be sold on the rates approved by the University from time to time.
20. License deed along-with terms & conditions will be part & parcel of bid.
21. The Shop/Booth shall be used for the purpose for which it is allotted.
22. The Licensee shall not make any alteration/modifications anywhere in the leased property.
23. The Licensee will not create a permanent structure in or around the premises. Action will be taken by the university if any violation is noted.
24. The Licensee shall handover the possession of the concerned property in the same condition as it has been taken over by the Licensee from the university.
25. The Licensee shall not use the leased property for any illegal activities and also shall not alter the usage or deal in any banned, hazardous or unlawful goods/services, if found, he will be solely responsible for the same and university has right to take possession the leased property without serving any notice and security amount and other amount deposited by him/her shall be forfeited.
26. Licensee shall be liable to follow the rules and provisions of laws related to Labour, Women, Children Welfare, Excise and Taxation, GST related rules, Drug and Cosmetic Act and other grooming laws applicable to such Shop/Booth enforced by State Govt. of Haryana/ Local Body and Central Govt. of India.
27. The timing of Shop/Booth (University Campus) notified for running the trade, will be as per Haryana Shops and Commercial Establishment Act, 1958 and amendment from time to time.
28. The verandah in front of the Shop/Booth shall not be encroached upon or used for any purpose other than a public passage. If any licensee enclosed the verandah/ open space then a fine of Rs. 1000/- shall be imposed on each occasion on the spot up to a maximum of three such offenses and after that the license shall be cancelled.
29. The Licensee shall not stock any empty packing cases, baskets or any materials on the roof of the shop/booth or the open space outside the premises Licensed to the Licensee.
30. Every care or step shall be taken to keep the premises of the Shop/Booth clean, tidy and in good sanitary condition and that the Licensee shall also be responsible for the



cleanliness of premises adjoining the shop licensed to him/her, given on the basis of prescribed period to him/her.

31. The Licensee may erect his/her temporary fittings within the premises of the shop/booth as per the need of the shops/booths but the basic structure shall not be allowed to be altered/ damaged. The Licensee cannot be allowed to place anything outside the premises.
32. The Licensee shall keep receptacles/dustbins within the area for collection of refuse / left food articles, and other material shall not be littered anywhere else. Such receptacle shall be emptied by them regularly.
33. The Licensee shall not use, store, sell or distribute any polythene or plastic carry bags of any kind within the University premises, in compliance with applicable environmental laws and University regulations.
34. The Licensee shall display the approved rate list in the Shop/Booth at a prominent place and shall also provide at the shop/booth a complaint and suggestion Box duly numbered and signed which will be opened for inspection by the Licensor or his nominee. In case, the Licensee is found charging higher rates than the local market rates or than those approved by the Licensor or his nominee or more than marked MRP, the license of the shop/booth shall be cancelled.
35. The Licensee shall strictly comply with all the municipal, State and Central laws, including obtaining trade licenses, food safety registrations (FSSAI if applicable), and adherence to the rules, regulations, and discipline guidelines mandated by the Shri Krishna AYUSH University, Kurukshetra administration.
36. In case of any loss or damage to the customers due to the negligence of licensee or on the part of employees of the licensee, the licensee shall be responsible to make good the loss to the customer. On the eve of dispute about the extent of compensation payable to the customer for the loss/damage done by the licensee or any one of his employees, the matter shall be decided by the Licensor whose decision shall be final and binding upon the licensee.

ADDITIONAL TERMS AND CONDITIONS

37. The licensee shall be required to execute the license deed supplied by the University on the Stamp Paper of Rs. 100/- or of amount prescribed for this purpose within 7 days from the date of allotment.
38. The approved rate lists of items if any are available with the General Branch, which can be obtained from there during office hours.
39. Bidder should be a citizen of India & will be required to submit identity proof and proof of residence along with license deed.
40. There must be no criminal proceedings pending against the Licensee. Further the Licensee must not be convicted under the section of moral Turpitude IPC section by any court of law.



41. It shall be the responsibility of the licensee to maintain quality of items and/or service as per standard condition or the conditions prescribed by the University. The University reserves the right of inspection of any Shop/Booth at any time without any notice and to take action against the licensee, if found any lapse in the quality of item or deficiency in service. The university reserves the right to cancel the license and to get the Shop/Booth vacated in such cases.
42. The Licensee shall abide by the rules enacted time to time by the Licensor regarding security on the Campus. The Licensee shall be fully responsible to ensure that all his/her employees also follow these rules. The Licensee shall provide the details including photographs of the employees engaged by him/her to the general branch. It shall be the responsibilities of the Licensee to inform the General Branch immediately whenever any employee leaves or join his/her Shop/Booth and to cancel the ID card issued to the outgoing employee. The Licensee shall get the antecedent verifications of all the employed persons through local police.
43. The Licensee shall not engage more than two employees at a time; if more than two employees are directly needed to run the profession Licensed to the Licensee then due permission of the Licensor will have to be sought through the General Branch.
44. The Licensee shall be fully responsible for good conduct and character of his/her employees and shall also keep the servants in neat and clean clothes preferably in clean and washed proper uniform.
45. The Licensee shall ensure that no employee, agent or representative engaged by the Licensee shall smoke, chew tobacco or consume any intoxicating substance within the shops/booths or any part of the University premises. If found guilty a fine upto Rs. 200/- at first instance and Rs. 400/- & Rs. 800/- on the subsequent defaults.
46. The Licensor shall have the right to cancel the license and to have the shop/booth vacated at any time, on infringement of this agreement in part or whole in the interest of the University. In case of failure to comply with such order, the Licensor shall have the authority to impose any amount of penalty, license fee up-to the period the Licensee does not vacate the shop/booth. The behavior towards the students would be apt and courteous. The Licensor shall also have the right to cancel the license and to have the shop/booth vacated at any time without any notice if any complaint, in this regard is received by the Licensor and hand over the shop/booth on the expiry of one month's notice period.
47. No gesture will be allowed, which may degrade the dignity of University either in behavior or in exhibits.
48. The Licensee has to install firefighting equipment in the shop/booth.
49. The Licensee shall maintain an employment register in the shop/booth which can be checked by the University officials at any time.
50. The Licensee who had been found declared defaulter in the past or whose period of license was cancelled due to unsatisfactory functioning in the University will not be entertained for any allotment and in future also.



51. The Licensee shall be responsible to maintain all reasonable standard of cleanliness and hygiene in the shop/booth and the surrounding area and the timely disposal of garbage as per Pollution Control Board/ healthy environment norms, in default a fine up to Rs 1000/- at first instance and Rs. 2000/- & Rs. 3000/- on the subsequent defaults can be imposed on the licensee by Competent Authority of this University. In violation of terms and conditions more than three times, the license shall be cancelled.
52. Any shop/booths (if any) in the Girls Hostel Complex must be managed by female employees aims to create a gender-sensitive environment, enhancing comfort and safety for residents. This gender-specific management can empower women by creating business opportunities and promoting female entrepreneurship on campus, though it must balance with the need to ensure the quality and competitiveness of services provided regardless of gender.
53. The Licensee is agreed to abide by the terms and condition conveyed to him/her vide letter SKAU/Gen./No. _____ Dated - - and all the condition stated above and all other such instructions issued by the Licensor from time to time.
54. In case shop no. 2 is auctioned and allotted for the purpose of a departmental-cum-Stationary store dealing in grocery items, stationary items. The Licensee shall not sell stock or display pharmaceuticals products.

TERMINATION AND EVICTION

55. The 1 month notice shall be required by either party to get the leased property vacated or vacate the leased property, if otherwise legal action will be taken.
56. The licensee will be required to submit an application for renewal of license before 3 months of expiry of license, otherwise it will be presumed that the licensee is not willing to continue and he/she will have to vacate the Shop/Booth on or before the last date of license issued, failing which a penalty of Rs. 1000/- per day till the actual date of handing over the Shop/Booth to the University, will be imposed and the security deposited will be forfeited. No claim would be entertained in this regard.
57. The University reserves the right to cancel the bid if found violating any of the terms and conditions. The University reserves the right to cancel or accept the bid at any time without assigning any reason.
58. The University reserves the right to cancel the License and to get the Shop/Booth vacated at any time, if found violating any of the terms and conditions of the license deed or found misinformation/concealment of facts at any time or otherwise.
59. The Shop/Booth of the concerned licensee will be locked by the University in case of outstanding license fee/other charge exceeds the security amount or due to any other reason which the University deems it fit so. The University reserves the right to cancel the license and to get the Shop/Booth vacated in such cases.
60. At the time of cancellation of the license, the shop/booth shall be vacated by the Licensee with in the stipulated period from the date of issue of notice in writing by the Licensor for



adjustment otherwise the shop/booth shall be vacated on the expiry of the date of license, if intimation regarding extension of license period is communicated by the Licensor by the time and that if any material of fittings belonging to the Licensee are not removed by him/her within the above noted period these will become the property of the Licensor.

61. The Licensee shall be personally responsible for the all kind of fittings including furniture and fixtures in the leased property and any damage to any of the existing fittings shall be made good/replaced by the Licensee with the consent/ permission of owner from its own pocket/ expenses. The Licensee shall not claim the expenses/ cost of replacement in any manner from the university authorities.
62. **Termination for Breach:** In the event the Licensee fails to pay the monthly rent for two consecutive months, or defaults on any terms specified herein, the Licensor shall issue a 15- day rectification notice. Failure to remediate the breach within this period will result in automatic termination, allowing the Licensor to re-enter, lock, and take back physical possession of the premises.

INDEMNITY & LIABILITY

63. The Licensee agrees to indemnify and hold harmless the Licensor, its officers, and employees against any claims, losses, liabilities, or damages arising out of the Licensee's business operations, negligence, or breach of statutory compliances within the Leased Premises.

JURISDICTION AND DISPUTE RESOLUTION

64. All points of dispute arising between the Licensee and the Licensor covered by this statement of License Deed will be settled by the Vice-Chancellor in consultation with the University legal experts whose decision shall be final. Any item of major importance may be referred to the Executive Council of the University if necessary. Civil Court Kurukshetra has got the jurisdiction in case of any legal matter or Hon'ble Vice Chancellor of Shri Krishna AYUSH University Kurukshetra.

The University reserves the right to review and amend these terms and conditions from time to time at its sole discretion.

Registrar
Shri Krishna AYUSH University
Kurukshetra

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SHRI KRISHNA AYUSH UNIVERSITY KURUKSHETRA

(Established by the State Legislature Act No.-25 of 2017)

**APPLICATION FORM FOR ALLOTMENT OF SHOP ON THE UNIVERSITY
CAMPUS**

- | | | |
|---------------------------------------|---|-------|
| 1. Application (Shop No. 02) | : | _____ |
| 2. Name of the applicant | : | _____ |
| 3. Father's Name | : | _____ |
| 4. Date of Birth | : | _____ |
| (Attach proof) | | |
| 5. Firm Category | : | _____ |
| 6. Address | : | _____ |
| (Attach proof) | | |
| i) Permanent | | _____ |
| | | _____ |
| | | _____ |
| ii) Correspondence | | _____ |
| | | _____ |
| | | _____ |
| 7. Mobile/Telephone Number | : | _____ |
| 8. Qualification (Attach proof) | : | _____ |
| 9. Marital Status | : | _____ |
| 10. Experience (with proof) | : | _____ |
| 11. Detail of earnest money deposited | : | _____ |
| 12. Detail of documents attached | : | _____ |

Dated: _____

(Signature of the Applicant)

I declare that I have carefully read the terms & conditions and clauses mentioned in the license deed. I shall strictly abide by the same. The entries made by me in this application form are true to the best of my knowledge & belief and nothing has been concealed therein. In the event of any information found incorrect, or violation of any terms & condition and rules, my application is liable to be cancelled/ rejected at any time without any notice.

(Signature of the Applicant)