



JAMMU DEVELOPMENT AUTHORITY
VIKAS BHAWAN RAIL HEAD COMPLEX, JAMMU

**HALLS FOR OFFICE / COMMERCIAL SPACE AVAILABLE
ON RENTAL BASIS
AT VARIOUS LOCATIONS**

PARTICULARS OF HALLS

S. No.	Location	Hall Nos.	Size	Minimum Rent
1.	Bahu Plaza North Block A-1	306,311,401 to 403 406 to 416	711.56 Sft	Rs. 70.00 per Sft. per month (+GST as applicable) with an upward revision of 20% after every 3 years.
	North Block B-1	404	466.50 Sft.	
	South Block A-2	309,311,316 & 409	711.56 Sft.	
	South Block B-2	309 & 311	711.56 Sft.	
2.	Along side Canal Sector 7, Trikuta Nagar, Jammu.	01 at 1st. Floor	3655.07 Sft.	Rs. 30.00 per Sft. per month (+GST as applicable) with an upward revision of 20% after every 3 years.

Sealed bids are invited for allotment of Halls for Office use/Commercial Spaces from general public /UT of J&K/Central Govt. Deptts/Multi National Companies etc. on Rental Basis. Form containing detailed terms and conditions are available for sale on payment of Rs. 500/- per form to be deposited towards **J&K Bank A/c No. 0022040100000342** maintained by JDA at RHC Branch and by submitting the stamped pay in slip/challan to the single window counter operated from the office of the **Vice Chairman, JDA at Vikas Bhawan Railhead Complex, Jammu** on any working day during office hours. Form can also be down loaded from JDA web site i.e. www.jda.jk.gov.in. For down loaded form, copy of duly stamped pay in slip/challan of Rs. 500/- shall be enclosed along with the bid. **Sale and receipt of application form shall start from 13th. July 2021 onwards to 3rd. August 2021 upto 3 p.m. and shall be opened on next working day at 3 p.m. or any other convenient date fixed by VC, JDA.** The bid forms shall be accepted only through **Speed Post/Regd. Post**. VC, JDA reserves the right to extend/cancell the auction/bid without assigning any reason thereof.

No. JDA/CA-23
Dt. 12-07-2021

Sd/-
VICE CHAIRMAN

APPLICATION FORM

To
The Vice Chairman,
Jammu Development Authority,
Jammu

Non-Refundable

Sub. :- Allotment of Hall for Office/Commercial Space on rental basis at **Bahu Plaza / 1st. Floor**,
Opp. Sector-7, Shopping Complex, Trikuta Nagar, Jammu.

Sir,

With reference to your advertisement , kindly allot me /us **Hall for Office/Commercial Space on rental basis** as per particulars given below :-

Location	Hall No.	Measuring	Bid Amount
_____	_____	_____	Rs. _____ per month.

(In words) _____

Details of Earnest Money:-

1. D. D. No. Dated For Rs.
(in words)
Drawn on Bank.

I HAVE READ THE TERMS AND CONDITIONS GIVEN OVER LEAF AND SAME ARE ACCEPTABLE TO ME

Yours faithfully,

(Signature of the Applicant)

Name

S/o, W/o, D/o

Address

.....

.....

Name of Firm/Deptt.

.....

Tel. / Mobile No.....

TERMS AND CONDITIONS

1. Domiciles of UT of J&K / Central Govt. Deptts./Multi National Companies/ Banks/ Financial Institutions/Autonomous Bodies shall be eligible to participate in the allotment.
2. Application shall be received in prescribed form. In case more than one application for particular space have received, allotment shall be made on the basis of highest bid.
3. Each application must be accompanied with an Earnest Money amounting to 3 months advance rent in the shape of Demand Draft duly pledged to Vice Chairman, JDA. Applications received without Earnest Money shall be rejected. In case the applicant backs out the earnest money shall be forfeited.
4. The application shall be received in sealed cover by **Speed Post/Regd. Post** only, so as to reach the office of the Vice Chairman, JDA on or before **3rd. August 2021 upto 3 p.m.** Application form sent by hand will not be accepted.
5. Cover shall be boldly superscribed the following words "**Allotment of Hall for Office/Commercial Space on rental basis**" failing which envelop may not be opened and offer may be cancelled at the discretion of the Authority.
6. The successful applicant shall be required to deposit **3 months advance rent** within **30 days** from the date of issue of allotment letter. The Earnest money having 3 months advance rent shall be treated as security money which will be refunded only after vacation of premises. In case of non-payment of advance rent, allotment shall be cancelled and earnest money forfeited.
7. **The lessee shall not engage in the following trade(s) on above mentioned premise.**
Transport related business, Work Shop/Repair Shop/ Service Centre, Scrape Business, Building Material i.e. Chips, stone, cement, brick, lime etc. which becomes a source of nuisance for others. For eateries, he/she will have to ensure that the space for vehicles will be 1.5 ECS per 10 sqm. and no other space shall be allowed by JDA.
8. The possession of the Hall for Office/Commercial Space shall be handed over only after execution of rent deed and completion of legal formalities of JDA.
9. Rent deed shall be entered for a period of three years to begin with and renewable thereafter. Cost of stamp duty, registration of rent deed or any other incidental charges whatsoever levied by the Govt./Local Bodies shall be paid by the allottee.
10. Interior of the hall shall be done by the allottee him/herself at his/her own cost unless it is a major development.
11. The lessee shall not further sub-let or transfer the allotted space without the permission of the Authority and on payment of transfer charges as applicable from time to time.
12. The renewal of rent deed shall be the sole discretion of Landlord subject to the new rent fixed by landlord.
13. VC, JDA reserves the right to extend/postpone or cancel the allotment without assigning any reason thereof. In case of any dispute before or after issue of allotment letter, decision of JDA will be final and binding. However JDA will refund the earnest money along with simple interest.
14. Applicants are requested to give complete postal address and contact number. Any communication sent at the given address shall be deemed to have been received.
15. No liquor /wine shop shall be permitted without any special permission from JDA, even in case the permission has to be accorded by Excise Deptt.
16. Front side of the envelope cover shall be boldly superscribed as following :-

Subject:- Auction of Hall /Office /Commercial Space

Envelope not be opened before 3rd. August 2021 upto 3 p.m.

**The Vice Chairman,
Jammu Development Authority,
Vikas Bhawan, Railhead Complex, Jammu.**

From.

Name _____

Address _____

Contact No. _____

In absence of this, JDA will not be responsible for wrong delivery or premature opening of bids.