



E-Auction Notice

E-Bids are invited for licensing out Shops/sites/activities at Yadavindra Garden Pinjore and Adventure Theme Park at Tikkar Taal Tourist Complex Morni of Haryana Tourism Corporation Ltd. The e-auction will be held on 10.10.2025 (12:15pm to 1:00 pm). Last date for submission of documents is 08.10.2025 till 11:00 am.

E-Auction documents alongwith details of activity are available at the website of HTC i.e. www.haryanaturism.gov.in as well as on <http://eauction.gov.in> for online participation. Managing Director, HTC reserves the right to accept or reject any or all bids without assigning any reasons thereof.

Sd/-
Managing Director
Haryana Tourism Corporation Ltd.



ONLINE AUCTION NOTICE

Haryana Tourism Corporation Limited
 (a state government undertaking)
 CIN 45202CH1974SGC003437
 S.C.O. No. 17-18-19 ,Sector-17-B, Chandigarh-160017
 Ph. :-0172-2702955, 0172-2702956, 0172-2702957. Fax No.:-2702783
 e-mail:- haryanatourism@gmail.com , Website:- www.haryanatourism.gov.in
 e-Auction Portal (<https://eauction.gov.in>)

Haryana Tourism Corporation intends to license out Shops/Sites/activities at Yadavindra Garden Pinjore and Adventure Theme Park at Tikkar Taal Tourist Complex Morni of Haryana Tourism Corporation Ltd. on “as is where is basis” as per detail below through online Auction hosted on NIC e-auction portal i.e.(<https://eauction.gov.in>).

Sr. No.	Particulars	Remarks
1.	AUCTION NOTICE No.	71/2025
2.	Initially Bidder has to deposit Offline Submission of E-Service Fee / Processing Fee and Registration fees /License fees a. E-Service Fees of Rs.1180/- (Non Refundable). b. Registration fees of Rs.1180/- (Non Refundable).	The interested bidder shall have to deposit a) E-Service Fees of Rs.1000/-@18% GST=1180 (Non refundable) through offline Mode in the shape of Demand Draft in favour of “SOCIETY FOR IT INITIATIVE FUND FOR E-GOVERNANCE” Payable at Chandigarh. b) Registration fees of Rs.1000/- @18% GST= 1180 (Non Refundable) through offline Mode in the shape of Demand Draft in favour of “HARYANA TOURISM CORPORATION LTD.” Payable at Chandigarh.
3.	Earnest Money Deposit (EMD) i.e. 5% of Reserve Price.	The interested bidder shall have to deposit EMD (5% of the reserve price) (Refundable) through offline Mode in the shape of Demand Draft in favor of “HARYANA TOURISM CORPORATION LTD.” Payable at Chandigarh.
4.	Date of Start / Close of Online Auction	On 10.10.2025 (from 12:15 PM till 01:00 PM)

IMPORTANT NOTE(S):-

- (1) To participate in the Online Auction, the bidders are required to obtain Digital Signature Certificate (DSC). Bidders can participate by sign-up online (create user account) on NIC e-Auction Portal i.e. (<https://eauction.gov.in>).
- (2) All three Demand Drafts given at Sr. No. 2 & 3 is to be submitted to the DDO of the concerned complex and copy of the same be also uploaded on the e-auction portal as on or before the last date of submission i.e. 08.10.2025
- (3) The increment value for the e-auctions is Rs.20,000/-.

- (4) If a bidder successfully quotes within 5 minutes before the close of the auction, the closing time will be increased by 10 minutes for other bidders to respond and so on.
- (5) As and when the work of Swadesh Darshan scheme will begin, the time period during which the activities if required to be stopped, he/licensee will be informed by issuing a one month notice in writing by concerned DDO, on the recommendation of XEN, HTC. The time period/duration for which the activities stopped will be compensated by extending the license time period/duration correspondingly.

I. GENERAL INFORMATION TO BIDDERS& ELIGIBILITY FOR PARTICIPATION

1. The Bidders can download the e-Auction documents from the Portal: (<https://eauction.gov.in>).
2. The intending bidders before participation in the Online Auction/ bidding process will be required to create their user id and password at i.e. (<https://eauction.gov.in>) steps to create user id and password steps:-
 - Go to Firefox update.150 version (46.0.1) and also update Java version 151 or 161 (32bit).
 - Go to Online Bidder Enrollment link at eauction.gov.in
 - Fill all the required information at online bidder enrollment page.
 - After successfully creation of user id and password intending bidder required to login in eauction.gov.in
 - Link Digital Signature Certificate(D.S.C) with indenting bidder's account at eauction.gov.in
 - After Successful completion of above said point's bidder will able to go at their home page screen at eauction.gov.in and then bidder can participated in intending auction.
3. To be eligible to participate in the Online Auction. He/She will be required to make offline payment of E-Service Fee, Registration fees & EMD as per details provided in table at point no. 2 & 3.
4. The Earnest Money Deposit (EMD) i.e 5% of reserve price in the shape of DD is to be submitted by the bidders only through offline mode.

NOTE:- If the Online Auction for same are cancelled or recalled on any grounds, the e-Service fee of Rs. 1000/-@18% GST=1180/- (Rupees One Thousand One Hundred Eighty only) & Registration fees of Rs. 1000/-@18% GST=1180/- (Rupees One Thousand One Hundred Eighty only) will not be refunded to the bidders.

II. ELIGIBILITY FOR PARTICIPATION

- (1) Any person legally competent to enter into a contract will be eligible to participate in the auction.
- (2) Deposit of two passport size photographs and self attested photocopy of the PAN Card & Aadhar Card.
- (3) No bid shall be accepted in the name of any other person(s) unless the name of all the persons making the bid is given specifying their individual share and the person making bid produces a valid legal power of attorney authorizing him to bid on their behalf and also copy of Pan Card of the applicant.
- (4) In the case of bid on behalf of a firm or company or an association etc., the bidder shall furnish the certified copies of Board Resolution/ Authorization in favour of the person making the bid along with the certified copy of Memorandum of Association/ Articles of Association of Company, partnership Deed, HUF etc as the case may be and that the bidder has the authority to bid and enter into an agreement.
- (5) In the event of default or breach or non-compliance of any of the terms and conditions as indicated or for furnishing any wrong or incorrect information at the time of auction etc the Competent authority shall have the right to cancel the bid and forfeit whole or any part of the amount paid by the bidder.

- (6) The successful bidder will have to purchase the stamp papers of requisite value in his name to execute the License Agreement containing the prescribed terms and conditions and would get it registered from the registration authorities. The Stamp Duty and registration fee charges will be borne by the successful bidder.
- (7) HTC may add/delete/ substitute any shops/ sites before the start of auction.
- (8) The acceptance of the highest bid would be subject to the final approval of the Managing Director/HTC, who may accept or reject any bid without assigning any reasons thereof.

III- General Terms and conditions and payment mode for licensing out of Shops/ Sites/ Activities

1. That 15% of the final bid amount is to be deposited by the licensee as interest free security deposit either in the shape of Bank Demand Draft/NEFT etc. The security would be refunded only on successful completion of the license period (and not to be adjusted in the installments/last installment/other payable amount) provided it has not been forfeited for any contravention of the terms and conditions of the agreement.
2. That the licensee will have to deposit license money plus GST etc. (as applicable from time to time) in installments as under:-
 - a) **Where the License period is 1 year**
50% of the total bid money plus G.S.T. to be deposited immediately after issue of LOI and the remaining 50% amount at the beginning of the 2nd half of the license period.
 - b) **Where the period is 3 years**
50% of the total bid money plus G.S.T. to be deposited immediately after issue of LOI and the remaining 50% amount at the beginning of the 2nd half of the license period.
 - All the licensees will have to deposit Local post dated cheques in respect of remaining amount in advance before taking possession of the site/shop/activities.
 - The Licensee should preferably use Computerized POS/E-ticketing machines or other non-cash methods for ticketing.
 - The Licensee should install swipe Machines/QR Codes for collecting the payment.
 - The Licensee will have to set up technological equipment or other means as stated by the Authority, at its own cost, in view of monitoring revenue collections.
3. In case of non-payment of installments by the Licensee upto the 15th day of the month, he/she shall have to pay 1% per day of the due amount for each day and if delayed beyond 15th to 30th days 2.5% per day of the due amount for each day as penalty. Thereafter, if he/she remains at fault to pay the rent and penalty beyond 30 days the concerned DDO shall give notice for closure and recovery. If the Licensee remains at default then 15% security alongwith entire amount paid by the licensee shall be forfeited.
4. **If the successful bidder fails to accept the highest bid/ take over the possession, the EMD deposited by the highest bidder will be forfeited and he will be debarred from taking the participation in the e-auction for that particular activity and blacklisted to participate in any auction for next 2 year.**

In the event of failure of highest bidder/licensee to take over the possession, HTC shall have the right to re-auction the same at the risk and cost of licensee in order to realize the amount of loss sustained due to the failure of licensee to run the activity, besides forfeiting security and recovery of balance amount.
5. The possession of the shop would be given only on completion of the following requirements:-

- a) Deposit of all post dated local cheques and payment of 15 % of final bid amount.
 - b) Execution of the agreement (on non judicial papers of requisite value to be purchased in the name of the licensee) containing the prescribed terms and conditions. The Stamp Duty and Registration Charges for registration of the license Agreement with the concerned authorities would be borne by the licensee.
6. The licensee shall pay water charges and electricity charges (wherever applicable) as per the separate meter reading or proportionate amount in case of the combined meter, as may be assessed by the DDO of the complex during the period of License.
 7. The licensee shall keep the area neat and clean and in case of failure to do so, the DDO of the Complex will have the right to get it cleared at the cost of licensee and recover the amount spent by HTC on this account from the licensee or to adjust the same out of any amount lying with HTC.
 8. The premises shall be deemed to be Public Premises as defined in the Haryana Public Premises and Land (Eviction and Rent Recovery) Act- 1972 (as amended from time to time).
 9. The licensee shall pay the G.S.T. including the surcharge , house tax and all other taxes/duties/charges as may be applicable/ imposed/ levied by the Govt., local authorities or statutory bodies, during the period of possession of licensed premises.

However, property tax will be paid by DDO/HTC of the concerned complex to local Municipal Authority.

10. The licensee shall appoint experienced staff for the conduct of business and for all misconducts on the part of licensee or his representative /employee etc. if any compensation is awarded by any court, the licensee himself will be responsible. The DDO of the complex will also be competent to pass appropriate orders (after giving to the opportunity to the licensee) regarding penalty, fine etc. and on his recommendation; the competent authority will be competent to terminate the license with orders to make good loss to HTC.
11. The licensee shall exhibit a Complaint Book at conspicuous place which shall be made available to the customer(s) on request and which shall also be open for inspection by the DDO of the Complex or by person(s) duly authorized by Managing Director, HTC, Chandigarh.
12. The licensee shall be responsible for any loss/damage to the property and the same shall be indemnified forthwith on being assessed by HTC.
13. These terms and conditions are only illustrative and not exhaustive, if any more condition needs to be incorporated in the interest of the Corporation, the Licensor will be at liberty to do so and these will be acceptable to the licensee.
14. The licensee shall display the name, as mentioned in the agreement, in capital letters outside the site/premises immediately before the start of the activity.
15. The licensee shall not display any Neon Sign Board etc. without HTC's prior written permission and shall be responsible to pay the Advertisement tax or any other taxes/charges/levies/cess etc in this regard.
16. The licensee will obtain various permissions as and when required as per the local regulations. In case of any offence on the leased premises, the licensee will be solely responsible for its penalty and consequences.
17. In case the licensee suffers any loss on account of it being restrained by HTC for indulging in illegal activities or any contravention of any law, the licensee shall not be

entitled to any compensation whatsoever.

18. The licensee shall not use the said premises for any other purpose, except for which it has been licensed. The licensee shall also not assign or sublet or part with the possession of the said premises or any part thereto. The licensee shall not carry any addition/alteration in the premises without prior written permission of HTC.

The licensee shall continue the activities in a proper manner in the licensed premises and shall not discontinue such activities for which the premises is licensed for more than 7 days without the permission of DDO as the purpose of HTC to grant license is to make available facilities to the visitors.

19. The licensee shall not be liable for any claim from HTC against any untoward incidents like theft, riots, natural calamities or the failure of electricity or even change of the policy by the Govt., blockade of the road in front of the complex because of the construction of the fly-over, expansion of road or blockade of the roads for any reason what so ever etc.

Licensee shall exclusively and directly be liable for any loss either caused to visitor, customer/tourist/person or their property and licensee shall be personally liable for any loss or illegal activity and HTC authority shall not be liable for any loss of any kind whatsoever.

20. The Licensee will not store any empty packing cases or baskets or any goods or any other material on any projection or the building or on the open space in front of the shop/site/place of activity.
21. Whenever the licensed premises is already constructed one or in the shape of shop/Booth Licensee shall not be entitled to any kind of permanent or temporary alterations in the structure, including fittings installed except wooden/aluminum, temporary and easily removable arrangement, which may be necessary for proper use of licensed premises that too with the prior approval of HTC authorities so that licensed premises may not be damaged and whenever licensed premises is an open space/site, the licensee can only be entitled to use such space as per the directions from time to time made by the HTC authorities in the public interest as well as that of HTC and any temporary arrangement over such space shall be got first approved by the licensee from HTC authorities. The Licensee shall neither alter the original color of the outside the shop or the façade and front elevation, nor erect sub screens, curtains or blinds on the exterior nor paste any bills, advertisements, posters, notices, cuttings etc. on the glasses nor permit the same to be made, affixed or altered or erected in any circumstances. In order to maintain uniformity in putting the signage on the front elevation of the shops, the DDO of the unit concerned shall approve size, design, colour etc. where the shop/site/activity is located.
22. The area in front of the licensed shop/site/activity shall not be encroached upon and used or allowed to encroach upon or used for any purpose other than a passage.
23. The Licensee will not install and operate any public address system or any other media in the shop allotted to him, which may cause disturbance in area wherein the shop/site/activity is located.
24. In the event of the death of the original licensee, it shall be incumbent upon the legal heirs of the deceased licensee if required by the licensor have to enter into a fresh license agreement and comply with all the terms and conditions given herein.
25. The licensee would not be allowed the exclusive right to sell the items for which the auction has been held and the highest bid accepted. HTC will have the right to run the same activity itself or to lease it out to another licensee.

- 26. The licensed premises can be put to use for which the same had been auctioned/ licensed. The shop/site will not, however, be allowed in any case as Halwai shop, Dhaba, Restaurant, Liquor, Chemical based items etc.**
27. The DDO/Officer Incharge of the concerned unit, his/her superior officials and any officials authorized by them in this behalf shall any time be at liberty to enter into the premises for inspection of maintenance of such premises and the compliance of other terms and conditions and general check up in the public interest as well as that of HTC and the licensee shall be duty bound to allow such inspection at any time even during night hours as and when so required and licensee shall make himself / herself available for such inspection and will get his/her contact No. registered with the HTC.
28. That in the event of the breach of any of the terms and conditions or the termination of the agreement/vacation of the shop/site by the licensee before the expiry of the agreement, HTC shall be entitled to forfeit the whole of the security deposit and the installments paid by the licensee, besides terminating/ revoking the lease and on the revocation being made, the licensee shall quit and vacate the premises without any resistance and obstruction and give the complete control of the premises to HTC and shall not claim any compensation for any resultant injury thereof. The Licensor will have the right to re-auction the activity at the risk and cost of the earlier licensee.
29. After license period, the licensee undertakes to vacate the premises forthwith and handover its possession to the HTC authorities and occupation of the licensee after the said period even for a moment shall be unauthorized and as that of a trespasser. In any case, for any reason whatsoever, the vacant possession after the license period is not handed over as aforesaid, licensee shall be liable to be evicted under Haryana Public Premises and Land (Eviction and Recovery) Act 1972 and other laws as may be applicable from time to time.
30. In any case, for any reason whatsoever, the vacant possession after the license period is not handed over to the HTC authorities and such licensee/unauthorized occupant/such person, for the period of unauthorized possession, till the time such person is evicted including the period of eviction proceedings shall be liable to pay rupees five hundred per day and in addition to such payment, such person shall also be liable to pay double the amount of the last license fee payable under the agreement or market license fee whichever is higher, to be calculated per day proportionately and such payments shall be treated as use and occupation charges for the unauthorized period and the same shall not confer any legal right/status of any kind whatsoever upon such person and the licensee to ensure the vacation of premises on due time and in order to secure the aforesaid use and occupation charges, agrees to deposit undated security cheque of 50% of the final bid amount with authority to licensors to encash it after filing and date after the aforesaid default if any, and such right of licensor of encashment of such cheque shall be in addition to other legal rights of such recovery. The aforesaid security shall be deposited in addition to 15% security of the final bid amount referred in above paras.
- Aforesaid liabilities of payment by such person shall not affect the rights of the HTC to claim other damages and compensation in addition as may be permissible under law. The said payable amount of use and occupation etc. can be deposited with HTC authorities against duly issued receipt or through Bank Demand Draft or through other mode as may be specifically consented by HTC authorities.
31. The decision of MD, HTC about all other matters except as specifically provided and agreed upon between the parties, shall be final and binding to the parties. If any clarification of any of the term of the agreement is required, decision of MD, HTC shall be final and binding to the parties.
32. Any dispute between the parties except specifically dealt with / agreed upon in this agreement, shall be referred to the sole arbitrator who shall be from the panel of arbitrator as prepared by the Government of Haryana from time to time which notification is adopted herein mutually by parties by reference only for the purpose of

choosing the arbitrator and shall be construed as part and parcel of this Agreement, to which the parties shall have no objection whatsoever. It is also agreed that in relation to any matter of such arbitration, if any or in relation to decision of such arbitrator, only the court at Chandigarh shall have the jurisdiction.

The pendency of arbitrations proceedings, if any or any right for such proceedings shall in no manner effect the eviction proceedings or the right of licensor for such eviction proceedings nor it will be in the domain of arbitrator to either allow the licensee to remain in the license premises during the pendency of arbitration or to stay the eviction proceedings. In case of termination of the license in any of the eventualities given in the license deed, it shall be condition precedent for the licensee to vacate the premises and to clear all dues before seeking the arbitration.

33. The licensee will not be entitled to keep the shops/premises closed for more than 7 days without permission of DDO.
34. The Licensee shall furnish an affidavit stating that he or his company / firm/ entity has not been blacklisted by any authority/ organization or any reasons whatsoever.
35. Licensee shall not create any sub-licensee.
36. The licensee will follow the standard of HTC about the quality of food, sanitation & cleanliness etc. etc.

Exit Clause:

For period of 01 year: Either of the parties can terminate the contract by giving one month notice or by depositing one month rent in advance in lieu of the same.

For period of 03 year: Either of the parties can terminate the contract by giving three month notice or by depositing three month rent in advance in lieu of the same.

IV- The brief descriptions of the Shops/Sites/Activities can be viewed at Annexure-A.

Sd/-
Managing Director
Haryana Tourism Corporation Ltd.

Detail of shops

Sr.No	Name of the Activity	Size	Reserve Price	
	Name of the complex:- Yadavindra Garden Pinjore Name of the DDO:- Sh. Ashwani Kumar, Contact No. 7600293600		Period In years	Amount (in Rs.)
1	Fresh Fruit juice & Tetra pack juice (sale of Mango/maja/slice/ cold drinks not allowed) - Outside Garden	10X10	03	8,58,000/-
2	Confectionery Shop (sale of patties, bread, cakes, pan masala and pan parag& cigarette etc.) - Outside Garden	10X10	03	7,50,000/-
3	Aerated Drinks (cold drink, milk bottle & mineral water) - Outside Garden	10X10	03	11,05,500
4	Mickey Mouse (site no. 03) - In front of main gate	site	03	20,29,500/-
5	KulchaChanna, Bhatura, Aloo Tikka, Smosa, Gol-Gappa, Chat Papri, Chat Bhalla&TillaKulfi (inside) - Jal Mehal food court	12X12	03	24,00,000/-
6	Ice cream (brands like Amul, Verka, Vita, Vadilal, Cream Bell etc.) along with store (shop No. 03) - In front of main gate	10X10	03	12,00,000/-
7	GolGappa, Chat Papdi, Bhelpuri, AlooTikki (2 +1) site no. 1 - In front of main gate	12X22	03	10,50,000/-
8	Soft Toys & Gift Shop - Outside Garden	10X10	03	4,00,000/-
9	Leatherette article & Punjabi Jutti - Outside Garden	10X10	03	5,50,000/-
10	Baby train/ Toy Train - Outside Garden	25X50	03	19,69,000/-
	Name of the complex:- Tikkar Taal Morni Name of the DDO:- Sh. Darshan Anand, Contact No. 7015448587/ 9803770070			
11	Adventure Theme Park	---	03	30,00,000/-