भारतीय विज्ञान शिक्षा एवं अनुसंधान संस्थान मोहाली

(शिक्षा मंत्रालय का एक स्वायत संस्थान, भारत सरकार के अधीन)

सैक्टर–81, नॉलेजसिटी,पो.ओ.मनौली,एस.ए.एस.नगर,मोहाली, पंजाब-140306

INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH MOHALI

(Established By Ministry of Education, Govt. of India)

Sector-81, Knowledge city, PO-Manauli, SAS Nagar Mohali-140306, Punjab

Tender: IISERM/Shops/EO/2025-26/01 **04/12/2025**

ई-निविदा सूचना

E-TENDER NOTICE

Online tenders are invited on behalf of Director, IISER Mohali in **TWO BID SYSTEM** for the **Allotment of Shops at IISER Mohali Campus** as per details given below at CPPP i. e. **https://eprocure.gov.in/eprocure/app**. Tender documents may be downloaded from the E-procurement portal website **https://eprocure.gov.in/eprocure/app**& Institute website **www.iisermohali.ac.in.**

 Signature of the bidder

E-TENDER NOTICE

Tender: IISERM/Shops/EO/2025-26/01 **04/12/2025**

Critical Date Sections

Sr.	Description	Date	Time
1.	Tender Publishing Date and time	05.12.2025	6:55pm
2.	Tender Document download start Date & Time	05.12.2025	6:55pm
3.	Bid Submission start Date &Time	05.12.2025	6:55pm
4.	Bid Submission End date and Time	31.12.2025	Up to 03:00Pm
5.	Tender opening Date and Time	01.01.2026	At 03:05Pm

Online tenders are invited on behalf of the Director, IISER Mohali in TWO BID SYSTEM for Allotment of Shops at IISER Mohali at CPPP i.e. https://eprocure.gov.in/eprocure/app. Tender documents may be downloaded from the E-procurement portal website https://eprocure.gov.in/eprocure/app & Institute website www.iisermohali.ac.in.

Micro & MSME/NSIC and Firms registered and the firms registered with concerned Ministries/ Departments, the bidders are exempted from payment of Tender Fee/EMD as per GOI notifications/GFR (2017) and Ministry of Finance OM No. F.9/4/2020-PPD dated 12 November 2020.

Sr. No.	Tender Details
1.	Tender fee in shape of DD/Banker Cheque of Rs 1000/- (Non-refundable) and **EMD of Rs.6000/- should be submitted by DD /Banker Cheque/FDR/ Bank Guarantee in favor of the Registrar, IISER Mohali payable at Mohali or through Online mode in Institute Account (Canara Bank Saving Account Number 4790101001912 and IFSC Code CNRB0004790)**
2.	However, scanned copy of the both tender fee and EMD should be uploaded on website along with technical bid part. The hard copy of the same in original to be send to the address mentioned below duly superscribing the supply/work name and reference/ tender ID on the envelope and same must reach before opening the bid and if not received within due date the bid will be rejected summarily.
3.	**The Original EMD and Tender Fee should be sent to:** Addressed in favor of - Registrar IISER Mohali Indian Institute of Science Education and Research, Mohali Sector 81, SAS Nagar, Mohali, Punjab, India, Pin: 140306 **NOTE: - In case of online payment of Tender Fee/EMD, transaction details need to be uploaded. Non- receipt of original EMD and tender fee will lead to rejection of tender.**

DISCLAIMER

The information contained in this Tender document or subsequently provided to Bidders, whether in document or verbal or any other form by or on behalf of, IISER Mohali by any of its employees or advisors, is provided to Bidders on the terms and conditions set out in this Tender document and such other terms and conditions subject to which such information is provided.

The purpose of this Tender document is to provide interested parties with information that may be useful to them in eliciting their proposals pursuant to this Tender document. This Tender document may not be appropriate for all persons, and it is not possible for the Institute, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Tender document.

This Tender document includes statements, which reflect various assumptions and assessments made by the Institute in relation to the Contract. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require.

The assumptions, assessments, statements and information contained in this Tender document, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct his/her own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Tender document and obtain independent advice from appropriate sources.

Information provided in this document to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Institute accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

Institute, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Tender document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Tender document and any assessment, assumption, statement or information contained therein or deemed to form part of this Tender document or arising in any way in this Tender Stage.

Signature of the Bidder

Allotment of Shops at IISER Mohali Campus Sector 81, Knowledge City, SAS Nagar

Sr. No.	Details of Shops	Shop No.	Quantity
1.	**Eatery Shop in Shopping Complex**	1	1
2.	**Grocery shop in Shopping Complex**	2	1
3.	**Stationary Shop in Shopping Complex**	3	1
4.	**Unisex Salon in Shopping Complex**	4	1
5.	**Restaurant in Shopping Complex**	-	1
6.	**Eatery Outlet in Lecture Hall Complex**	-	1

Minimum Eligibility Criteria for Bidders/Tenderers

Sr. No.	Details of Shops	Minimum Eligibility Criteria for Bidders/Tenderers
1.	**Eatery Shop in Shopping Complex**	**a)** The bidder must have at least **5 years of experience** in operating an **Eatery Shop**. Relevant registration or agreement documents should be attached as proof. Interested bidders may apply along with sufficient evidence of their experience and ability to run the shop/outlet. **b)** A valid registration under the **Shops & Establishment Act** must be attached as proof with the bid document. **c)** The bidder must have its **own bank account**. **d)** The bidder (individual/firm/company) must demonstrate **good financial health** in terms of working capital to ensure smooth operation of the outlet. Preference will be given to bidders with a strong financial position. **e)** The bidder must possess a **PAN number** and **GST/GSTIN registration**. • The successful bidder, to whom the contract is awarded, shall obtain GST registration for the outlet if required under applicable law. • **If GST registration is not applicable (e.g., turnover below threshold, intra-state exemptions), the bidder must submit a signed undertaking on company letterhead stating that GST is not applicable under the relevant law.** • In case of an individual/proprietor without a formal letterhead, the undertaking may be submitted on plain

Signature of the bidder

		paper, duly signed, with the bidder's full name, address, and identity details. **f)** Tenders submitted **in the name of minors or on behalf of minors will be rejected**. **g)** The bidder is required to provide a valid FSSAI license/registration number or any other applicable license in the name of the firm, shop, or bidder. **h) The applicant must be a resident of India. Any of the following documents:** **(Photocopied duly self-attested) mentioned below will be submitted as a proof of residence: -** **1) Passport (2) Driving License (3) Voter Identity Card (4) Ration Card (5) Aadhar Card**
2.	**Grocery shop in Shopping Complex**	**a)** The bidder must have at least **5 years of experience** in operating a **Grocery Shop**. Relevant registration or agreement documents should be attached as proof. Interested bidders may apply along with sufficient evidence of their experience and ability to run the shop/outlet. **b)** A valid registration under the **Shops & Establishment Act** must be attached as proof with the bid document. **c)** The bidder must have its **own bank account**. **d)** The bidder (individual/firm/company) must demonstrate **good financial health** in terms of working capital to ensure smooth operation of the outlet. Preference will be given to bidders with a strong financial position. **e)** The bidder must possess a **PAN number** and **GST/GSTIN registration**. • The successful bidder, to whom the contract is awarded, shall obtain GST registration for the outlet if required under applicable law. • **If GST registration is not applicable (e.g., turnover below threshold, intra-state exemptions), the bidder must submit a signed undertaking on company letterhead stating that GST is not applicable under the relevant law.** • In case of an individual/proprietor without a formal letterhead, the undertaking may be submitted on plain paper, duly signed, with the bidder's full name, address, and identity details.

		f) Tenders submitted **in the name of minors or on behalf of minors will be rejected**. **g)** The bidder must provide a **valid license/registration number** in the name of the firm/shop.
3.	**Stationary Shop in Shopping Complex**	**a)** The bidder must have at least **5 years of experience** in operating a **Stationary Shop**. Relevant registration or agreement documents should be attached as proof. Interested bidders may apply along with sufficient evidence of their experience and ability to run the shop/outlet. **b)** A valid registration under the **Shops & Establishment Act** must be attached as proof with the bid document. **c)** The bidder must have its **own bank account**. **d)** The bidder (individual/firm/company) must demonstrate **good financial health** in terms of working capital to ensure smooth operation of the outlet. Preference will be given to bidders with a strong financial position. **e)** The bidder must possess a **PAN number** and **GST/GSTIN registration**. • The successful bidder, to whom the contract is awarded, shall obtain GST registration for the outlet if required under applicable law. • **If GST registration is not applicable (e.g., turnover below threshold, intra-state exemptions), the bidder must submit a signed undertaking on company letterhead stating that GST is not applicable under the relevant law.** • In case of an individual/proprietor without a formal letterhead, the undertaking may be submitted on plain paper, duly signed, with the bidder's full name, address, and identity details. **f)** Tenders submitted **in the name of minors or on behalf of minors will be rejected**. **g)** The bidder is required to provide a license/registration number or any other applicable certificate in the name of the firm, shop, or bidder. **h) The applicant must be a resident of India. Any of the following documents:** **(Photocopied duly self-attested) mentioned below will be submitted as a proof of residence: -** **(i) Passport (ii) Driving License (iii) Voter Identity Card (iv) Ration Card (v) Aadhar Card**

Signature of the bidder

4.	**Salon in Shopping Complex**	**a)** The bidder must have at least **5 years of experience** in operating a **salon**. Relevant registration or agreement documents should be attached as proof. Interested bidders may apply along with sufficient evidence of their experience and ability to run the shop/outlet. **b)** A valid registration under the **Shops & Establishment Act** must be attached as proof with the bid document. **c)** The bidder must have its **own bank account**. **d)** The bidder (individual/firm/company) must demonstrate **good financial health** in terms of working capital to ensure smooth operation of the outlet. Preference will be given to bidders with a strong financial position. **e)** The bidder must possess a **PAN number** and **GST/GSTIN registration**. • The successful bidder, to whom the contract is awarded, shall obtain GST registration for the outlet if required under applicable law. • **If GST registration is not applicable (e.g., turnover below threshold, intra-state exemptions), the bidder must submit a signed undertaking on company letterhead stating that GST is not applicable under the relevant law.** • In case of an individual/proprietor without a formal letterhead, the undertaking may be submitted on plain paper, duly signed, with the bidder's full name, address, and identity details. **f)** Tenders submitted **in the name of minors or on behalf of minors will be rejected**. **g)** The bidder is required to provide a valid license/registration number or any other applicable certificate in the name of the firm, shop, or bidder. **h) The applicant must be a resident of India. Any of the following documents:** **(Photocopied duly self-attested) mentioned below will be submitted as a proof of residence: -** **(i) Passport (ii) Driving License (iii) Voter Identity Card (iv) Ration Card (v) Aadhar Card**
5.	**Restaurant in Shopping Complex**	**a)** The bidder must have at least **5 years of experience** in operating a **Restaurant**. Relevant registration or agreement documents should be attached as proof. Interested bidders may apply along with sufficient evidence of their experience and ability to run the shop/outlet.

Signature of the bidder

		b) A valid registration under the **Shops & Establishment Act** must be attached as proof with the bid document. **c)** The bidder must have its **own bank account**. **d)** The bidder (individual/firm/company) must demonstrate **good financial health** in terms of working capital to ensure smooth operation of the outlet. Preference will be given to bidders with a strong financial position. **e)** The bidder must possess a **PAN number** and **GST/GSTIN registration**. • The successful bidder, to whom the contract is awarded, shall obtain GST registration for the outlet if required under applicable law. • **If GST registration is not applicable (e.g., turnover below threshold, intra-state exemptions), the bidder must submit a signed undertaking on company letterhead stating that GST is not applicable under the relevant law.** • In case of an individual/proprietor without a formal letterhead, the undertaking may be submitted on plain paper, duly signed, with the bidder's full name, address, and identity details. **f)** Tenders submitted **in the name of minors or on behalf of minors will be rejected**. **g)** The bidder is required to provide a valid FSSAI license/registration number or any other applicable certificate in the name of the firm, shop, or bidder. **h) The applicant must be a resident of India. Any of the following documents:** **(Photocopied duly self-attested) mentioned below will be submitted as a proof of residence: -** **(i) Passport (ii) Driving License (iii) Voter Identity Card (iv) Ration Card (v) Aadhar Card**
6.	**Eatery Outlet in Lecture Hall Complex**	**a)** The bidder must have at least **5 years of experience** in operating a **Eatery outlet**. Relevant registration or agreement documents should be attached as proof. Interested bidders may apply along with sufficient evidence of their experience and ability to run the shop/outlet. **b)** A valid registration under the **Shops & Establishment Act** must be attached as proof with the bid document. **c)** The bidder/agency must have its **own bank account**.

Signature of the bidder

		d) The bidder (individual/firm/company) must demonstrate **good financial health** in terms of working capital to ensure smooth operation of the outlet. Preference will be given to bidders with a strong financial position. **e)** The bidder must possess a **PAN number** and **GST/GSTIN registration**. • The successful bidder, to whom the contract is awarded, shall obtain GST registration for the outlet if required under applicable law. • **If GST registration is not applicable (e.g., turnover below threshold, intra-state exemptions), the bidder must submit a signed undertaking on company letterhead stating that GST is not applicable under the relevant law.** • In case of an individual/proprietor without a formal letterhead, the undertaking may be submitted on plain paper, duly signed, with the bidder's full name, address, and identity details. **f)** Tenders submitted **in the name of minors or on behalf of minors will be rejected**. **g)** The bidder is required to provide a valid FSSAI license/registration number or any other applicable certificate in the name of the firm, shop, or bidder. **h) The applicant must be a resident of India. Any of the following documents:** **(Photocopied duly self-attested) mentioned below will be submitted as a proof of residence: -** **(i) Passport (ii) Driving License (iii) Voter Identity Card (iv) Ration Card (v) Aadhar Card**

Signature of the bidder

Allotment Details: -

Sr. No.	Particulars	Details
1.	Rent Period	The shop shall be allotted on rent for an initial period of **one (1) year**. Subject to satisfactory performance and compliance with tender conditions, the rental period may be extended for up to **two (2) additional years**, on a yearly renewal basis (i.e., 1 + 1). Each extension shall be considered and granted at the discretion of the competent authority, based on performance and compliance with the terms and conditions of the tender.
2.	Additional Charges	Electricity and water charges will be charged on an actual basis.
3.	Application Deadline	Interested firms/persons should apply online by 31st December 2025 at 3.00 PM.
4.	Security Deposit	Successful bidders will be required to submit a **Security Deposit** as per Page No.2 of the Tender document **immediately upon allotment**, but **before taking over possession**.
5.	Earnest Money	The **EMD** of any tenderer who withdraws at any stage after submitting the tender will be **forfeited**.
6.	Tender Submission	Tender for allotment of shops should be clearly superscribed on the sealed envelope containing Tender Fee and EMD.
7.	Tender Documents	Tender documents may be downloaded from: •**E-procurement portal**: https://eprocure.gov.in/eprocure/app • **Institute website**: www.iisermohali.ac.in (for general terms & conditions)

TERMS AND CONDITIONS

1. **Bid Security Declaration Form as Annexure -III (Upload the scanned copy duly attested by Notary Public).**
2. **Return/refund of EMD:** (a) The Technical Bid without Tender Fee & EMD would be considered as UNRESPONSIVE and will not be accepted. NSIC / MSME registered bidders must submit copy of valid NSIC / MSME Registration Certificate for exemption of EMD. The EMD will be refunded without any interest to the unsuccessful Bidders only after the Tenders are finalized. The EMD will be

Signature of the bidder

refunded without any interest to the unsuccessful Bidders only after the Tenders are finalized.

(b) The Technical Bid without Tender Fee & EMD would be considered as UNRESPONSIVE and will not be accepted. NSIC / MSME registered bidders must submit copy of valid NSIC / MSME Registration Certificate for exemption of EMD.

(c) The exemption shall not be provided to the bidders who are acting as an agent/trader for some other vendor.

This envelope having tender fee & EMD should reach on or before last date time of submission of bid.

3. **Adequate hygiene and sanitization must be maintained in all shops failing which Institute reserves the right to inspect the kitchen area at any time Any such violation will attract the penalty of Rs.500/- for each violation. (Undertaking on own letter head with signature to be given for the same in form of scanned copy). Subletting by the allottee will not be permitted. If the allottee is found to have to have violated this condition of subletting, the allotment will immediately cancelled (Undertaking on own letter head with signature to be given for the same in form of scanned copy).**

4. **Letter of undertaking and declaration as per Annexure-III (upload the scanned-copy attested by Notary Public).**

5. **Bidder at the time of bidding, should not be having any dispute elsewhere or blacklisted/debarred for tendering (Undertaking on own letter head with signature to be given for the same in form of scanned copy).**

6. **The bidder is required to submit a detailed rate list of items/services proposed to be sold/provided at the shop located within the IISER Mohali campus, along with unit prices, applicable taxes, and any relevant terms. The rate list duly approved by the tender committee and should be submitted as part of the financial bid and must remain valid for the duration specified in the tender. The rate list should be submitted in the format provided in Annexure–V.**

7. **Tenderer/Bidders may furnish/quote rent offer in PRICE BID/BOQ for shops {As given in ANNEXURE-I}, higher than the minimum rent/value fixed by the Institute.**
8. Rent must be paid by **7th of every month**; Rs. 100/- per day penalty for late payment.
9. All employees engaged shall be medically fit. Quarterly health check reports to be submitted.

10. These shops are meant to cater the regular demand of IISER Mohali community only i.e., student, Faculty and Staff & their families.

11. Services to be provided based on modern token system.

12. All bidders are suggested that before submitting the bids, kindly visit the existing shops between 11.00 AM to 01 PM on working days.

13. The successful bidder fulfilling the tender conditions, shall deposit security equivalent to three-month rent (Quoted) which could be returned after one year or before the shops

vacated whichever is earlier.

14. Adequate hygiene and sanitization must be maintained in all shops failing which Institute reserves the right

15. **Use of LPG and safety measures**
    a) The Tenderer / licensee will not keep LPG in the allotted premises/ kitchen. They must keep the cylinder at the designated site as per the existing provisions made specifically for keeping cylinder and the supply of the LPG should be through pipeline only.

    b) The renter should use only commercial LPG cylinders.

    c) Licensee should not keep LPG cylinder and should not use LPG stove in the premises / kitchen. In case of violation, cylinder will be confiscated.

    d) The renter must keep adequate number of fire extinguishers in the shop which must be periodically refilled as per the schedule of expiry (in consultation with the Fire Department, Mohali) within 15 days after taking over the possession of the premises / shop.

16. Security Deposit amount equivalent to three months' rent value to be deposited by the allotted firm/person in the name of Registrar, IISER Mohali. The same will be refunded after the occupant has vacated the shop and cleared all pending dues. Security amount to be refunded after vacation of this shop will be without interest.

17. The renter shall install minimum two swipe machines in the shop/site to use Debit/Credit cards for making cashless transactions by the customers and will also ensure its proper functioning at all times.

18. For each sale of item, the renter shall mandatorily give a computer-generated receipt/bill in **duplicate to the customer** so as to enable him/her to retain one copy showing the details of item and rate with him/her and other copy showing the detail of item ordered by him/her to get the delivery of the item ordered.

19. The renter shall ensure promptness of service at the counter and shall appoint necessary staff for the purpose and shall also ensure that there is no mismanagement on his/her part or his/her agents and servants. In case of failure, to implement the direction regarding service at the counter, suitable fine will be imposed by Institute and his/her rent is also liable to be terminated by the institute i.e. IISER Mohali.

20. The tenderer will be responsible for submitting medical examination report of all the Food handlers engaged at the premises within one month after taking over the possession of the site and then quarterly

21. Use of plastic cups/plastic material will not be allowed.

22. The tenderer would be required to obtain license from the competent authority under the prevention of Food Adulteration Act/rules from the PFA Cell, Health Department, S.A.S Nagar Mohali within one month after taking over the possession.

23. There must be proper mechanism for food waste management.

24. **Display of rate list duly approved by the Institute authority is an essential requirement.**

25. It is mandatory that the renter will keep the decent name of the restaurant commensurate with the education environment.

26. The renter shall be liable to maintain ad keep the articles provided by the Institute. In case of any damage or loss, the cost will be borne by the renter.

27. Name of the tenderer/bidder should also be written on the envelope. **There should be no cutting/overwriting in quoting the price bid. Tender form is not transferable.**

28. The timings of the operation of the salon will be as follows:

Timings
10:00 AM to 07:00 PM (Monday to Friday) 10:00 AM to 08:00 PM (Saturday, Sunday) Lunch Break (all days): 01:00 PM to 02:00 PM Any change to the timings or days of operations will require prior approval from Competent Authority.

29. The Institute reserves the right to change the timings of operation of the salon if required, with the mutual consent of both parties.

30. The bidder should in all respects follow all the security procedures of the Institute. The staff engaged should have good character and conduct.

31. The bidder should deliver the services strictly at the approved rates and must not increase these rates under any circumstances without prior approval from the Institute.

32. The bidder should provide proper and smooth services to the customers. The bidder should make all the necessary arrangements regarding this.

33. Standard rules and services.
    a. Cleanliness is key – sanitize all tools after each use.
    b. One-time use – razors, tissues, and face towels should be disposable or washed after one use.
    c. Professional behavior – politeness, proper dress code (apron/uniform), and punctuality.
    d. Appointment system (optional) – allows time management and avoids crowding.

34. Haircutting rules
    a. Understand the client's need before cutting.
    b. Use sanitized tools for each client.
    c. Offer mirror checks during and after the cut.
    d. Clean the area and scissors after every haircut.

35. Beard Trimming/Shaving Rules
    a. Use new disposable blades for each client.
    b. Apply pre-shave cream/oil before shaving.

Signature of the bidder

c. Use hot towel technique if offering a premium shave.
d. Aftershave and moisturizer are optional but recommended (if required by client).

36. Face Massage/Facial Rules
a. Check for skin allergies before applying products.
b. Clean face before starting massage.
c. Use gloves if the client requests it.
d. Use disposable headbands and towels.
e. Disinfect facial tools (rollers, massagers) before and after use.

38. **Price Approval**
- The successful bidder shall submit a complete list of rates for all items (except packed products of different companies) proposed to be sold in the shop.
- These rates must be approved by the Institute prior to commencement of operations.
- Any subsequent changes in rates shall also require prior approval of the institute.
- Restriction on Corporate-Priced or Premium-Brand Items
- The sale of corporate-priced or excessively premium-branded products is strictly prohibited.
- Only reasonably priced and commonly available brands shall be permitted to ensure affordability.

39. Price Control
- Under no circumstances shall any item be sold above its printed Maximum Retail Price (MRP).
- Violation of this condition will be treated as a breach of contract and may lead to cancellation of the allotment.

40. Reasonable Pricing
- All restaurant and grocery items must be sold at rates comparable to prevailing local market prices.
- The Institute reserves the right to review and regulate prices to maintain affordability.
- Adequate Quantity and Quality of Food Items
- For non-standard food items (such as dosa, samosa, paratha, etc.), the bidder shall ensure adequate portion sizes and satisfactory quality.
- Food must be prepared and served in hygienic conditions, meeting the standards prescribed by the Institute.

41. General Provisions
- These conditions are binding on the successful bidder and shall form part of the tender agreement.
- Non-compliance with any of the above terms may result in penalties, including cancellation of the tender allotment.
- The Institute reserves the right to interpret, amend, or enforce these conditions as deemed necessary in the interest of students, faculty & staff.

BANNED TRADES

42. The bidder (in the case of shops/booths) may mention only specific trade name except the banned trades i.e. Fabrication of Gates and Grills/Furniture, Repair of Cars and Scooters, Auto Spare Parts, Liquor Shops/Pub, Junk/Kabari Dealer, Lottery Seller / Video Games, Discotheque, Coaching Cum Study Centre and any other trades to be decided by the Institute.

Signature of the bidder

RESERVE PRICE

43. The reserve rate of each shop per month is fixed as mentioned in **Annexure-I**. The GST, Electricity, and Water Charges shall be extra as applicable. The highest tenderer/bidder will be allotted the Tender. However, the tenant/Registrar, IISER Mohali reserves the right to allot the shop to the 2nd or 3rd highest bidder, in case the initial tenant terminates the allotment within six months from the date of initial allotment.

BID EVALUATION PROCESS

44. **Basis of Allotment:** The allotment shall be made to the highest valid rent bidder (H1) for each shop, subject to eligibility compliance.
45. As part of the evaluation process, IISER Mohali shall conduct a **Blacklisting / Debarment Check** to verify whether the Bidder has been blacklisted, debarred, or suspended by any government department, public sector undertaking, statutory authority, or educational institution. **The Bidder must furnish a self-declaration confirming that they are not currently blacklisted or debarred by any competent authority.**

    If found otherwise, i.e., if a Bidder is discovered to be blacklisted or debarred, the bid shall be **rejected immediately** or at **any later stage whenever such information is detected**.

    The Earnest Money Deposit (EMD) submitted by such Bidder shall be **forfeited**.

46. **Control of Prices of Articles:** The Institute reserves the right to prescribe essential items with maximum permissible rates. The approved rate list must be displayed at a conspicuous place.
47. **Restaurant Special Conditions:** A standard menu with fixed rates has been prescribed by the Institute. No item shall be sold above approved rates. Additional items require prior approval.
48. **Penalty for Overcharging / Violation:** Overcharging or poor hygiene may lead to monetary penalties, cancellation of allotment, and forfeiture of security deposit.
49. The Institute reserves the right to seek written clarifications, additional documents, or evidence from bidders during the evaluation process. Failure to provide such clarifications within the specified time frame may result in rejection of the bid.
50. Submission of all mandatory documents is compulsory. Any omission or non-submission shall render the bid liable for summary disqualification. All submitted documents will be subject to verification by the Institute. If any information is found to be false, forged, or misleading at any stage, the bid shall be rejected and the Earnest Money Deposit (EMD) forfeited.
51. **Final Authority:** The decision of the Institute regarding rates, quality and interpretation of tender conditions shall be final and binding.

52. If more than one tender is received from one single firm or its partners or director of the company, the tender with the highest bid from the said firm will be entertained and the allotment will be done in the name of the firm only and not in the name of their representative/partner.

53. In case of more than one H1 bids (i.e., the more than one bidder quoted the same H1 bid), then all H1 bidders (who have quoted the same bid) would be called for negotiation and the highest of them shall be allotted the shop. In case, the H1 bidders opt to skip the negotiation, the decision will be made by draw of lots. Further, it has also been decided that in case the bidder so selected doesn't come forward to take possession of the said shop, his/her EMD will be forfeited and offer of allotment would

be made to the other H1 bidders who had quoted the same price. In case of denial by the other H1 bidder(s)his/her EMD would also be forfeited and offer of allotment would be made to the second H1 bidder and in case of denial by the second H1bidder his/her EMD would also be forfeited and the offer of allotment would be made to third H1 Bidder. In case of denial by the third bidder his/ her EMD would also be forfeited and the process of retendering of the shop would be initiated.

54. **Conflict of Interest Declaration**

Bidders must furnish a **self-declaration** confirming that no conflict of interest exists with any employee, committee member, or decision-making authority of IISER Mohali. Detection of any conflict of interest at any stage shall result in **immediate disqualification** of the Bidder and **forfeiture of the Earnest Money Deposit (EMD)**

55. **Compliance with Statutory Obligations**

The Bidder shall, at all times, comply with all applicable statutory and regulatory requirements necessary for the operation of the allotted shop within the premises of IISER Mohali. These include, but are not limited to:

- **Food Safety and Standards Authority of India (FSSAI) license** (mandatory for food outlets)
- **Local municipal permissions/approvals** as required under Punjab municipal laws
- Adherence to all applicable **labour laws** (including Punjab Shops and Commercial Establishments Act, 1958)
- Compliance with **fire, health, and safety regulations** as mandated by local authorities and the Institute.
- The Bidder shall indemnify and keep indemnified **IISER Mohali, its officers, employees, and representatives** against all claims, demands, losses, damages, liabilities, costs, and expenses arising out of:
- Any breach of statutory obligations or tender conditions by the Bidder
- Any act of negligence, misconduct, or omission by the Bidder or its employees/agents
- Any third-party claims relating to the operation of the shop, including but not limited to labour disputes, consumer complaints, or safety incidents

Non-compliance with any of the above obligations shall be treated as a **material breach of tender conditions** and may result in **cancellation of the allotment by IISER** Mohali **without any liability for compensation**.

Signature of the bidder

PRE-QUALIFICATION DOCUMENTS

56. The following pre-qualification documents are to be submitted along with the tender form in a technical bid. However, the tenders received without any of the following documents will be considered as invalid and the commercial/financial bid would not be opened for such applicants.

ON THE LETTER HEAD OF THE BIDDER

TECHNICAL BIDS TENDER FOR SHOPS FOR RENT AT IISER MOHALI

Sr. No.	Particulars	Necessary Details (Kindly attach Scan Copy) (Yes/No)	Page No.
1	Application for Shop		
2	Name of Agency/Firm/Contractor		
3.	Tender Fee in the shape of D.D/Banker Cheque of Rs 1000/- (Non-refundable) and EMD of Rs.2000/- (two thousand) in the shape of DD/Banker Cheque/FDR/Bank Guarantee should be submitted in the favor of Registrar IISER Mohali payable at Mohali or through Online mode in Institute Account Number (4790101001912) and IFSC Code CNRB0004790 as tender form cost.		
3	Full Postal Address		
4	Office/Residence Phone No. Mobile No.		
5	Email id/Office Fax No., if any		
6	Name(s) of the Company/Proprietor/Partner etc.		
7	Residence Proof duly attested Name of document: Aadhar card, Voter ID card, Passport, Electricity bill, Water bill, Gas connection, Telephone bill.		
8	Self-Attested photocopy of the Ownership Document; in case of Proprietorship, self-declaration with copy of PAN; in case of firm, a Partnership Deed; in case of campus; Registration Certificate under Companies Act along with memorandum of association etc. as the case may be		
9	An affidavit to the effect submitted by the applicant/firm that neither he/she nor any of his blood relation i.e. spouse nor his/her relative have been found defaulter of the		

Signature of the bidder

	IISER Mohali. In case, at any stage, this affidavit is found wrong, then the rent money deposited with the IISER Mohali shall be automatically forfeited. (see Annexure-IV)		
10	Affidavit duly attested by Notary Public to the effect that the firm / individual is not blacklisted by any Govt. Organization and that no criminal case or economic offence is pending under any Court of Law /Registered with Police (see Annexure-II)		
11	Photocopy of PAN /TAN duly self-attested		
12	Self-attested passport size photograph should be pasted on the tender form at last page		
13	All the pages of tender form are signed		
14	**GST Registration No. (attach copy) Agency/FIRM (In case of non-availability of required certificate, a copy of affidavit is required to be submitted -only applicable to those who are not mandate for GST Registration)**		
15	AADHAR No. (attach copy)		
16	Past Experience in similar business or credential (Enclose relevant documents)		
17	**Income Tax Return & Profit & Loss A/c and Balance Sheet of the Firm for the following year** **(i) 2022-23** **(ii) 2023-24** **(iii)2024-25** **(All three years turnover should be shown separately in the said CA certificate(s) including the average three years turnover)** **(In case the required documents are not available, an affidavit must be submitted—only applicable to those who are not mandated to file Income Tax Returns.)**		
18.	**Scanned copy of Food license as issued by Inspector of Food Supply to be provided by the bidder for Shop at Sr. No. 1,5, & 6 (Eatery Shop in Shopping Complex, Restaurant in Shopping Complex and Eatery Outlet in Lecture Hall Complex)**		

Signature of the bidder

57. The applicant must be a resident of India. Any of the following documents (photocopied duly self- attested) mentioned below will be submitted as a proof of residence

a. Passport
b. Driving License
c. Voter Identity Card
d. Ration Card
e. Aadhar Card
f. Water bill
g. Telephone bill

58. In case of firm/company, self-Attested photocopy of authority to negotiate and sign tender form and rent deed on behalf of the firm/company. Moreover, the rent will be issued in the name of the firm/company concerned if found successful in the bidding process and not in the name of the representative.

59. In support of income proof: Annual Return filing or audited Balance Sheet along with Income and Expenditure Account for the last two years duly attested be required to submit.

60. An attested Affidavit by the Notary Public to the effect that the firm / individual is not blacklisted by any Govt. Organization and that no criminal case or economic offence is pending under any Court of Law / Registered with Police **(Annexure-II).**

61. An attested affidavit by the Notary Public to the effect that the applicant/firm does not already have a concurrent rent from the Institute for running the shop/commercial site and none of his/her blood relative is a defaulter of IISER Mohali regarding payment of rent of Shops/Canteens/Mess (**Annexure-IV**).

62. NOTE: The tenderer/authorized person has to produce all documents in original at the time of opening of tender in support of the photocopies of the documents which have been attached by him/her with the tender document. In case the tenderer/authorized person fails to produce the original documents, his/her EMD will be forfeited and further he/she will be debarred for 2 years for dealing with the IISER Mohali and his/her tender will be redetected.

63. **The allotment period of shop will initially be awarded for a period of one year. Upon satisfactory services, the allotment period may be extended further for a period of one year. After giving the extension of one year the Institute will review the services of the contractor to consider the further extension based on request of the concerned contractor further based on approval of the competent authority. If services are found to be satisfactory allotment period of shop may be extended. The rent will be increased by 10% at each renewal, subject to approval of the Institute and as per the following condition: -**

a. No complaint from users.
b. No default in payment of rent/electricity & water charges.
c. Maintaining hygiene conditions.
d. Quality of service.
e. No damage to property
f. No violation of any rules and safety norms

Signature of the bidder

Security Deposit

64. In addition to the above, the renter will give within one month of taking over the possession, a Bank Guarantee or Fixed Deposit (FDR) pledged in Institute, issued by any scheduled bank, of an amount equal to 3 (three) months' rent money, as a Security Money, as per the conditions mentioned in the paras above, which shall remain valid till 24 months. Non- submissions of bank guarantee/pledged FDR within one month of taking over the possession shall attract penalty of Rs.100/- per day and if the delay is more than 15 days the rent is liable to be terminated. The renter will give pledged FDR from his / her own bank account /firm account and pledged FDR from the account of third party / any other person /firm shall not be considered. The entire amount of security money will be liable to be forfeited in case of failure to abide by the Terms and conditions of the tender/agreement.

65. EMD of the allottee/renter will only be refunded after receiving the bank guarantee/ Pledged FDR and in case of non-receipt of bank guarantee, the EMD will be kept and treated as security till the receival of the bank guarantee/pledged FDR and may be adjusted against dues, if any. However, in case the allottee/renter without submitting the bank guarantee/pledged FDR, terminate or submits vacation/termination notice before expiry of one month from the date of possession, his/her EMD shall be forfeited. **The EMD will be refunded without any interest to the unsuccessful Bidders only after the Tenders are finalized.**

66. In the event of breach or non-observance of any of terms and conditions of this rent, the Institute may forfeit the Security either in full or in part and in that case the bank guarantee/pledged FDR may also be encashed, if required.

MAINTENANCE OF THE PREMISES

67. The renter shall keep the premises in a clean sanitary and tenable condition and shall pay for the cost any damage thereto or to adjacent premises, caused by negligence or misuse of premises by the renter or before taking over possession whichever is earlier and shall indemnify the institute i.e. IISER Mohali against any loss/damage additions/ alterations to the premises.

68. The renter shall not store empty packing cases or baskets or any goods or any other material on the open spaces around the premises or any other place from where such goods or material may be visible from outside. The area in front of the said premises shall not be encroached upon and used or allowed to be encroached upon or used for any purpose other than the public passage. The renter shall not make any addition or alternation in or around the premises without the written consent / permission of the Institute.

69. The renter will not keep any display counter / equipment etc. in the 'Veranda' or open space in front of or around the shop allotted, failing necessary action

will be taken / penalty imposed.

70. The renter would provide dust free, mosquito and fly free environment. The conditions, which increase the infection, shall not be allowed. The institute i.e. IISER Mohali reserves the right to issue directions from time to time for proper sanitation and cleanliness of the premises. These will have to be followed by the renter.

71. In case of failure to implement the directions regarding conditions and specifications mentioned strict action will be taken as the order of the authority of the institute.

72. The shop will have to be accepted by the allottee "As it is" where is basis. The repair required, if any, shall be responsibility of the allottee himself/herself.
73. No obnoxious trade like Bidi, Cigarette, Pan Masala etc., shall be carried on at the premises. The renter shall ensure strict 'NO SMOKING' inside the premises.

74. Sale/stock of Bubble Gum/Chewing-gum and spitting is banned in the Institute premises. Hence, the renter will not stock/sell Bubble Gum/Chewing-gum or toffees with gum ingredients at the shop/site, failing suitable penalty will be imposed.

75. Neither this rent nor any of the rights conferred by it shall be t transferred or assigned to another person, nor shall the premises or any part thereof be sublet directly or indirectly.

76. The renter shall not employ any child labour(s) in contravention of the LABOUR EMPLOYMENTACT, 1970.

77. The renter will be fully responsible for implementation of Labour Laws/ Shops & Establishment Legislation including minimum wages, ESI, P.F. & Worker Compensation etc.
78. The renter will make the payment of all the employees who are working with them through electronic / cashless mode and will also keep the record of the same for future reference.

79. The renter would be required to make necessary fire safety arrangement in the shop and also install appropriate number of fire extinguishers in consultation with the fire department of IISER Mohali to ensure safety and security of the public, self and the Institute property.

VACATION / TERMINATION NOTICE

80. Notwithstanding that any violation of above conditions the Institute i.e. IISER Mohali shall terminate the rent deed by giving 30 days prior notice without assigning any reason whatsoever. However, the renter may terminate the rent deed by giving 30 days prior notice. Whether the Security has to be refunded or not shall be decided by the institute i.e. IISER Mohali / IISER Mohali.

81. ***Important Note: In case the renter fails to pay the rent and charges /taxes and the service found unsatisfactory the violation to the terms and conditions mentioned in the tender, the eviction processing will be initiated as per the***

82. The tenant of Eatery Shop in Shopping Complex, Restaurant in Shopping Complex, Pure South Indian Outlet in Shopping Complex and Eatery Outlet in Lecture Hall Complex will not sell any items on rates which have not been approved by the Institute. Any violation in this regard may lead to cancellation of allotment of the shop.

BUSINESS TIMINGS OF THE PREMISES

83. The operating hours of the premises shall be from 07:00 a.m. to 10:30 p.m. during the summer season and from 08:00 a.m. to 10:30 p.m. during the winter season, or as may be directed by the competent authority from time to time. The renter, or their authorized representatives, must ensure presence during these working hours. Failure to do so shall constitute a violation of the terms and conditions and may result in termination of the rental agreement followed by eviction.

DISPUTE RESOLUTION

84. Any dispute except falling under Public Premises Act, 1971 shall be referred to the Institute, The Institute shall take the final decision after considering the full facts and circumstances of the case. The decision of the Institute shall be binding upon the renter.

JURISDICTION OF COURT

85. The courts at Mohali shall have the exclusive jurisdiction to try all disputes, if any, arising out of this agreement between the parties.

VACATION OF THE PREMISES AFTER EXPIRY/REVOCATION OF THE ALLOTMENT PERIOD

86. The renter shall deliver the vacant possession of the premises to the Institute, IISER Mohali after the expiry or revocation of the rent. In case, the renter fails to handover the vacant possession after expiry of rent period, he will be liable to pay 2 times of monthly rent money after the rent period has expired unless it is extended by the competent authority of the Institute. In case of non-deposit of the fine as above, the same is liable to be deducted from the security deposit/bank guarantee/pledged FDR. In such case the renter shall be governed by the provisions of P.P. Act, 1971.

87. The IISER Mohali, may modify, impose or relax any clause in the terms and conditions.

88. In case of breach of any of the terms and conditions of this rent, the IISER Mohali may revoke this rent and forfeit the security/EMD and the renter shall thereupon forfeit all the rights hereunder, and shall remain liable for any sum then due, from him/her and also for any damage or loss which may be caused to the institute i.e. IISER Mohali by reason of such default or for making any alternative arrangement for running the said premises.

89. No other trade except mentioned in the rent deed should be run/done by the renter.

90. No subletting should be there.

Signature of the bidder

91. No worker will reside inside the premises after allotted / mentioned timings.

Non-payment / Delayed payment of dues by Vendors / Licensees:

92. The license fee or other dues must be paid by the Licensee as per the dates mentioned in the bills raised by the Estate Office, IISER Mohali.

93. Payments should be made through account payee Cheque, Demand Draft (DD), UPI, NEFT, or RTGS, drawn in favor of the IISER Mohali.

94. The Licensee is responsible for ensuring timely payment of the license fee, as no bills for the license fee will be generated.

95. In addition to the rent money the renter shall pay the bills of electricity/water according to the reading of electricity/water charges. Late payment of the license fee or other dues (such as water and electricity) will attract penalties and interest.

96. A penalty of Rs. 100 per day on the amount due will be charged if the rent is not paid by the 10th of the month.

97. The Institute reserves the right to discontinue the allotment of any commercial establishment for non-payment of amount due for a period of more than 3 months by the Licensee.

98. Electricity and water to be charged on actual basis.

99. The allottee has to vacate the shop(s) within a period of one month, if extension is not granted.

100. All repairs/changes of fitting & fixtures are to be attended to by the person /firm after occupying.

101. Disposal of waste/keeping area free of garbage is the responsibility of the allottee.

102. Subletting by the allottee will not be permitted violation may attract fine based on recommendation of the committee.

103. The Director, IISER reserves the right to allot or not to allot any or all the shops/restaurant without assigning any reason. The allotee has to vacate the shop within one month period after having serve the notice. The Director IISER (M) reserves the right to allot or not to allot any or all the shops/restaurant without assigning any reason. If the Institute is not: -in willing to agreement, the shops are to be vacated within a month time after ceasing.

IMPORTANT NOTES: -

a. **All MSME/NSIC/Startup Units shall be considered as per provisions/rules prescribed by Govt of India.**
b. **Auto-extension of last date for E-Tenders has been activated by CPP Portal which has participation 2 bids or less.**

Signature of the bidder

SUBMISSION OF TENDER: -

104. The online bids shall be opened at the office of the Estate Officer (IWD), IISER Mohali, on above given date and time. If the tender opening date happens to be on a holiday or non- working day due to any other valid reason, the tender opening process will be attended on the next working day at same time and place. IISER Mohali will not be responsible for any error like missing of schedule data while downloading by the Bidder.

105. The bidder shall upload scanned copy of the PAN Card, GST number duly signed and stamped. Also, bidders applying against „MSME/NSIC Certificate" issued by appropriate Authority, should ensure that the certificate attached is relevant to the area of service/supply. For example, If the tender is for "supply & installation of Desktop" the certificate should be issued for activity/area of "Computer supply and services activities etc." otherwise bid will be REJECTED without notice.

106. The bidder shall upload the tender documents duly filled in and stamped by the authorized signatory on each and every page. Tender not submitted/uploaded in the prescribed form and as per the tender terms and conditions shall be liable for rejection.

107. E-procurement system ensures locking on the scheduled date and time. The system will not accept any bid after the scheduled date and time of submission of bid.

INSTRUCTIONS:

108. Validity of offer: 180 days.

109. The right to reject all or any of the quotation or relax any or all the above conditions without assigning any reason is reserved by the IISER Mohali. For any corrigendum and addendum be checked the website https://eprocure.gov.in/eprocure/app and http:/www.iisermohali.ac.in.

Signature of the bidder

Annexure-I

INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH MOHALI

Sr. No.	Details of Shops	Minimum Security Deposit (in INR	Minimum Monthly Rent Fixed*	Shop No.
1.	**Eatery Shop in Shopping Complex**	15000/- + GST	5000 +GST	1
2.	**Grocery shop in Shopping Complex**	15000/- + GST	5000 +GST	2
3.	**Stationary Shop in Shopping Complex**	7000/-+GST	2200 +GST	3
4.	**Salon in Shopping Complex**	15000/- + GST	5000 +GST	4
5.	**Restaurant in Shopping Complex**	30000/-+GST	10000 +GST	-
6.	**Eatery Outlet in Lecture Hall Complex**	30000/-+GST	10000 +GST	-

Security Deposit shall be 03 times of the monthly rent (Quoted by the bidder

IMPORTANT NOTE: - The bidder is required to submit a detailed rate list of items/services proposed to be sold/provided at the shop located within the IISER Mohali campus, along with unit prices, applicable taxes, and any relevant terms. The rate list duly approved by the tender committee and should be submitted as part of the financial bid and must remain valid for the duration specified in the tender. The rate list should be submitted in the format provided in Annexure–V.

Signature of the bidder

Annexure-II

(Letter head of tenderer/Bidder)

Ref No._____ Date_____

LETTER OF UNDERTAKING AND DECLARATION

To,

The Director
INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH MOHALI
(Established by Ministry of Human Resource Development, Govt. of India)
Sector-81, Knowledge city, PO-Manauli
SAS Nagar Mohali-140306, Punjab

Ref.: Invitation for Tender No._____dated _____

I/We, the under signed declare that:

1. I/we have examined the tender document and its terms and conditions and have understood the details.

2. I/we ready to execute in conformity with the tender document the contract in case I am/we are found successful as tenderer/bidder.

3. If my/our bid is accepted, I /We undertake to comply all the other formalities as per tender document and order.

4. I/We also declare that neither our firm/company/Proprietorship concerned was blacklisted by any Govt Office (Central/State/Autonomous/PSUs) in past nor any of the office bearer was convicted in any court of law.

5. I/We accept all the terms and conditions of this Tender document and undertake to abide by them.

6. The detail particulars of the tenderer/bidder is mentioned separately.

Yours Sincerely

Date:

Place:

Signature of the Tenderer/Bidder)
(With stamped of the firm)

ANNEXURE-III

Bid Securing Declaration Form

Date:_____E-Tender No._____E-Tender ID_____

To (insert complete name and address of the purchaser)
I/We. The undersigned, declare that:

I/We understand that, according to your conditions, bids must be supported by a Bid Securing Declaration.

I/We accept that I/We may be disqualified from bidding for any contract with you for a period of one year from the date of notification if I am /We are in a breach of any obligation under the bid conditions, because I/We

a) have withdrawn/modified/amended, impairs or derogates from the tender, my/our Bid during the period of bid validity specified in the form of Bid; or

b) having been notified of the acceptance of our Bid by the purchaser during the period of bid validity (i) fail or reuse to execute the contract, if required, or (ii) fail or refuse to furnish the Performance Security, in accordance with the Instructions to Bidders. I/We understand this Bid Securing Declaration shall cease to be valid if I am/we are not the successful Bidder, upon the earlier of (i) the receipt of your notification of the name of the successful Bidder; or (ii) thirty days after the expiration of the validity of my/our Bid.

Signed: (insert signature of person whose name and capacity are shown)
in the capacity of (insert legal capacity of person signing the Bid Securing Declaration)

Name: (insert complete name of person signing he Bid Securing Declaration)
Duly authorized to sign the bid for an on behalf of (insert complete name of Bidder)

Dated on_____day of_____(insert date of signing) Corporate Seal (where appropriate)

(Note: In case of a Joint Venture, the Bid Securing Declaration must be in the name of all partners to the Joint Venture that submits the bid)

PS: *Furnish the above in original*

Signature of the bidder

ANNEXURE-IV

Affidavit as per Clause 6 (f) "PRE-QUALIFICATION DOCUMENTS" of the tender to be given by the tenderer who do not have any rent of shop/commercial from IISER Mohali and none of my blood relative is a defaulter of IISER Mohali regarding payment of rent of Shops/Canteens/Mess on the date of filling of this tender: -

AFFIDAVIT

I, ...……...……S/o Sh…….……. ……

R/o..... Police Station.....

District.....

Contractor/ partner or sole proprietor (Strike out the work which is not applicable) of (firm or contractor) ..... do hereby declare and solemnly affirm that: -

"The applicant/firm either himself/herself does not already have a concurrent rent from the IISER Mohali for running Shop/Commercial Site in the IISER Mohali premises and none of my blood relative is a defaulter of IISER Mohali regarding payment of rent of Shops/Booths/Canteens/Mess".

Dated:……. Deponent

……..

VERIFICATION

I do hereby solemnly declare and affirm that the above declaration is true and correct to the best of my knowledge and belief. No part of it is false and it conceals nothing.

Deponent.....

Sr. No.	Shop Type	Scope of Business	Non-permitted Activities
1.	Eatery Shop in Shopping Complex	1. Ready to serve food items i.e., samosa/Pizza/Pastry/ freshly baked products/meals 2. fresh juices 3. Food items cooked and served as per Menu displayed at reception 4. Cold drink through dispenser 5. Can make food deliveries at Hostel rooms and Residences. 6. Tea/Coffee 7. Fruit Salad/Fruit Pudding/Fruit Custard 8. Cold Drinks	1. Any grocery item 2. Dairy products (dairy products required for cooking of food can be kept but not for retail sale) 3. Packed Ice-creams in retail 4. Chips/Kurkure No Item can be sold over and above MRP.
2.	Grocery Shop in Shopping Complex	1. Grocery items 2. Packed juices 3. Packed ice-cream 4. Chips/Kurkure 5. Dairy products (Milk/ Butter/curd/Paneer) 6. Packed sweets 7. Bread/eggs 8. Plastic items (Buckets/mugs /comb/ hair clutches/ clothes peg) 9. Cosmetic and beauty/ hair/ skin care products/ Healthcare products 10. Packed Cold drinks 11. Fresh Fruits 12. Fresh Vegetable 13. Cold drinks .	1. Ready to serve food items i.e. samosa/Pizza/ Pastry/ freshly baked products. 2. Fresh Juices
3.	Stationery Shop in Shopping Complex	1. All Stationery items 2. Photocopy 3. Printout 4. Lamination 5. Cell phone recharge 6. New sim card 7. Pillows/bed sheets 8. Cloth hangers 9. Dry cleaning 10. Home decorative items 11. Plastic items (Buckets /mugs/ comb/ hair clutches/ clothes beg)	1. Other than permitted activities.

Signature of the bidder

4.	Salon	• Basic **grooming services** • Haircuts, trimming, styling • Shaving, beard grooming • Simple hair colouring (non-toxic, student-safe brands) • Hair wash and blow-dry • Personal **care services** • Facials, clean-ups (non-invasive) • Manicure, pedicure • Threading, waxing (basic, hygienic) • Products **for sale** • Shampoos, conditioners, hair oils (standard brands) • Skin care products (face wash, moisturizers, sunscreen) • Grooming accessories (combs, brushes, hair dryers) • Safety **& hygiene essentials** • Sanitizers, disposable towels, gloves, masks • Sterilization equipment for tools	• Alcoholic **or intoxicating products** • Alcohol-based beverages, tobacco, vaping products • Unsafe **or invasive treatments** • Cosmetic surgery, Botox, fillers • Tattooing or body piercing (often restricted on campus) • Chemical peels or strong bleaching agents • Adult **or inappropriate services** • Massage services beyond basic head/shoulder relaxation • or non-professional service • Unregulated **products** • Counterfeit or unbranded cosmetics • Products without proper labelling or safety certification • Non-**salon items** • Food, snacks, or unrelated retail items (unless separately licensed) Any other items/services which are not authorized by the Govt.

Signature of the bidder

5.	Restaurant in Shopping Complex	1. Serve food items i.e. samosa/Pizza/Pastry/freshly baked products/meals 2. Ice creams to be served in loose 3. Sweets in loose/ cold drinks 4. Packed juices 5. Food items cooked and served as per Menu displayed at reception 6. Can make food deliveries at Hostel rooms and Residences. 7. Tea/Coffee 8. Fruit Salad/Fruit Pudding/Fruit Custard	1. Packed Ice-creams in retail 2. chips/Kurkure 3. Any grocery item 4. Dairy products (dairy products required for cooking of food can be kept but not for retail sale) 5. Vegetable 6. Fresh fruits.
6	Eatery Outlet in LHC	1. Serve food items i.e. samosa/Pizza/Pastry/freshly baked products/meals 2. Ice creams to be served in loose 3. Sweets in loose/ cold drinks 4. Packed juices 5. Food items cooked and served as per Menu displayed at reception 6. Can make food deliveries at Hostel rooms and Residences. 7. Tea/Coffee 8. Packed Ice-creams in retail 9. Chips/Kurkure 10. Fruit Salad/Fruit Pudding/Fruit Custard 11. Packed flavored milk/lassi	1. Any grocery items 2. Dairy products (dairy products requires for cooking of food can be kept but not for retail sale) 3. vegetable 4. Fresh fruits.

Signature of the bidder

ANNEXURE V

Rate List of Shop No. 1,5 and 6 at IISER Mohali 2025

Item	Qty/Volume	Prescribed rates for Shop, Restaurant in Shopping Complex
Beverages		
Coffee	150 cc	25
Hot Coffee	150 cc	25
Hot tea plain	150 cc	10
Cold coffee	250 cc glass	30
Cold coffee	Medium (400ml)	45
Nimbupani	250cc glass	15
Nimbupani	Medium (400ml)	30
Standard cold drinks	At company fixed price	MRP
Banana Shake	Small	20
Banana Shake	Medium	30
Banana Shake	Large	50
Mango Shake	Small	20
Mango Shake	Medium	30
Mango Shake	Large	50
Curd lassi salty	150 gm curd	25
Curd lassi sweet	150 gm curd	25
Breakfast Items		
Vege. Hot Dog	Per serving	35
Egg. Boiled	Per piece	15
Egg Omelet	Per piece	25
Egg Sandwich	Per piece	35
Cheese Sandwich	Per piece	55
Vegetable cutlet and Sauce	1 piece	25
Vege. Hot Dog	Per serving	35
Egg. Boiled	Per piece	15
Egg Omelet	Per piece	25
Egg Sandwich	Per piece	35
Cheese Sandwich	Per piece	55
Vegetable cutlet and Sauce	1 piece	25
Poha	plate	55
Bread slice (Brown)	one slice	5
Vegetable Burger	one	50
Vegetable Pasta	150 gm cooked	60
Snacks		
Kurkure, chips, Namkeen, Butter, lassi, chocolate, biscuit	At company fixed price	MRP
Bakery Items		
Paneer Tikka grilled Sandwich	Per piece	60
Grilled Sandwich Paneer Roll	Per piece	50
Paneer Roll	Per piece	50
Vegetable Pattie	Per piece	20
Vegetable Biryani with Raita and salad	Per plate	60
Samosa	Per piece	10
Aloo Parantha	Per piece	20

Signature of the bidder

Vegetable Parantha	Per piece	25
Paneer Parantha	Per piece	40
Lunch		
Kadi chawal	Per plate	50
Rajmah chawal	Per plate	50
Mix thali	Per plate	60
Mix vegetable thali	Per plate	70
Mix paneer thali	Per plate	80
All South Indian Items		
Idli	Small plate	50
Sambar idli	Small plate	50
Sambar wada	Per serving	50
Dahi wada	Per serving	60
Plain dosa	Per serving	50
Masala dosa	Per serving	50
Paneer dosa	Per serving	60
Butter dosa	Per serving	60
Onion dosa	Per serving	60
Masala Uttapam	Per serving	80
Butter Onion Uttapam	Per serving	80
Mix Veg Paneer Uttapam	Per serving	80
Paneer uttapam	Per serving	100
Veg pulao	Half	60
Veg pulao	Full	80

Signature of the bidder