

कृषि विश्वविद्यालय कोटा AGRICULTURE UNIVERSITY KOTA

Tel: 0744-2321205 Email:registrar@aukota.org

बोरखेडा, बांरा रोड, कोटा 324001 (राज.) Borkhera, Baran Road, Kota 324001 (Raj.)

No. F. 2 () /AU/Kota/2025/ 5075

Date: 07.07.2025

EXPRESSION OF INTEREST (EOI)

Agriculture University, Kota, invites EOI for leasing out a building admeasuring one Hall 1500 sq.ft. at Ground Floor and one Hall 1500 sq.ft. at First Floor to bank/offices. 4 Shops of 300 Sq.ft each at Ground Floor. The EOI of each hall and shop shall be filled separately by lessee. The Tender Document can be downloaded from http://sppp.raj.nic.in of the state and https://www.aukota.org , in university website.

Type of Building to be leased out	Area	Minimum rent (reserved per month) in Rs. plus GST as applicable	EMD (Rs)	Issue of Tender documents	Last date & time of issuing of tender document	Last date & time of submission of tender document	Date & time of opening of technical bids	Date and time of opening of financial bids
Hall at Ground floor	1500 sq. ft.	66000/-	16000					
Hall at First Floor	1500 sq. ft.	63000/-	15000	08.07.2025	17.07.2025 at 12.00	17.07.2025 at 01.00 PM	17.07.2025 at 3.00 PM	18.07.2025 at 11.30 AM
Shops No 5	300 Sq. ft	18000/-	4500		Noon	01.001111		
Shops No 6	300 Sq. ft	18000/-	4500					
Shops No 7	300 Sq. ft	18000/-	4500					
Shops No 8	300 Sq. ft	18000/-	4500					

Bid security amount is not application for the Central/State Govt. organization/commercial banks. Tender form fee of Rs 500 (Five hundred only) & bid security amount as applicable of each should be submitted through ECS (Bank transfer/NEFT/RTGS) in favor of Comptroller, Agriculture University, Kota. The details of account are as under:

Name : Comptroller, Agriculture University, Kota

Bank : ICICI, Nayapura, Kota

Account No : 687801700403 IFSC Code : ICIC0006878

Registrar





बोरखेडा, बांरा रोड, कोटा 324001 (राज.) AGRICULTURE UNIVERSITY, KOTA Borkhera, Baran Road, Kota 324001 (Raj.)



EXPRESSION OF INTEREST (EOI)

for Leasing out two halls for
Banks/other offices and four shops/sale
counters of AUK, Mall Building at
Agriculture University, Kota Campus
admeasuring
Hall 1500 sq.ft. at Ground Floor
4 no. of Shops 300 Sq.ft Each at
Ground Floor
&
Hall 1500 sq.ft. at First Floor

Last date for	submission	of	EOI:
on or before .		by	4 PM

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EXPRESSION OF INTEREST (EOI)

For **Leasing** out a Building, admeasuring one Hall 1500 sq.ft. at Ground Floor for Banks/offices, 4 Shops 300 Sq.ft each at Ground Floor for shops & one Hall 1500 sq.ft. at First Floor for Banks/offices in the University Campus at Borkhera, Kota. **The EOI of each hall and shop shall be filled separately by lessee.**

Agriculture University, Kota, invites EOI for leasing out a building admeasuring one Hall 1500 sq.ft. at Ground Floor and one Hall 1500 sq.ft. at First Floor to bank/offices. 4 Shops of 300 Sq.ft each at Ground Floor for lessee on a monthly minimum (reserved) rent are as under;

Type of Building to be leased out	Area	Minimum rent (reserved) in Rs.
Hall at Ground floor	1500 sq. ft.	66000/- plus GST as applicable
Hall at First Floor	1500 sq. ft.	63000/- plus GST as applicable
Shops at Ground Floor	300 Sq. ft each	18000/- plus GST as applicable for each shop separately

The halls (ground floor & first floor) may be leased out for a period of 10 years while the shops for 05 years, subject to **increase of rent @ 5 % every year**. The Registration charges, cost of execution of lease & ancillary expenses shall be borne exclusively by the lessee. The highest bidder, who fulfills the terms and conditions, will be given preference while granting lease.

The building is situated on main Baran Road, Borkhera, Kota having several residential/housing societies and commercial places. The building for lease has, spacious parking space for all kinds of vehicles.

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DETAILED TERMS AND CONDITIONS

> Who shall be the probable clients?

- The hall at **Ground floor** shall be leased out to commercial/ public/ private sector /Banks and offices.
- Priority for leasing the hall on the first floor may be given to the same bank/office
 occupying the ground floor, if they apply or any other commercial/public/ private
 sector bank/office to run their regional/ zonal office or to the post office.

OR

Any Central/ state Govt. organization/ PSU/ FPO/NGO etc. dealing in Agriculture from which the University may collaborate (formally/ informally) in its mandatory activities.

- The 4 shops shall be rented out to independent agricultural entrepreneurs/FPOs for sale of agriculture inputs or products *viz*. fertilizers, pesticides, pot plants, agricultural equipment, processed products, dairy products, fruits, vegetables, etc. except seed.
- ➤ <u>Lease Period:</u> The halls (ground floor & first floor) may be leased out for a period of at least 10 years while the shops for 05 years. The Leese shall have to agree with a separate lease/rent agreement bond. After completion of lease period, renewal shall be based on new terms and conditions.
- ➤ <u>Termination of Lease: -</u> If before the stipulated lease period the Lessee wants to vacate the premises, he/ she will give 03 months' notice to the Lessor and viceversa.
- Lease Transfer: The lessee shall not transfer/alienate or assign the said land or buildings erected there on to any third party in full or in part.

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> Rent:

- The lessee bank/office has to deposit security amount of Rs. 15.0 lakh (separately for ground and first floor halls) and tenant has to deposit 3.0 lakh (for each shop) which will be refundable. However, this condition will not be applicable on the Central/ state Govt. organization/commercial banks etc.
- That the Lessee shall pay the said monthly rent to the Lessor by the 07th day of each English calendar month, in advance.
- In case of delay in rent payment, the lessee has to pay Rs. 1000/- penalty for hall and Rs. 500/- for shops every one day beyond 7th day of every month.
- The rent of halls and shops shall be increased by 5% every year.
- ➤ Mode of awarding the lease/ rent: The halls and shops shall be leased/ rented out by sfollowing open bid system involving two stage bids: Technical Bid and Financial bid. Technical bid should judge the licensing for banking in Borkhera area, reputation, paying capacity and usefulness to the University.

> Obligation and Duties of Lessee/ tenant: -

- The lessee/ tenant shall not vacate the said premises on or before 6 months lock-in-period, if the lessee/ tenant vacates on or before 6 months lock-in-period then the 3-month rent and all other dues (electricity/ water charges, etc.) shall be deducted from security deposit.
- The lessee/ tenant shall comply with all government laws, rules and regulations applicable to the use, development or use and operation of the premises/ property. The lessee/ tenant shall not do or cause any act, deed or thing which may cause nuisance or annoyance to the adjoining sale counter/ halls.
- The lessee/ tenant shall not store any explosive, combustible goods (save and except for the operation of a canteen and/ or a pantry), obnoxious substances, acids, liquor etc.
- That the Lessee/ tenant shall regularly pay the electricity charges, water charges, municipal taxes etc. to the concerned authorities.
- That the Lessee/ tenant has been before occupying the said property that all sanitary and electric fitting and fixtures are in good working condition and is satisfied that nothing is broken or missing and the Lessee/ tenant on vacating

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the lease premises shall restore them in the same condition subject to normal wear and tear.

- That the Lessee/ tenant not sublet, assign or part with the possession of the aforesaid rented property in whole or in part under any circumstances.
- That the Lessee/ tenant shall comply with all the rules and regulation of the local authorities.
- That the Lessee/ tenant shall not carry out any addition or alteration in the structure/ property or otherwise under any circumstances.
- That day-to-day repair such as replacement of fuses and elements setting right, leakages in water taps, and/ or any damage to the property or the items fixed resulting by the fault of the lessee/ tenant or its customers etc. are to be carried out by the Lessee/ tenant at his own costs. However, the major repair shall be carried out by the Lessor at his own costs and expenses. The lessee/ tenant shall return the premises and all fixtures in the working condition on expiry of the term of lease with proper satisfaction of the lessor.
- The lessee/ tenant shall keep the interiors of the demised premises including doors and windows thereof in good and tenantable repair condition throughout the lease.
- That the Lessee/ tenant shall permit the Lessor or his agents or representative to enter upon the lease premises for inspection and carry out the repairs etc. at reasonable time as and when necessary.
- That in case, if the period of lease/ rent agreement is extended for further period as mutually agreed between the parties on the terms and conditions as given above then the fresh Lease Deed/ rent agreement shall be executed.
- That in case the Lessee/ tenant fails to vacate and give the physical vacant possession of the said rented property within the said stipulated period, then the Lessee/ tenant shall pay the damages@ Rs 5000/- per day till the possession is given by the Lessee to the Lessor.

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> ARBITRATION:

- Any disputes or differences arising between the Parties here to as to the effect, interpretation or application any of the clauses of this LEASE DEED/ Rent agreement or as to their rights, duties or liabilities there under, or as to any act, matter or thing arising out of, or consequent to, or in connection with this LEASE DEED/ Rent Agreement shall be referred to and resolved by Arbitration by referring the same for arbitration to any retired District Judge and shall be resolved finally at his arbitration under Arbitration and Conciliation Act 1996 and its Amendments or any other Enactment. The Arbitration proceedings shall be held at Kota Jurisdiction and shall be in English/Hindi Language.
- This LEASE DEED/ Rent Agreement shall be governed by the laws of India.
 The Courts at District and Session Court, Kota alone shall have the jurisdiction
 to entertain and or try any dispute arising out of or in connection with or in
 relation to the terms of the LEASE DEED/ Rent Agreement

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of hall for bank/office admeasuring 1500 sq.ft. on the **Ground Floor** at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)	Enclosures (Page No.)
1.	Name of the Leese		
2.	Address:		
3.	Contact details:		
	1. Name of the Contact person:		
	2. Telephone No./Mobile No.:		
	3. Address:		
	4. Email ID:		
4.	GST Registration No.		
5.	PAN/TAN Number:		
6.	Security amount		
7.	Nature of the Bank/ Office:		
	Public Ltd. Company Pvt. Ltd. Company		
	3. Non-Banking Financial		
	Company (NBFC)		
	4. Govt. Company/ Public Sector Undertaking		

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8.	Company Registration No.	
9.	License for opening bank in Borkhera Area	
10	The Name/Designation of the Officer competent to enter into lease deed on behalf of the Bank:	
.11	An authorization letter of the Leese in favor of person signing the lease document	
12.	Detailed Nature of Work of Leese	
13.	Turnover/Balance sheet of last three years	
14.	Any other information whichthe Bidder deems fit to disclose or mention.	

Date:						
	4		N R			

(Signature of the Authorized Signatory)

Place:

(Full Name and Designation

(with Company's Seal)

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of hall for bank/office admeasuring 1500 sq.ft. on the **First Floor** at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)	Enclosures (Page No.)
1.	Name of the Leese		
2.	Address:		
3.	Contact details: 5. Name of the Contact person: 6. Telephone No./Mobile No.: 7. Address:		
	8. Email ID:		
4.	GST Registration No.		
5.	PAN/TAN Number:		
6.	Security amount		
7.	Nature of the Bank/ Office: 1. Public Ltd. Company 2. Pvt. Ltd. Company 3. Non-Banking Financial Company (NBFC) 4. Govt. Company/ Public Sector Undertaking		

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8.	Company Registration No.	
9.	License for opening bank in Borkhera Area	
10	The Name/Designation of the Officer competent to enter into lease deed on behalf of the Bank:	
.11	An authorization letter of the Leese in favor of person signing the lease document	
12.	Detailed Nature of Work of Leese	
13.	Turnover/Balance sheet of last three years	
14.	Any other information which the Bidder deems fit to disclose or mention.	

Date:	

(Signature of the Authorized Signatory)

Place:

(Full Name and Designation

(with Company's Seal)

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of **Shop no. 5** admeasuring 300 sq.ft. on the Ground floor, to a entrepreneurs/FPO for sale of Agriculture inputs or Products at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)	Enclosures (Page No.)
1.	Name of the Leese		
2.	Address:		
3.	Contact details:		
	1. Name of the Contact person:		
	2. Telephone No./Mobile No.:		
	3. Address:		
	4. Email ID:		
4.	GST Registration No.		
5.	PAN/TAN Number:		
6.	Security amount		
7.	Nature of the Office/shop:		

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8.	Shop Registration No. (if applicable)	
9.	License for opening shop (if applicable)	
10	The Name/Designation of the	
	Officer competent to enter	
	into lease deed on behalf of	
	the shop:	
11	An authorization letter of the	
	Leese in favor of person	
	signing the lease document	
12.	Detailed Nature of Work of Leese	
13.	Turnover/Balance sheet of	
13.	lessee last three years	
14.	Any other information	
	which the Bidder deems fit to	
	disclose or mention.	

Pate:	(Signature of the Authorized Signator		
lace:	(Full Name and Designation		
	(with Seal)		

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of **Shop no. 6** admeasuring 300 sq.ft. on the Ground floor, to a entrepreneurs/FPO for sale of Agriculture inputs or Products at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)	Enclosures (Page No.)
1.	Name of the Leese		
2.	Address:		
3.	Contact details:		
	5. Name of the Contact person:		
	6. Telephone No./Mobile No.:		
	7. Address:		
	8. Email ID:		
4.	GST Registration No.		
5.	PAN/TAN Number:		
6.	Security amount		
7.	Nature of the Office/shop:		

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8.	Shop Registration No. (if applicable)	
9.	License for opening shop (if applicable)	
10	The Name/Designation of the Officer competent to enter into lease deed on behalf of the shop:	
11	An authorization letter of the Leese in favor of person signing the lease document	
12.	Detailed Nature of Work of Leese	
13.	Turnover/Balance sheet of lessee last three years	
14.	Any other information which the Bidder deems fit to disclose or mention.	

Date:	(Signature of the Authorized Signatory)
Place:	(Full Name and Designation
	(with Seal)

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of **Shop no. 7** admeasuring 300 sq.ft. on the Ground floor, to a entrepreneurs/FPO for sale of Agriculture inputs or Products at Baran Main Road, University Campus

Name of the Leese Address: Contact details: 9. Name of the Contact person:		
Contact details:		
9 Name of the Contact person:		
3. Name of the Contact person.		
10. Telephone No./Mobile No.:		
11. Address:		
12. Email ID:		
GST Registration No.		
PAN/TAN Number:		
Security amount		
Nature of the Office/shop:		
	No.: 11. Address: 12. Email ID: GST Registration No. PAN/TAN Number: Security amount	No.: 11. Address: 12. Email ID: GST Registration No. PAN/TAN Number: Security amount

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8.	Shop Registration No. (if applicable)	
9.	License for opening shop (if applicable)	
10	The Name/Designation of the Officer competent to enter into lease deed on behalf of the shop:	
11	An authorization letter of the Leese in favor of person signing the lease document	
12.	Detailed Nature of Work of Leese	
13.	Turnover/Balance sheet of lessee last three years	
14.	Any other information which the Bidder deems fit to disclose or mention.	

(Signature of the Authorized Signatory	ate:	
(Full Name and Designatio		Place:
(with Sea		

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of **Shop no. 8** admeasuring 300 sq.ft. on the Ground floor, to a entrepreneurs/FPO for sale of Agriculture inputs or Products at Baran Main Road, University Campus

Sr.	Particulars	Date of Baran Iviain Road, University	
	Faiticulars	Details (as applicable)	Enclosures
No.			(Page No.)
1.	Name of the Leese		
2.	Address:		
3.	Contact details:		
	1. Name of the Contact person:		
	2. Telephone No./Mobile No.:		
	3. Address:		
	4. Email ID:		
4.	GST Registration No.		
5.	PAN/TAN Number:		
6.	Security amount		
7.	Nature of the Office/shop:		

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8.	Shop Registration No. (if applicable)	
9.	License for opening shop (if applicable)	
10	The Name/Designation of the Officer competent to enter into lease deed on behalf of the shop:	
11	An authorization letter of the Leese in favor of person signing the lease document	
12.	Detailed Nature of Work of Leese	
13.	Turnover/Balance sheet of lessee last three years	
14.	Any other information which the Bidder deems fit to disclose or mention.	

Date:	(Signature of the Authorized Signatory)
Place:	(Full Name and Designation
	(with Seal)

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of hall for bank/office admeasuring 1500 sq.ft. on the **Ground Floor** at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)
1.	Name of the Lessee	
2.	Address:	
3.	Contact details:	
	1. Name of the Contact person:	
	2. Telephone No./Mobile No.:	
	3. Address:	
	4. Email ID:	
4.	GST Registration No.	
5.	PAN/TAN Number:	
6.	Minimum lease amount (in Rs.)	Rs 66000/- per Month plus GST as
_	26 112 2 2 6	applicable
7.	Monthly Rent offered /Quoted	Rs per Month plus GST
		as applicable
		(Rs. In words)

e:	(Signature of the Authorized Signatory)
ce:	(Full Name and Designation
	(with Company's Seal)

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of hall for bank/office admeasuring 1500 sq.ft. on the **First Floor** at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)
1.	Name of the Leese	
2.	Address:	
3.	Contact details:	
	1. Name of the Contact person:	
	2. Telephone No./Mobile No.:	
	3. Address:	
	4. Email ID:	
4.	GST Registration No.	
5.	PAN/TAN Number:	
6.	Minimum lease amount (in Rs.)	Rs 63000/- per Month plus GST as applicable
7.	Monthly Rent offered /Quoted	Rs per Month plus GST
		as applicable
		(Rs. In words)

Date:			
Place:			

(Signature of the Authorized Signatory)

(Full Name and Designation

(with Company's Seal)

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of **Shop no. 5** admeasuring 300 sq.ft. on the Ground floor, to a entrepreneurs/FPO for sale of Agriculture inputs or Products at Baran Main Road. University Campus

Sr. No.	Particulars	Details (as applicable)
1.	Name of the Leese	
2.	Address:	
3.	Contact details:	
	1. Name of the Contact person:	
	2. Telephone No./Mobile No.:	
	3. Address:	
	4. Email ID:	
4.	GST Registration No.	
5.	PAN/TAN Number:	
6.	Minimum lease amount (in Rs.)	Rs 18000/- per Month plus GST as
		applicable
7.	Monthly Rent offered /Quoted	Rs per Month plus GST
		as applicable
		(Rs. In words)

Date:	(Signature of the Authorized Signator		
Place:	(Full Name and Designation		
	(with Seal		

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of **Shop no. 6** admeasuring 300 sq.ft. on the Ground floor, to a entrepreneurs/FPO for sale of Agriculture inputs or Products at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)
1.	Name of the Leese	
2.	Address:	
3.	Contact details:	
	1. Name of the Contact person:	
	2. Telephone No./Mobile No.:	
	3. Address:	
	4. Email ID:	
4.	GST Registration No.	
5.	PAN/TAN Number:	
6.	Minimum lease amount (in Rs.)	Rs 18000/- per Month plus GST as
		applicable
7.	Monthly Rent offered /Quoted	Rs per Month plus GST
		as applicable
		(Rs. In words)

Date:	(Signature of the Authorized Signatory
Place:	(Full Name and Designation

(with Seal)

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of Shop no. 7 admeasuring 300 sq.ft. on the Ground floor, to a entrepreneurs/FPO for sale of Agriculture inputs or Products at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)
1.	Name of the Leese	
2.	Address:	
3.	Contact details:	
	1. Name of the Contact person:	
	2. Telephone No./Mobile No.:	
	3. Address:	
	4. Email ID:	
4.	GST Registration No.	
5.	PAN/TAN Number:	
6.	Minimum lease amount (in Rs.)	Rs 18000/- per Month plus GST as
		applicable
7.	Monthly Rent offered /Quoted	Rs per Month plus GST
		as applicable
		(Rs. In words)

(Signature of the Authorized Signatory)	Date:
(Full Name and Designation	Place:
(with Seal)	

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EXPRESSION OF INTEREST (EOI) Form

for Leasing out of **Shop no. 8** admeasuring 300 sq.ft. on the Ground floor, to a entrepreneurs/FPO for sale of Agriculture inputs or Products at Baran Main Road, University Campus

Sr. No.	Particulars	Details (as applicable)
1.	Name of the Leese	
2.	Address:	
3.	Contact details:	
	1. Name of the Contact person:	
	2. Telephone No./Mobile No.:	
	3. Address:	
	4. Email ID:	
4.	GST Registration No.	
5.	PAN/TAN Number:	
6.	Minimum lease amount (in Rs.)	Rs 18000/- per Month plus GST as applicable
7.	Monthly Rent offered /Quoted	Rs per Month plus GST as applicable
		(Rs. In words)

Date:	(Signature of the Authorized Signatory)		
Place:	(Full Name and Designation		

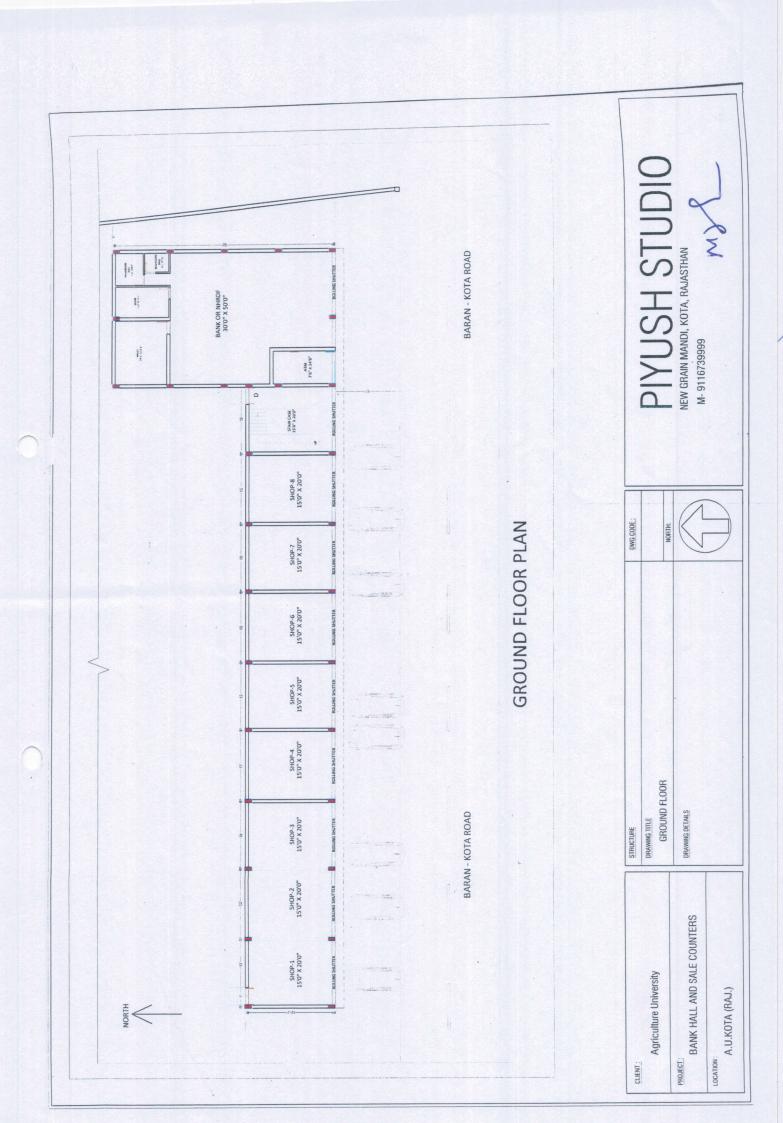
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STAIR CASE 15'0" X 20'0" FIRST FLOOR PLAN

PIYUSH STUDIO NEW GRAIN MANDI, KOTA, RAJASTHAN M- 9116739999

NORTH:	(
ION	1	1	1	-

DWG CODE:

NORTH:	

DRAWING TITLE FIRST FLOOR

Agriculture University

STRUCTURE

DRAWING DETAILS

BANK HALL AND SALE COUNTERS

PROJECT:

A.U.KOTA (RAJ.)

SSLAB BOTTOM LVL = 14-5-LINTEL LVL = 10-6" SILL LVL = 17-5 SILLIVI = 8.0 A.U.K. MALL FRONT ELEVATION ERRACE FLOOR LVL = 14-5-

DWG CODE:

NORTH:

PIYUSH STUDIO
NEW GRAIN MANDI, KOTA, RAJASTHAN
M-9116739999

BANK HALL AND SALE COUNTERS Agriculture University A.U.KOTA (RAJ.) PROJECT: CLIENT: LOCATION

DRAWING TITLE
FIRST FLOOR DRAWING DETAILS STRUCTURE