

**Our tender reference No. Ten/MUZ/2024/DDN**

Offline offers in the form of TWO BID Tendering are invited from the interested parties for **commercial office premises on lease rent** with the following general terms and conditions, located preferably on the single floor (1<sup>st</sup> or 2<sup>nd</sup>) in a building **approved by the MUZAFFARNAGAR MUNICIPAL AUTHORITY for commercial use** and having easy access to the customers, located on the main road.

**Basic requirements of the preferred commercial premise in Muzaffarnagar**

**Carpet area: 1300 sq. ft. to 1600 Sq on a single floor (1<sup>st</sup> or 2<sup>nd</sup>)**

**Carpet area as defined by IS: 3861 of 2002**

**Premise should be located preferably on the main road, and on 1 st or 2rd floor(should not be in basement/ mezzanine floor)**

**Vehicle Parking facility: Minimum 2 numbers of four wheelers and 10 numbers of two wheelers**

**Electricity 3 phase connection with adequate approved load, independent meter and adequate**

**Municipal water supply**

**(Intermediary, Brokers & Agents shall not be entertained)**

Interested parties may visit our Company's website <http://newindia.co.in> to download Terms and conditions of the tender. The Technical Bid as well as Price bids are to be submitted offline at our office 430, II ND FLOOR, NIRANJANPUR, SAHARANPUR ROAD, ABOVE SBI BANK, DEHRADUN, PIN-248171 ((UTTARAKHAND). Photo copy of the relevant documents related to the property as well as confirmation of earnest money payment made are to be attached with the Technical Bid. For any queries bidders can contact Mr. Raj Kumar, Mobile. No - 9528741424 or 0135-2722621, **Offer will be closed on 06<sup>th</sup> June 2024 at 2.00 PM. Tender will be opened on 06<sup>th</sup> June 2024 at 3.00 PM** at our office premises at

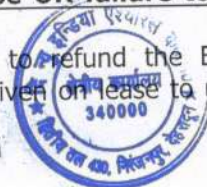
**The New India Assurance Co. Ltd.**

430, II ND FLOOR, NIRANJANPUR, SAHARANPUR ROAD, ABOVE SBI BANK,  
DEHRADUN, PIN-248171 ((UTTARAKHAND).

**GENERAL TERMS AND CONDITIONS OF THE TENDER**

**Bidder to sign integrity pact**

1. The terms and conditions shall form the part of the lease agreement to be executed with the successful bidder.
2. No item or/and any column of the tender document is to be left blank.
3. The offer should remain valid at least for a period of 6 months, to be reckoned from the date of advertisement
4. Company reserves the right to accept or reject any or all the tenders, without assigning any reason. It should be of a hall type commercial space maximum on the second floor with lift. Interested parties may submit their bids by putting in separate sealed envelopes and placed in a master envelope super scribed with " SPACE FOR MUZAFFARNAGAR BUSINESS OFFICE" addressed to Regional Manager( Estate & Establishment) at **The New India Assurance Co. Ltd.** 430, II ND FLOOR, NIRANJANPUR, SAHARANPUR ROAD, ABOVE SBI BANK, DEHRADUN, PIN-248171 ((UTTARAKHAND). Along with photo copies of duly approved plan, titled deed , lay out plan.
5. The final bids have to reach the above mentioned address by Wednesday I,e 06.06.2024 at 2.00 PM and these will be opened on Wednesday on 06.06.2024 at 3.00 PM.
6. The successful bidder shall be required to enter into the 'Standard Lease Agreement' and it has to be registered with the Government Authorities within 30 days from the date of full & final payment /possession of the premises.
7. Tender fees of Rs. 500.00 plus GST Rs. 90.00 totally Rs. 590.00 (Non refundable) is to be sent to our bank account bearing No. 510101002002451, IFSC Code UBIN0556459, UBI, Patel Nagar, Dehradun
8. (a) Earnest Money of Rs.20,000/- payable by way of Net Banking in favor of **THE NEW INDIA ASSURANCE COMPANY LTD, payable at Dehradun.**  
(b) EMD should reflect in our office bank account on or before **06<sup>th</sup> June 2024 at 2.00 PM** & confirmation thereof to be attached with the 'Technical Bid'.  
(c) EMD can be paid through net banking Account Number 510101002002451 **BANK UNION BANK OF INDIA** Branch Patel Nagar, Dehradun IFSC code number UBIN0556459 and confirmation thereof to be attached with the 'Technical Bid'  
(d) EMD shall be refunded to un-successful bidders within 15 days from the opening of the price bid.  
(e) EMD of the successful bidder shall be refunded **only after execution and registration of the standard lease agreement and shall be forfeited in case of back out by the bidder after selection and failure to hand over possession of the premise OR failure to execute and register the standard lease agreement.**
9. Bank Account details given in the Technical Bid shall be used to refund the EMD money of unsuccessful bidders and credit the monthly rent of the premises given on lease to us, through net banking/ ECS. Subsequent changes therein shall not be permitted.



10. Photo copies of the relevant documents to confirm ownership of the bidder are to be attached by the bidder while submitting the Technical Bid.
11. Offers for more than ONE premises owned by the same bidder are to be submitted in the same BID as additional item and no separate bids are to be submitted.
12. More than one tender for the same premise shall disqualify all the concerned tenders.
13. The offers are to be submitted by hand by the owner of the premise or duly authorized entity on his behalf within stipulated date and time and any modification therein after the last date is not permitted.
14. Offers are to be given for size of the premises calculated on 'Carpet Area' as defined as per IS:3861 of 2002.
15. The offered space should be located on a single floor excluding mezzanine floor.
  - (a) It should not be located at the basement of the building, should be only on 1<sup>st</sup> or 2<sup>nd</sup> floor.
  - (b) It should not be located on any upper floors I,e floor 1<sup>st</sup> or 2<sup>nd</sup>, if adequate lift facility is not available.
  - (c) The offered premise should be in a ready state of possession with commercial permission within 30 days from finalization of Lease Deed.
  - (d) The offered premise should have sufficient and separate toilet blocks for gents and ladies.
  - (e) The approach road to the offered premise should be minimum 20 feet wide.
  - (f) Clear details with demarcation of 2 wheelers and 4 wheelers parking facility to be provided.
  - (g) Premise having glass facade, should give specific details of ventilation arrangement.
  - (h) The offered premise should have approval granted by the concerned Municipal Authority/ Town Planning Authority for commercial use and the owner should possess occupancy certificate granted by the concerned authorities.
  - (i) Timely up-keep and maintenance of Common area/ passages to be arranged by the Professional Agency.
16. GST on rent quoted in 'Price Bid' over and above the rent, the bidder has to upload 'Certificate of Registration' by owner of the premise with GST Authority for the specific type of services rendered.
17. Municipal Tax/ Property Tax, land revenue and such other outgoings are to be borne by the owner of the premise upto completion of lease agreement.
18. (a) Brokerage, Commission, Security deposit shall not be paid.
19. Income tax and other statutory clearance shall be obtained by the vendors at their own cost and complete the lease registration.
20. There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the vendor is required to attach a separate sheet marking "List of deviation".
21. Canvassing in any form will disqualify the tenderer.
22. The short-listed vendors will be informed by the Company for arranging site inspection of the offered premises very soon after opening of the Technical Bids.
23. Sufficient load of electricity connection/facility should be provided.
24. Lift facility should be available to our company.
25. Projects having not received completion certificate prior to 1<sup>st</sup> April 2024 should be registered with UTTAR PRADESH authorities.
26. The lease shall be executed in duplicate. The Lessee shall pay 50% of the stamp duty on the original and duplicate lease. The original lease shall be registered, 50% of the cost of which shall be paid by the Lessee and 50% by the Lessor. The registered original lease shall remain in possession of the Lessee and the signed duplicate copy thereof shall be kept by the Lessor. Each party hereto shall pay and bear its own lawyer's charges.
27. The terms and conditions for Lease premises will be modified as per our standard Performa /standard lease agreement.

Name of the bidder:

Signature of the bidder as consent to the above terms and conditions:

Date:

Place:



# TECHNICAL BID

TENDER REFERENCE NUMBER: \_\_\_\_\_

To,  
**TheNewIndiaAssuranceCo.Ltd.**

Ref: Your advertisement dated \_\_\_\_\_ in \_\_\_\_\_ newspaper/Company's website <http://newindia.co.in> on \_\_\_\_\_ (Date) with Tender Reference Number: \_\_\_\_\_ for requirement of commercial space at \_\_\_\_\_ (Location) on lease/rent.

**1. DetailsofBuilder/Owner:**

- i. Name: \_\_\_\_\_
- ii. Address : \_\_\_\_\_
- iii. \_\_\_\_\_ ContactPhoneNumber:Land-linenumber : \_\_\_\_\_  
 MobileNumber : \_\_\_\_\_  
 e-mail : \_\_\_\_\_
- iv. BankAccountdetailsoftheownerofthepremise:  
 Name and style of the Bank account : \_\_\_\_\_  
 Type of Account(Current Account/ Saving Account/Any other): \_\_\_\_\_  
 AccountNumber : \_\_\_\_\_  
 Nameofthe Bank : \_\_\_\_\_  
 Branch : \_\_\_\_\_  
 IFSCcode : \_\_\_\_\_
- v. Whetherownerofthepremisehasregisteredwith Service Tax Authorities for renting out immovable properties? **YES/NO (If 'Yes' a copy of the Certificate of Registration to be enclosed)**

**2. MarketabilityofTitleDeedsoftheVendor:**

(latesttitlesearch&non-encumbrancereporttobesubmitted)

- a) Solicitor's / Advocate's name and address: \_\_\_\_\_
- b) DetailedreportoftheSolicitor/Advocate, forMarketabilityoftitlesistobeenclosed. **Enclosed/Notenclosed YES/NO**
- c) Whetherthepremisesofferedisfreefrom litigations/encumbrance?

**3. Detailsofthepropertyoffered:**

- i. Fulladdressofthepropertyoffered : \_\_\_\_\_ (shopNumber/GalaNumber/HouseNumber)  
 \_\_\_\_\_ (Nameofthebuilding/landmark/lane/street/road)  
 \_\_\_\_\_ (specificlocation/area/town/Dist/Pincode)

**PropertyIdentificationcodeasperMunicipalTaxBill** : \_\_\_\_\_

- ii. Usageofproperty(Asapproved bytheCompetentAuthority)
  - a. **Commercial**
  - b. **Residential&Commercial**
  - c. **ShoppingCentre**
- iii. Totalnumberoffloorsinthebuilding : \_\_\_\_\_
- iv. At which floor the premises are offered (Preferably the offered premises should beonasinglefloor,otherthanbasement&groundfloor) : \_\_\_\_\_
- v. Areaofpremisesoffered:
  - a. SuperBuilt-upArea : \_\_\_\_\_ **Sq.Ft.**
  - b. Built-upArea : \_\_\_\_\_ **Sq.Ft.**
  - c. **CarpetArea(asperIS:3861of2002)** : \_\_\_\_\_ **Sq.Ft.**
- vi. [a] Listofcommonarea,asincludedfor thepurposeofcomputing Super Built-up Area **Attachalistwithdetails**  
 [b] Detailsofparkingfacilitiesavailable: \_\_\_\_\_ **4 Wheelers** \_\_\_\_\_ **2wheelers**  
 [c] EarmarkedanddedicatedparkingORfirstcomefirstserved : \_\_\_\_\_  
 [d] Detailswithregardtoventilationfortheofferedpremise:

	Numbers	Size	Materialused	Outsideopeningprotection	Rainwaterprotection
Windows					
Doors					



*Handwritten signature/initials*

- vii. Year of construction of the building : \_\_\_\_\_  
 viii. Estimated lifespan (years) of entire building : \_\_\_\_\_  
 ix. Specification of construction/material used : \_\_\_\_\_
- [I] Class of construction : \_\_\_\_\_  
 [II] Type of construction: : \_\_\_\_\_  
 a) RCC framed structure  
 b) On load bearing walls  
 c) Any other
- [III] Clear height from floor to ceiling (in Ft) : \_\_\_\_\_  
 [IV] If premise offered is located on ground floor, **above / below** \_\_\_\_\_ Ft  
 Plinth height (above / below) road level /  
 ground level  
 [IV] Earth Quakeresistance level of construction : \_\_\_\_\_

**4. Details of land / site on which building is constructed:**

- i. Tenure of the land  
 a. Freehold : \_\_\_\_\_  
 b. Lease Hold : \_\_\_\_\_
- ii. Whether the building has under-ground/  
 Over-head water storage tank **Yes/No**  
**Yes/No**  
**Yes/No**
- iii. Any established easements regarding right  
 of way / passage for mains of water / electric **Yes/No**
- iv. Does the site or portion, fall within railway/  
 National highway / Underground cable / Metro  
 traverse site. **Yes/No**

**5. Details of the locality :**

- i. Address and locality in which  
 the offered premise is situated \_\_\_\_\_  
 \_\_\_\_\_
- ii. Character / Type of locality: **A/B/C/D/E**

<b>A</b>	Residential
<b>B</b>	Commercial
<b>C</b>	Shopping complex
<b>D</b>	Industrial
<b>E</b>	Slum

- iii. Whether the locality is prone to hazards like inundation / flood etc. **Yes/No**
- iv. Locality's proximity to the following place in Kms.  
 a. Railway station : \_\_\_\_\_ Kms.  
 b. Market / Supermarket : \_\_\_\_\_ Kms.  
 c. Hospital : \_\_\_\_\_ Kms.  
 d. Bank : \_\_\_\_\_ Kms.  
 e. Bus stand : \_\_\_\_\_ Kms.

**6. Amenities provided:**

- i. Provision for number of toilets : \_\_\_\_\_  
 ii. Single phase OR Three phase Electricity connection : **Single/Three**  
 iii. Earthing arrangement standard / capacity : \_\_\_\_\_  
 iv. 24 Hours water supply : **Yes/No**  
 v. Space availability on roof of the bldg. for installation of V-SAT : **Yes/No**

**7. Common facilities provided: (Please do not quote rate in this form)**

i	Car parking space	Number of vehicles _____	Dedicated & earmarked OR first come first served basis	
			Free of any extra charge OR with any additional charges	
ii	Two wheeler parking space	Number of vehicles _____	Dedicated & earmarked OR first come first served basis	
			Free of any extra charge OR with any additional charges	
iii	Lift facility	Number of lifts _____	Capacity of each lift: _____ number of persons	
			Free of any extra charge OR with any additional charges	
iv	Generator backup availability		Availability	<b>Yes/No</b>
			Free of any extra charge OR with any additional charges	



v	Anti-lightening devices	Availability	Yes/No
vi	Security arrangements	Availability	Yes/No
		Free of any extra charge OR with any additional charges	
vii	Proper sanitary/sewerage system	Availability	Yes/No
		Maintained by Housing Society/Outside agency	

**8. Detail of Plans/Blueprints/Sanctioned plan :**

- i. Whether the plan for construction of the Property is Sanctioned by the Municipal Authority/ Town planning authority? Yes/No
- ii. If sanctioned, please enclose of approved plan Attached/Not attached
- iii. Whether occupancy/completion certificate obtained Yes/No
- iv. Nature of use of the offered premise approved for: Commercial/Residential

**9. Provision of proper arrangement of Fire safety:**

- i. Whether the building has exit provision in case of fire: Yes/No
- ii. In case of multi-storied building, whether refuge floor is available: Yes/No
- iii. Are the safety measures taken Yes/No
- iv. If yes, give details of arrangement \_\_\_\_\_
- v. No objection certificate has been achieved/ Secured from fire control Authorities. Yes/No
- vi. If yes, produce copies of proof certificate Attached/Not attached

**10. List of annexures:**

1. Certificate of Registration with Service Tax Authority for renting out immovable properties.
2. Title Search & non-encumbrance report from Advocate
3. List of common area, as included for the purpose of computing Super Built-up Area
4. Plan approved by Municipal Authority/Town Planning Authority for construction of the premise
5. Fire Safety Certificate issued by the Competent Authority
6. Completion Certificate/Occupancy Certificate issued by Municipal Authority/Town planning
7. Municipal Tax/Property Tax bill

**Signature:**

**(Owner/Authorized Representative)**

**PLACE :**

**Date :**

PS: All pages should be signed



## PRICE BID

Tender Reference Number: \_\_\_\_\_

To,  
**The New India Assurance Co. Ltd.**

Ref: Your advertisement dated \_\_\_\_\_ in \_\_\_\_\_ newspaper / Company's website  
http://newindia.co.in with regard to lease of Office premises at \_\_\_\_\_ (Location). I / We  
offer you the premises described below on lease basis, as under:

Sr. No.	Description	Offer
1	Name of the bidder: (As shown in Technical Bid without deviation)	
2	Address of the premise offered: (As shown in Technical Bid without deviation)	
3	Carpet area of the offered premise in sq. ft. (as per IS 3861 of 2002) <b>Item No. 14</b> of General Terms and conditions of the Tender	
4	Rate per Sq. Ft. / per month on carpet area as per IS 3861 of 2002 <b>Item No. 14</b> of General Terms and conditions of the Tender	Rs.
5	Monthly rent of the premise ( item No.3 multiplied by item No.4)	Rs.
6	Contribution towards maintenance charges per Sq. Ft. / Per month on carpet area, <b>if it is to be borne by the Company</b> to Housing Society/ Maintenance contractor	Rs.
7	Municipal Tax/ Property Tax/ Water charges etc. as per Municipal Tax Bill, in proportion to the premise offered, <b>if it is to be borne by the Company</b> apportionment on monthly basis	Rs.
8	Charges per month for vehicle parking space, if it is not provided free of cost and <b>to be borne by the Company</b>	
9	Any other specific charges fixed on monthly basis related to the offered premise to be borne by the Company as deviations from the standard terms and conditions:	Rs.
10	Total of 5 to 9 above	Rs.
11	Security Deposit if applicable as defined at <b>Item No.18 (b)</b> of the General Terms and conditions of the tender	Rs.
	Details of specific facilities/ amenities provided without any extra charge:	
12	Total number of years lease term offered in multiples of 3 OR 5 years as defined at <b>Item No.6</b> of General Terms and conditions of the Tender	
13	Rate of percentage for automatic enhancement in rent after completion of every 3 OR 5 years, as applicable.	
14	Registration charges to be shared equally on 50 : 50 basis	
15	All taxes, surcharges / cess, etc. To be borne by the lessor	
16	Imposition of any other conditions leading to deviations from the standard terms and conditions (including item No.6 to 9 as stated above, whichever is applicable if any) as defined at <b>Item No.20</b> of General Terms and conditions of the Tender:	

### Declaration

- I / We are aware that the rent mentioned above will be inclusive of all amenities, including parking space, other conveniences provided by the landlord, municipal taxes, rates / surcharges and cess etc.
- It is my / our duty to pay the statutory liabilities / dues as mentioned in 1 above to the appropriate authority, within the due date and the Company shall have no other responsibility other than payment of the rent, as mentioned above.

**Signature:**  
(Owner / Authorized Representative)

**Date:**  
**Place:**



भारतीय मानक  
भवनों के प्लिंथ, कारपेट व रेन्टेबल क्षेत्रों की  
मापन पद्धति  
( दूसरा पुनरीक्षण )

*Indian Standard*

METHOD OF MEASUREMENT OF PLINTH,  
CARPET AND RENTABLE AREAS OF BUILDINGS  
( *Second Revision* )

ICS 91.060.01; 91.200

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**BUREAU OF INDIAN STANDARDS**  
MANAK BHAVAN, 9 BAHADUR SHAH ZAFAR MARG  
NEW DELHI 110002

May 2002

Price Group 2



*Indian Standard*

**METHOD OF MEASUREMENT OF PLINTH,  
CARPET AND RENTABLE AREAS OF BUILDINGS**

( *Second Revision* )

**1 SCOPE**

This standard covers method of measurement of plinth, carpet and rentable areas of old and new buildings.

**2 TERMINOLOGY**

2.0 For the purpose of this standard, the following definitions shall apply.

**2.1 Plinth Area**

Plinth area shall mean the built-up covered measured at the floor level of the basement or of any storey ( *see 4* ).

**2.2 Carpet Area**

Carpet area shall mean the floor area of the usable rooms at any floor level ( *see 5* ).

**2.3 Rentable Area**

Rentable area shall mean the carpet area at any floor level including areas as detained in 6.

**2.4 Balcony**

A horizontal projection with a hand-rail, balustrade or a parapet, to serve as passage or sitting out place.

**2.5 Mezzanine Floor**

An intermediate floor in between two main floors having minimum height of 2.2 m from the floor and having a proper and permanent access to it.

NOTE — Where rules of the local bodies permit intermediate floor of minimum 1.8 m clear height, these be also considered as mezzanine floor for the purpose of measurement.

**2.6 Stair Cover ( Mumty )**

It is a structure with a roof over a staircase and its landing, built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.

**2.7 Loft**

A structure providing intermediate storage space in between two main floors without having a permanent access and at a height not less than 2.0 m from the floor below.

**2.8 Porch**

It is a covered structure supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

**3 GENERAL**

3.1 Linear measurement shall be measured to nearest 0.01 m, and areas shall be worked out to the nearest 0.01 m<sup>2</sup>.

3.2 The areas of each of the following categories shall be measured separately and shall not be clubbed together:

- a) Basement;
- b) Floor without cladding ( stilted floor );
- c) Floors including top floor which may be partly covered;
- d) Mezzanine floor including additional floor for seating in assembly building/theatre, auditorium, etc;
- e) Garage;
- f) Accommodation for service staff;
- g) Stair cover ( mumty );
- h) Machine room;
- j) Porch; and
- k) Towers, turrets, domes projecting above the terrace level at terrace.

**4 MEASUREMENT OF PLINTH AREA**

4.1 Plinth area shall be the built up covered areas measured for the categories mentioned in 3.2 and shall include such areas as given in 4.1.1 and exclude the areas given in 4.1.2.

4.1.1 For the purpose of plinth area, following shall be included:

- a) Area of the wall at the floor level excluding plinth offsets, if any; when the building consists of columns projecting beyond cladding, the plinth area shall be taken up to the external face of cladding ( in case of





corrugated sheet cladding outer edge of corrugation shall be considered );

NOTE — In case, a common wall is owned jointly by two owners, only half the area of such walls shall be included in the plinth area of one owner.

- b) Shafts for sanitary, water supply installations, garbage chute, telecommunication, electrical, fire fighting, air-conditioning and lifts;
- c) Stair case;
- d) In case of open verandah with parapets:
  - 1) 100 percent areas for the portion protected by the projections above, and
  - 2) 50 percent area for the portion unprotected from above.
- e) 100 percent area of the balcony protected by projection above and 50 percent area of the unprotected balcony; and
- f) In case of alcove made by cantilevering a slab beyond external wall:
  - 1) 25 percent of the area for the alcove of height up to 1 m,
  - 2) 50 percent of the area for the alcove of height more than 1 m and upto 2 m, and
  - 3) 100 percent of the area for the alcove of height more than 2 m.

4.1.2 The following shall not be included in the plinth area ( see 2.1 ):

- a) Area of loft;
- b) Area of architectural band, cornice, etc;
- c) Area of vertical sun breaker or box louver projecting out and other architectural features, for example slab projection for flower pot, etc;
- d) Open platform.

- a) Door and other openings in the wall;
- b) Pillars, intermediate pillars, supports or any other such obstruction within the plinth area irrespective of their location;
- c) Pilaster along wall exceeding 300 cm<sup>2</sup> in area;
- d) Flues which are within the wall;
- e) Built-in cupboard, almirah and shelf appearing within a height of 2.2 m from floor; and
- f) Fire place projecting beyond the face of the wall in living or bed room.

5.1.2 The following shall be excluded from the wall area:

- a) Pilaster along wall not exceeding 300 cm<sup>2</sup> in area, and
- b) Chullah platform projecting beyond the face of the wall.

5.2 The carpet area shall be the area worked out as in 5.1 excluding the area of the following portion:

- a) Verandah;
- b) Corridor and passage;
- c) Entrance hall and porch;
- d) Staircase and stair-cover ( mumty ) ( see Note );
- e) Shaft and machine room for lift;
- f) Bathroom and lavatory;
- g) Kitchen and pantry;
- h) Store;
- j) Canteen;
- k) Air-conditioning duct and plant room; and







### Interstate motorcycle theft gang busted in Rudrapur

Rudrapur: An interstate motorcycle theft gang was busted, and 14 stolen motorcycles were recovered in Rudrapur on Sunday. Police said Nand Lal Mohanram of Hamipur district (UP), and Anant Kumar and Akshay Valmiki, residents of Rudrapur, were taken from Preet Vihar road after examining CCTV footage. SSP Manjunath YC said, "The accused stole motorcycles from wealthy markets and crowded areas across Rudrapur, Pantnagar, Rikicha, Gadgar and neighbouring regions. They would replace the original number plates with fake ones to avoid detection and later sell the motorcycles at low prices." Aakash Ahuja

### AU varsity staff attempts suicide

## No FIR after 6 days, Kushwaha community plans protest on street

Deepak Laxman@timesgroup.com  
Agra: An employee of Dr Bhimrao Ambedkar University, Dinesh Kushwaha, attempted suicide by consuming poison on May 11. In his police complaint, he claimed he had been sexually abused by the son of the state's higher education minister Yogendra Upadhyay. However, no FIR has been registered over the past six days as the Kushwaha community, having given a deadline of 48 hours, is preparing to protest. Dinesh, who worked as a gardener at the varsity's Chatterjee campus, was told to work at the 10-day varsity residence. He was regularly reporting Pawan Kumar, Dinesh's wife Sakshi alleged he was forced to clean toilets and perform other domestic chores there and hadn't been given a day off in two years. Sakshi said that on May 11, Dinesh did not go to the minister's residence as he was ill. When he went the next day, the minister's younger son Akhilesh Upadhyay allegedly beat him with shoes and threatened him, saying no one would take action if he complained. Dinesh told TOI, "I was slapped and beaten with shoes by the minister's son in front of everyone. On complaining to the deputy registrar, he threatened me with suspension. Afraid of losing my job and with no one to turn to, I attempted to commit suicide." "We've been asking police about the complaint but they claim the matter is being investigated," Sakshi said. Kushwaha community members are planning to hold a protest on May 22, Wednesday, ahead of protesting on the streets. Meanwhile, the university removed deputy registrar Kumar from his position.

# Bus driver fails from flyover on Lucknow highway; 1 dead, 16 hurt

## Most Passengers Suffered Fractures

Kanwardeep.Singh@timesgroup.com

Bareilly: A sleeper bus with 36 passengers — from Delhi to Meerut — crashed into the railings of a flyover on the Dehra Dun-Noida-National Highway and fell on to the service road below, killing a 41-year-old man from Meerut and injuring 16, including two women from the national capital. The bus left Delhi at 11pm Sunday and the incident was reported in Fatehgarh West of Bareilly district around 4am Monday, police said. They added that "preliminary investigation suggests the bus driver fell asleep and lost control of the vehicle when it was about to descend from the flyover". Initially 17 people were shifted to a community health centre where a man was declared dead. Ten others were later referred to another medical facility. Police said the condition of most passengers was serious. Bareilly DM Ravindra Kumar and SSP Sushil Chandraharan Ghai visited the hospital and directed the authorities to ensure "best possible treatment".



Police said preliminary investigation suggested that the bus driver fell asleep and lost control of the vehicle

## Fireworks unit explosion: Another killed, toll now 2

Bijnor: With one more labourer succumbing to burn injuries, the toll in the fireworks unit blast at Gopulpur village, died while undergoing treatment. Police said the incident took place on Sunday morning when six labourers were packing fireworks. A 35-year-old labourer Anil Kumar was killed on the spot while five were hurt. Bijnor SP Sanjay Vajpai said, "The factory is owned by Akbar Abbas, a local resident. He has a valid licence for operating the cracker mill until 2024." Police registered a case against the owner after the deceased's family members filed a complaint.

**INDIA INSTITUTE OF INFORMATION TECHNOLOGY**  
TENDER FOR UPGRADATION OF EXISTING CCTV EQUIPMENTS AND ANPR CAMERAS AT IIT CAMPUS OKHLA PHASE-11 NEW DELHI-110029  
BID-DT: 25/05/2024  
BID-DT: 25/05/2024  
BID-DT: 25/05/2024

**The New India Assurance Company Limited**  
Regional Office, 340000, 430, 2nd Floor, Niranjanagar, Saharanpur Road, Dehradun-248171 (Uttarakhand)  
Requirement of office space on lease basis at Muzaffarpur  
Sealed offer tenders (Technical and Financial) are invited for lease to shift office premises with carpet area between 1300 Sq. Ft. to 1600 Sq. Ft. within municipal limits of Muzaffarpur. It also includes 2nd floor with 1000 Sq. Ft. in the same area. The interested parties may submit their bids latest 06/06/2024 at 02.00 PM. Formats related to the tender can be obtained at the above address from 10.00 AM to 5.30 PM from Monday to Friday excluding public holidays. Can be downloaded from our website www.newindia.co.in. The Company reserves the right to reject part of all of these tenders without assigning any reason.  
Chief Regional Manager

**Regional Office 2**  
Padam Buzurg Park Sec. 12 A  
Anant Vihar, Agra

**E-AUCTION NOTICE**  
Description of Property  
1. EMT of Residential Land and Building Situated at Mohalla...  
2. EMT of Residential Land and Building Situated at Mohalla...  
3. EMT of Residential Land and Building Situated at Mohalla...  
4. One House, Part of Khata No. 71, Village Chhatra, Tehsil...

**Regional Office 2**  
Padam Buzurg Park Sec. 12 A  
Anant Vihar, Agra

**Caran Bank**  
E-AUCTION NOTICE FOR SALE OF IMMovable Properties Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8(b) of the Security Interest (Enforcement) Rules, 2002  
The following description of the immovable properties mortgaged/charged to the State Bank of India (Secured Creditor), the symbolic possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is" basis and "Whichever there is" basis on the date of the Sale. The Sale is subject to the terms and conditions of the Sale as mentioned in the enclosed sale deed and the terms and conditions of the Sale as mentioned in the enclosed sale deed.

Name & Address of the Borrower (B) / Guarantors (G)	Address of Security Charged (Symbolic / Physical Possession)	Reserve Price (INR)	Outstanding dues for recovery of which properties are being sold	Name & Number of Contact Person	Date of E-Auction (10 Minutes each)	Date of Completion of Sale
1. EMT of Residential Land and Building Situated at Mohalla...	...	8,36,500/-	...	...	...	...
2. EMT of Residential Land and Building Situated at Mohalla...	...	8,89,650/-	...	...	...	...
3. EMT of Residential Land and Building Situated at Mohalla...	...	51,20,000/-	...	...	...	...
4. One House, Part of Khata No. 71, Village Chhatra, Tehsil...	...	23,20,000/-	...	...	...	...
5. EMT of Residential Property Situated at H No. 35, Mohalla...	...	21,63,000/-	...	...	...	...
6. EMT of Residential Property Situated at H No. 35, Mohalla...	...	2,16,300/-	...	...	...	...
7. EMT of Residential Property Situated at H No. 35, Mohalla...	...	23,40,000/-	...	...	...	...
8. EMT of Residential Property Situated at H No. 35, Mohalla...	...	2,34,000/-	...	...	...	...
9. EMT of Residential Property Situated at H No. 35, Mohalla...	...	18,30,000/-	...	...	...	...
10. EMT of Residential Property Situated at H No. 35, Mohalla...	...	1,83,000/-	...	...	...	...
11. EMT of Residential Property Situated at H No. 35, Mohalla...	...	20,82,000/-	...	...	...	...
12. EMT of Residential Property Situated at H No. 35, Mohalla...	...	2,08,200/-	...	...	...	...
13. EMT of Residential Property Situated at H No. 35, Mohalla...	...	28,89,900/-	...	...	...	...
14. EMT of Residential Property Situated at H No. 35, Mohalla...	...	2,88,900/-	...	...	...	...
15. EMT of Residential Property Situated at H No. 35, Mohalla...	...	11,35,000/-	...	...	...	...
16. EMT of Residential Property Situated at H No. 35, Mohalla...	...	1,13,500/-	...	...	...	...
17. EMT of Residential Property Situated at H No. 35, Mohalla...	...	24,15,900/-	...	...	...	...
18. EMT of Residential Property Situated at H No. 35, Mohalla...	...	2,41,590/-	...	...	...	...
19. EMT of Residential Property Situated at H No. 35, Mohalla...	...	23,24,000/-	...	...	...	...
20. EMT of Residential Property Situated at H No. 35, Mohalla...	...	2,32,400/-	...	...	...	...
21. EMT of Residential Property Situated at H No. 35, Mohalla...	...	18,71,000/-	...	...	...	...
22. EMT of Residential Property Situated at H No. 35, Mohalla...	...	1,87,100/-	...	...	...	...
23. EMT of Residential Property Situated at H No. 35, Mohalla...	...	11,79,000/-	...	...	...	...
24. EMT of Residential Property Situated at H No. 35, Mohalla...	...	1,17,900/-	...	...	...	...

## Ex-BJP MP fails to appear before court, DGP asked to intervene

Rahul.Singh@timesgroup.com  
Meerut: The MP/MLA court in Bulandshahr directed the IIT director to issue notices to appear in a cheating case lodged against ex-BJP MP Hari Narayan Rajbhar and present him before the court on May 29, the next date of hearing. Advocate Anurag Yadav said Rajbhar had allegedly demanded Rs 30 lakh from complainant Dharmendra Singh, a resident of Delhi, on the pretext of making him the chairman of MSME Export Promotion Council of India. However, the former lawmaker cheated him by preparing fake court documents," claimed Yadav. A case was lodged at Kotwali Court in Bulandshahr in 2021 under IPC sections, including those of fraud and cheating. "The court has issued notices to Rajbhar in 2021 at the IIT police station in Haridwar's Rohatki district. Vikas Kumar, a BJP functionary from Rohatki, accused Rajbhar of defrauding him of Rs 30 lakh, proceeding to make him the chairman of MSME Export Promotion Council, Haridwar. Kumar alleged that on Oct 2, 2020, Rajbhar called him to Delhi and gave him a letter appointing him the chairman of MSME Export Promotion Council. Kumar held a press conference in Delhi but was later called to the IIT of Delhi where he was told that the appointment letter was fake. On directions of Haryana minister Anil Vij, a FIR was lodged against Rajbhar.

## 32-yr-old man accused of raping minor

Agra: A 32-year-old man was accused of raping his neighbour's 17-year-old girl, in a village in Agra district. According to her father, a father of the girl, approached her on May 17 on the pretext of having a conversation. He threatened her and forcibly took her to a hotel. The girl alleged he raped her there and took photos and videos of the act. He tried to coerce her into accompanying him against his will while attempting to take her to the hotel again. She threatened to file a physical altercation. A man from the accused's party got injured in the scuffle, prompting a call to the police. Both groups were then taken to the police station where the girl's family filed a complaint against the man and said that he threatened to circulate explicit photos of her while attempting to take her to the hotel again. SHO of the police station said, "Two complaints have been received. The girl's family has filed a sexual assault complaint while the other side claimed an assault by her family members. The medical examination of the girl is being conducted."

## 3 minors rape 10-yr-old boy, break hand

Bareilly: Three teenagers were accused of raping and threatening a 10-year-old boy holding a mobile phone in Shahjahanpur. An FIR was filed under IPC sections 377 (unnatural offences) and 323 (voluntarily causing hurt) along with the Protection of Children from Sexual Offences (POCSO) Act. The boy returned home with a broken hand but did not inform his family about the alleged rape. During treatment, he complained of severe pain and eventually revealed the truth after his grandfather questioned him. The grandfather then contacted the police and the FIR was filed on Sunday. SSP Shahjahanpur Ashok Kumar Meena said, "All three accused named in the FIR are minors. They have been traced and are being taken into custody and will be sent to juvenile homes."

**TERMS AND CONDITION OF THE E-AUCTION ARE AS UNDER:**  
1. E-Auction is being held on "As is Where is" and "Whichever there is" basis and will be conducted "On Line".  
2. The Auction will be conducted through the Bank's E-Auction Tender Document containing online E-Auction Bid Form, Declaration, General Terms and Condition of online auction sale are available in e-auction platform on ibapi portal https://ibapi.in. The details of the encumbrance on above mentioned properties can be viewed on the website: www.caranbank.com or any contact Related Branches during office hours on any working day.  
3. Interested bidder may inspect the property on any working day before the date of E-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment to MSTC's Bank account and updation of such information in the e-auction website. The bidder may take some time as per banking procedure and hence bidders, in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.  
4. The sale shall be subject to usual conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.  
5. The Other Terms and conditions of the E-Auction are published in the following websites https://ibapi.in  
Date: 17/05/2024 Place: DEHRADUN  
Authorized Officer