GOVT. OF ASSAM
OFFICE OF THE PRINCIPAL :::: ASSAM TEXTILE INSTITUTE
AMBARI, GUWAHATI-781001
(0361) 2954411, email: atiguwahati@gmail.com

NOTICE FOR INVITING INTEREST IN OPERATING CANTEEN AT ASSAM TEXTILE INSTITUTE

It is hereby notified to all interested and eligible individuals that the canteen of the Assam Textile Institute has been newly renovated and is ready to be launched with new fitments, fixtures, and facilities.

The leases shall be awarded to the eligible party offering the highest monthly rent. The minimum bid amount has been fixed at ₹4,000/- (Rupees Four Thousand only) per month, excluding the monthly electricity charges, which shall be payable separately based on the meter readings.

The Assam Textile Institute authority invites quotations from interested parties mentioning the offered monthly rental amount in a sealed envelope addressed to the undersigned on or before **26.10.26.**

Canteen has been refurbished recently and can be inspected during office time.

The successful bidder will need to enter into an agreement before starting operations. A copy of the same is attached herewith.

Principal,
Assam Textile Institute,
Ambari, Guwahati-1

Memo No.TIE.444/TEND/2026/ 1552

Date: 16/10/2026

Copy to :

1. Notice Board: Assam Textile Institute, Guwahati-1
2. Website, Assam Textile Institute, Guwahati-1

16/10

Principal,
Assam Textile Institute,
Ambari, Guwahati-1

DEED OF TENANCY AGREEMENT

THE DEED OF TENANCY AGREEMENT is made on this ……. day of October,2026 at Guwahati.

-BETWEEN-

Assam Textile Institute, Ambari, Guwahati-01, represented by its Principal, situated at G.N.B. Road, Ambari, P.S. Latasil, Guwahati-781001, in the district of Kamrup(M), Assam, hereinafter called representative of the institute (which expression shall unless and otherwise contrary or repugnant to the context and meaning made herein include his official representative, successors, assignees and representatives) of the FIRST PARTY of ONE PART.

-AND-

……. Son of …….. resident of ……., hereinafter referred called as the "Tenant" (which expression shall unless and otherwise contrary or repugnant to the context and meaning made herein include her respective heirs, successors, assignees and representatives) of the SECOND PARTY of OTHER PART.

Whereas the first party is the representative of Assam Textile Institute under which a Canteen was running in the name of "**Assam Textile Institute Canteen**" measuring 700 Sq.ft. of the rented premises, situated at left and beside "Polyshree" named as "ASSAM **TEXTILE INSTITUTE CANTEEN**" situated at G.N.B. Road, Ambari, P.S. Latasil, Guwahati-781001, in the district of Kamrup(M), Assam more fully described in schedule below.

And Whereas, the Tenant has approached the first party to lease premises on rent as mentioned in the Schedule below for a monthly rental basis of the premises for purpose of running a Canteen of the Institute and the first party has agreed to let out the same on monthly rental basis along with the condition mentioned below:

NOW THIS TENANCY AGREEMENT AS MUTUALLY AGREED BY AND BETWEEN THE PARTIES WITNESSED AS FOLLOWS:

1. That, this deed of tenancy agreement will come into force from the date of execution of this agreement and will run for a period of 1(one) year.

2. That, in consideration of the agreement, the monthly rent is fixed at Rs……(……) only per month, which is payable within the 7th day of every English Calendar Month by the second party to the first party.

3. That the second party has paid an amount of Rs.30,000/- (Rupees thirty thousand) only as security deposit to the first party, and the same shall be refunded at the time of termination and/or vacating the commercial tenanted premises without interest.

4. That the second party shall not be entitled to make any addition or alteration of the existing fittings & fixtures of the original structure of the said leased premises i.e. the Canteen without the prior permission of the first party, except the necessary changes for running his business.

5. That, the second party shall not let or sublet the said commercial premises to any person or persons or share the accommodation with any other party.
6. That, the second party shall keep the tenanted premises in a good and hygienic condition and shall not store any inflammable or combustible goods in the said leased premises.

7. That, the second party shall pay for the electricity consumed as per the sub-meter fixed.

8. That the second party shall not perform any unlawful, illegal, illicit or obnoxious acts or trade in the said commercial premises, and if somehow the Tenant performs such acts, deeds over the same, the first party shall not be liable for any such illegal consequences thereof and in that case the first party will have the absolute discretion to evict the second party without any prior notice.

9. That on the expiry of the tenancy period and/or its termination for any cause whatsoever, the parties reserve the right to Renew the Tenancy on the conditions and terms and as per law by executing a fresh Tenancy Agreement by and between the parties with new condition and both the parties may mutually agree by and between them. In case of termination of the tenancy, the Second party shall remove his/her objects, materials whatsoever, in the commercial premises and hand over the clean and vacant

possession of the same to the first party without any damage to the tenanted premises.

10. That, there is already existing furniture (Wooden and Plastic) light, fan etc, as previously furnished in the Scheduled Institute Canteen provided by the first party and the same can be used and maintained by the Second Party and shall have to be duly returned back by the Second party after expiry of the period as mentioned above. The list of all such items made available to the Second party by the First Party which has been prepared, tallied and annexed along with this document for future reference with signature of both the parties.

11. That, the rest of items required for running/operation of the Schedule Instituted Canteen including utensils, gas stove, cylinders etc. will be arranged and managed by the Second Party at his own risk, care and cost.

12. That, the Second Party shall maintain good, hygienic, edible taste and healthy quality food and shall make the environment peaceful inside the canteen and will not sell outdated and expired food items. The canteen will be bound to abide by all Government Requirements and Notifications associated with the operation of a canteen in an educational Institution.

13. That the SECOND PARTY shall explicitly not sell items like tobacco, cigarette, betel nut gutkha, alcohol or any other intoxicating and addictive substances inside the SCHEDULED INSTITUTE CANTEEN. Any violation of this clause the first party will impose Rs.1000/- (Rupees one thousand) only penalty upon the SECOND PARTY as first time violation instantaneously, repeated instances shall lead to stricter disciplinary action against the SECOND PARTY that will lead to Rs.1000/- penalty in three consecutive instance upon the SECOND PARTY and further repeatation of the act the first party will have right to vacate the second party from the tenanted premises without any prior notice.

14. That, the SECOND PARTY shall be allowed to charge money in exchange of the food being sold through the SCHEDULED INSTITUTE CANTEEN provided that the charge shall be moderately lesser in comparison to the existing rates of the market outside the campus. The price list along with items available

shall be hanged both inside and outside the canteen for easily readable language and Alphabate.

15. That, the quality and quantity of food sold in the SCHEDULED INSTITUTE CANTEEN shall be in moderate, standard and upto date items, the FIRST PARTY shall have every right to inspect the canteen at any time during canteen hour and will have right to make an surprise visit in the canteen.

16. The SECOND PARTY shall provide some of the students' favourite food items, such as CHOW MEIN, ROLLS (vegetable, egg, and chicken momos) and paratha with the items being interchanged throughout the week and out of which at least two of the above-mentioned items shall be available each day in the canteen besides that 'Roti' shall be make available in every day. Likewise, tea, sugar free tea and salted biscuits and snacks shall also be available every day in the canteen.

17. That, the SECOND PARTY shall deliver the food items order for any departmental meeting, programme or other official occasion of the institution directly to the concerned department.

18. That the SECOND PARTY shall clean the drainage at least once a month and shall spray bleaching powder in and around the canteen premises at least twice a month in order to maintain proper hygiene and sanitation.
19. That, the SECOND PARTY shall keep the SCHEDULED INSTITUTE CANTEEN open and functional in normal working days from 8 AM to 6 PM, in case of seminar, meeting, or any functions and / or get together party organized at the premises of Assam Textile Institute, the SCHEDULED INSTITUTE CANTEEN shall be kept open and also make available to function which may exceed upto 9 PM as and when notified by the institute authorities.

20. That, the FIRST PARTY reserves the right to cancel this DEED OF AGREEMENT at any point of time in case the SECOND PARTY is found to be guilty of any kind of misconduct or deviation in the terms and conditions mentioned herein above and in case of such disciplinary action the FIRST PARTY reserves the right not to return the SECURITY DEPOSIT as a penalty and any renovation related expenditure and the unpaid monthly rent will also be adjusted with that security amount.

21. That, in case of any **GOVERNMENT ORDER** the **FIRST PARTY** reserves the right to terminate this **DEED OF AGREEMENT** after adjusting the **SECURITY DEPOSIT** and renovation related expenditure made by the **SECOND PARTY.**
22. That, the **FIRST PARTY** shall be authorized to issue notice and orders to the operators of the **SCHEDULED INSTITUTE CANTEEN** and specially to the **SECOND PARTY** in case if any violation come to the notice of the first party.
23. That, this **DEED OF AGREEMENT** shall not be construed at any point of time to be any kind of perpetual grant, transfer of authority or conveyance in any form in any matter related to the **SCHEDULED INSTITUTE CANTEEN** while it shall be treated as a lease and license agreement only purely on rent basis.
24. That, if the **SECOND PARTY** wishes to vacate the **SCHEDULED INSTITUTE CANTEEN** at any point of time within the agreement period then the **SECOND PARTY** shall give two (2) months advance notice to the **FIRST PARTY** during which monthly rent / consideration as mentioned above shall be payable by the **SECOND PARTY** to the **FIRST PARTY.**
25. That, the **SECOND PARTY** shall hand over the **SCHEDULED INSTITUTE CANTEEN** premises along with its fitments, fixtures, furniture etc., as mentioned in the **ANNEXURE** of this **DEED OF AGREEMENT** in good condition and/or after repair / cleaning etc. as required without any protest against the decision of the **FIRST PARTY** in case no fresh **DEED OF AGREEMENT** is made after the expiry of tenancy period mentioned herein above and/or also in case the **FIRST PARTY** Issues any kind of eviction notice or vacating order to the **SECOND PARTY** for any of the reasons mentioned herein above shall not object of such act of the first party.
26. That, in case of any dispute between the parties, the same shall be settled through mutual discussion between the parties failing which both the parties shall be free to approach the appropriate appellate authority or court within the jurisdiction of Kamrup(M), Guwahati.
27. That both the parties have read and understood all the terms and conditions mentioned herein above and have agreed to sign this **DEED OF AGREEMENT** without any pressure, coercion or threat from any corner and both the parties put their signature in good health and sound mind.

SCHEDULED INSTITUTE CANTEEN

The scheduled institute canteen is located to the west of the Assam Textile Institute, adjacent to GNB Road. It is a lean-to house type structure comprising an area of approximately 700 square feet, situated on the left and rear sides of Polyshree, Assam Textile Institute, along with its fitments, furniture and fixtures.

IN WITNESSETH WHEREOF both the FIRST PARTY and the SECOND PARTY have hereunto subscribed their hands to this DEED OF AGREEMENT on this the……., 2026 at Guwahati in the presence of the following witnesses.

WITNESSES

FIRST PARTY

1.

SECOND PARTY

2.