

MUNICIPAL CORPORATION SHIMLA

No.MCS/SE/2026-2200

Dated.17/09/26

:NOTICE INVITING TENDER:

It is hereby informed for the general public that the Municipal Corporation, Shimla invites sealed tenders for the allotment/operation of vacant space of Municipal Corporation Shimla. Sealed tenders shall be received up to 2:00 PM on 08.10.2026. The tenders shall be opened on the same day at 3:00 PM in the office chamber at Rotary Town Hall, Shimla, before the Tender Opening Committee in the presence of the interested bidders or their authorized representatives.

Sr. No.	Particulars	Size	Period	Security Deposit	Reserve Price (PA)
1	Auction-Cum-Rent Lease of Built -up hall, SPM Ground, Sanjauli, Shimla for establishment of a First Floor for Gym/fitness Centre and Ground Floor for Commercial Activity.	5198.97 Sq.ft.	5 year	50,000.00	3,00,000.00/PA
2	Operation of Gym at the Second Floor of Municipal Corporation Building, Flowerdale, Malyana Ward, Shimla.	1164.23 Sq.ft.	3 year	1,00,000.00	3,07,356.00/PA
3	Community Centre at chungi Khanna, Kaithu, Shimla	1hall +Kitchen	3 year	1,00,000.00	1,51,000/-PA

Note: Complete detailed information relating to Job No. 1 / Sr. No. 1, including the property description, Tender-cum-Rent Lease Terms & Conditions, and other relevant particulars, is enclosed (Annexure -A) with the Tender Notice and is also available in the Estate Branch, Municipal Corporation Shimla, as well as on the official website of the Municipal Corporation Shimla.

Terms & Conditions

1. Tenders received without fulfilling the prescribed conditions and without the required security deposit shall be rejected outright.
2. The security deposit shall be accepted only in the form of a Bank Draft in favour of the **Additional Commissioner/Commissioner, Municipal Corporation, Shimla**. No other mode of payment shall be accepted.
3. The successful bidder shall deposit **25%** of the bid amount (excluding GST) within one week from the date of allotment. The balance **75%** shall be deposited through **10** post-dated monthly cheques before taking possession. Failure to do so shall result in forfeiture of the security deposit and cancellation of allotment, after which the property may be offered to the second-highest bidder.
4. **GST @18%** shall be payable extra as applicable. Any additional taxes, duties or levies imposed by the Central Government, State Government, Municipal Corporation or any other authority shall also be borne by the successful bidder.
5. The security deposit of the successful bidder shall be converted into a performance/security deposit, on which no interest shall be payable.

6. If the successful bidder surrenders possession before expiry of the allotment period, the performance/security deposit shall be forfeited without notice.
7. The bidder or his/her authorized representative must remain present at the time of opening of tenders.
8. In case of any dispute regarding the allotted property, the decision of the **Commissioner, Municipal Corporation Shimla** shall be final and binding. Jurisdiction shall lie with the competent courts at Shimla.
9. If the date of opening of tenders is declared a holiday, the tenders shall be opened on the next working day at the same place and time.
10. The bid amount must be written clearly in figures and words in the prescribed tender form. Cutting or overwriting shall not be accepted. Tender forms may be downloaded from the Municipal Corporation website or obtained free of cost from the Estate Branch on any working day.
11. The sealed envelope must clearly mention the name of the property for which the tender is submitted (e.g. Shop, Screen, Godown, Store, floor, Open space, Community Centre Room etc.).
12. Sealed tenders must be dropped in the **Tender Box** kept in the office of the Additional/Joint Commissioner before the prescribed date and time. No tender submitted by hand shall be accepted.
13. Tenders sent by post must reach the office by **5:00 PM one day prior** to the date of opening; otherwise they shall not be considered.
14. Any bidder who is found to be a defaulter in respect of any Municipal Corporation property (shops, stalls, parking, canteens, godowns, screens, community centres, etc.) shall be disqualified and his/her tender shall be rejected.
15. The successful bidder shall execute the lease deed/agreement with the Municipal Corporation within the prescribed period, failing which the allotment shall stand cancelled and the security deposit forfeited.
16. Any person who already holds a Municipal Corporation property (shop, stall, canteen, etc.) under an existing contract shall not be eligible to participate in this tender. Such tenders shall be treated as invalid.
17. Any objections or suggestions regarding the tender conditions must be submitted before the opening of tenders. No objections shall be entertained thereafter.
18. **For any clarification, bidders may contact the Superintendent, Estate Branch, Municipal Corporation Shimla, on any working day before submitting the tender.**
19. The Commissioner, Municipal Corporation Shimla reserves the right to postpone, cancel, modify or reject any or all tenders without assigning any reason.
20. The successful bidder shall comply with all instructions and directions issued by the Government and the Municipal Corporation from time to time.

21. The Commissioner, authorized officers and officials of the Estate Branch shall have the right to inspect the allotted property at any time.
22. Any breach of the terms of the lease deed/agreement shall result in cancellation of the allotment and forfeiture of the security deposit.
23. At the expiry of the lease period, if any damage is found to the property, the cost of repairs shall be recovered from the security deposit. If the damage exceeds the security deposit, the balance amount shall be recovered from the allottee.
24. The properties shall be allotted on an "**as is where is**" basis. The successful bidder shall obtain all necessary licences and permissions at his/her own cost.
25. The successful bidder shall obtain a **No Objection Certificate (NOC)** from the Estate Branch for installation of separate electricity and water meters. The entire cost of installation, meter charges and subsequent utility bills shall be borne by the successful bidder.
25. If any outstanding electricity or water charges are payable in respect of the allotted property, the same shall be cleared by the successful bidder.
26. In the case of **Screens/Community Centres**, booking charges shall be levied only at the rates fixed by the Municipal Corporation. If any Government-sponsored scheme/event is organized, the facility shall be provided free of cost. Overcharging may result in cancellation of the allotment and forfeiture of the security deposit.
27. The successful bidder shall be responsible for maintenance, repairs and cleanliness of the allotted property at his/her own expense.
28. If any monthly rent cheque is dishonoured, the security deposit shall be forfeited and the Bank Guarantee, if any, may be adjusted towards outstanding dues. The allotment may also be cancelled.
29. The successful highest bidder shall execute the Lease Deed/Agreement with the Municipal Corporation, Shimla within the period specified in the Allotment Letter. The allotment shall remain valid for the period mentioned in the Allotment Letter, and the allottee shall strictly comply with all the terms and conditions of the Lease Deed/Agreement, the tender document, and the directions issued by the Municipal Corporation, Shimla from time to time. Upon expiry or termination of the allotment, the allottee shall hand over peaceful and vacant possession of the property to the Municipal Corporation, Shimla.
30. Further information regarding the tender conditions may be obtained from the Municipal Corporation office. For further details regarding the above properties, interested persons may contact the **Superintendent, Estate Branch, Municipal Corporation Shimla at 0177-2802779** or visit the **Municipal Corporation website**.



**Addl. Commissioner
Municipal Corporation
Shimla**



MUNICIPAL CORPORATION, SHIMLA

No. 2200

Dated..14/09/20.

NOTICE INVITING TENDER (NIT)

Subject:- Auction-cum-Rent Lease of Built-up Hall, SPM Ground, Sanjauli, Shimla, for Establishment of a Gym / Fitness Centre and Commercial activity.

The Municipal Corporation, Shimla invites sealed Tender from eligible parties for grant of a 5-year rent lease of the built-up hall at SPM Ground, Sanjauli, Shimla, for the establishment and operation First Floor for use as a Gym/Fitness Centre and Ground Floor for commercial activities, under the Himachal Pradesh Municipal Corporation Act, 1994, on the terms below. The adjoining open ground shall continue to vest in and remain under the ownership and rights of the Municipal Corporation, and shall be maintained by the lessee as part of the lease conditions, without conferring any leasehold or occupation rights over it.

PROPERTY & RENT LEASE PARTICULARS

Location	SPM Ground, Sanjauli, Shimla — Near Sanjauli Chowk, IGMC and Govt. College Sanjauli; approach via Circular Road
Property Offered on Rent Lease	Built-up hall only, First Floor for use as a Gym/Fitness Centre and Ground Floor for commercial activities.
Status of Open Ground	The adjacent SPM open ground is NOT leased and is not rent-bearing; it continues to be owned by, and vests in, MC Shimla. The lessee shall maintain the ground (upkeep, cleanliness, drainage, boundary wall/fencing) at own cost, without any leasehold, occupation, or usage right over it beyond such maintenance.
Lease Period	5 years from date of execution of lease rent agreement (extendable by mutual consent)
Mode of Award	Open auction — award to the highest eligible bidder
Reserve Price / Base Rate	₹ 3,00,000/- (Rupees Three Lakh only) per annum, for the built-up hall
Rent Escalation	10% after every 3 years of the lease term
Payment Terms	Annual rent payable in advance on or before 10th April each year; delayed

payment attracts penalty @ 12% p.a.

EMD

₹ 50,000/- with the bid (non-refundable in case of default), adjustable against Security Deposit on award

Security Deposit

Equivalent to 6 months' annual lease rent, by DD in favour of Commissioner MC Shimla, at execution of lease deed.

ELIGIBILITY CRITERIA

- Bidder must be a citizen of India, 21 years of age or above.
- Must not stand declared insolvent/bankrupt, and must have no outstanding dues to MC Shimla or any other municipal body.
- Minimum 3 years' experience in operating a gym/fitness Centre, or must engage a certified fitness professional with such experience.
- Must submit identity proof; address proof, PAN, GST registration (if applicable) and a duly signed undertaking accepting all lease conditions.

KEY OBLIGATIONS OF THE LESSEE

- Deploy a verified, uniformed watchman for round-the-clock (24x7) security of the entire SPM Ground campus at own cost.
- Maintain the gym hall and equipment — cleanliness, servicing, lighting/ventilation, fire-safety compliance, drinking water and toilet facilities.
- Maintain the SPM open ground (MC-owned, not leased) — mowing/ leveling, drainage, boundary wall and fencing, and removal of garbage/encroachments, without acquiring any leasehold or occupation right over it.
- No structural alteration without prior written permission of the Municipal Corporation; use restricted strictly to Gym/Fitness Centre purposes.
- Comply with the HP Municipal Corporation Act, 1994, Building Bye-laws, fire safety and health/sanitation norms; obtain all licences, permits and NOCs at own cost.

TERMINATION

The lease is liable to termination for non-payment of rent beyond 3 months, failure to deploy watchman/maintain the premises despite notice, unauthorized use, sub-letting or transfer without consent, conviction or insolvency of the lessee, or damage to municipal property through negligence or misconduct.


Add. Commissioner
Municipal Corporation,
Shimla

