



**Government of Jammu and Kashmir
Directorate of Horticulture Planning & Marketing
Rajbagh Srinagar.**

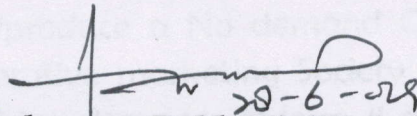
Subject: Notice Inviting application on prescribed forms for allotment of Shop sites at F&V Market Ramban Batote.

NOTIFICATION

Application on prescribed forms are invited from permanent residents of J&K State for allotment of shop sites at F& V Market, Ramban Batote alongwith Demand Draft for an amount of Rs.1.00 lacs(One Lac only) as earnest money pledged to Director Horticulture (Planning & Marketing). The last date of receipt of application forms is fixed on 08.07.2019 or the next working day in case 8th July happens to be a holiday. The applications forms can be obtained from the below mentioned office on all working days during office hours against payment of Rs.1000/= (Rupees one thousand only) in the shape of bank draft pledged to Director Horticulture (P&M). The cost of shop sites is fixed as Rs.1,92,000/= (Rupees one Lac ninety two thousand only).

1. Directorate of Horticulture (P&M) Raj Bagh Srinagar
2. Deputy Director Horticulture (P&M) Jammu.
3. Area Marketing Officer Horticulture (P&M) Doda.
4. AGMO Office Batote.

The Application forms duly completed in all respect can be submitted in the above mentioned offices as per terms and conditions laid down with the application form by or before 08.07.2019.


(Shahnawaz Bukhari) (KAS)
Director,

Horticulture (P&M) Srinagar
Dated: 28.06.2019

No: DHPM/APMC/501/2019-20/1241-45
Copy to the:-

1. Secretary to Govt, Horticulture Department Civil Secretariat Srinagar for favour of information.
2. Deputy Director Horticulture (P&M) Jammu for information & n/a.
3. Area Marketing Officer Horticulture (P&M) Doda for information & n/a.
4. AGMO Horticulture (P&M) Batote for information & n/a.
5. Information office Horticulture (P&M) Srinagar for information and n/a. He is directed to get the contents of the notification published in two local leading dailies of Kashmir/Jammu division for wide publicity.

**PROPOSED TERMS AND CONDITION AND ELIGIBILITY CRITERIA FOR
ALLOTMENT OF SHOPSITES AT FRUIT AND VEGETABLE MARKET
BATOTE RAMBAN**

1. The size of the shopsite is 12 ft x 20 ft and the premium fixed for shopsite is Rs. 1,92,000/= (Rupees One Lac Ninety Two Thousand Only).
2. A demand draft for Rs. 1.00 lacs (Rupees One Lac Only) as earnest money in favour of Director Horticulture Planning & Marketing payable at Jammu and Kashmir Bank Limited enclosed with the application form without which the application form shall not be entertained . The earnest money shall be refunded in favour of un-allotted applicants after the scrutiny process is over.
3. The allottee shall pay the remaining balance of premium amounting to Rs. 0.92 lacs (Rupees Ninety Two Thousand Only) in the shape of Demand Draft pledged to Horticulture (P&M) payable at Jammu & Kashmir Bank Ltd. before signing the Lease Deed as 2nd premium installment. The allottee is bound to execute Lease Deed with the Department within a period of Three months from the date of issue of the allotment letter, failing which the premium amount paid as 1st installment shall be forfeited and allotment shall be cancelled.
4. In case the number of applications are more than the number of available shopsites in the Mandi, the allotment shall be made strictly by draw of lots among the eligible applicants.
5. The applicants shall have to enclose/produce a No demand Certificate (NDC) from the Fruit Growers Cooperative marketing Society in whose jurisdiction the applicant resides, certifying clearance of loan, if any taken by him from such society.
6. The allotment shall be on lease basis for a period of 40 years in the first instance renewable at the discretion of the Department as per the Model Lease Deed devised by the Department for the said purpose.
7. The allottee has to give an undertaking to abide by the APMR Act, 1997 and Rules and Bye Laws made there under. He shall have to obtain license under the provisions of APMR Act 1997 and get it renewed periodically for conducting the business in the Market.

8. The Ground rent payable shall be @ Rs. 1000/- per month (Rupees One Thousand Only Per Month) per shop subject to an upward revision of 5% after every five years.
9. The allottee shall have to enter into the lease deed with the Department on prescribed form and the possession of the site shall be handed over to him/them after execution of the lease deed and depositing of prescribed premium amount.
10. The allottee shall have to construct shop according to the type design provided by the Department of Horticulture Planning and Marketing and any deviation from such design shall result in cancellation of allotment of shopsite and forfeiture of all the money paid by him/them. The structure shall also be demolished.
11. The allottee shall have to raise construction within a period of six months from the date the site is handed over to him failing which the allotment shall stand cancelled with forfeiture of all the money paid by him.
12. The allottee after taking over possession of the shop site shall use the same only for the purpose it is meant for and also shall not sublet the same to any person, party agent or agencies. In case the allottee sublets it in any manner what so ever the allotment shall stand cancelled and the premium paid by him along with earnest money deposited shall stand forfeited.
13. Other terms and conditions shall be mentioned in the standard lease deed prepared by the department to safeguard the interests of APMC and Government Property.

ELIGIBILITY CRITERIA FOR ALLOTMENT OF SHOPSITE.

1. The applicant is the permanent resident of the State of Jammu and Kashmir.
2. Government Employee of State/Central Government or Semi Government is not eligible for allotment of shopsite in the Mandi.

3. Only Traders / Growers of District Ramban and Tehsil Assar of Doda District can apply for allotment of shopsite at F&V Market Batote.
4. Fruit Growers having minimum 1000 boxes of annual production for last more than three years and Vegetable growers having minimum 500 Qtls of annual production for last more than three years to be certified by the concerned CHO/CAO are eligible for applying for the shopsite in the said mandi. The applicant shall also produce the revenue records of the land owned by him/her and under Horti/Agri crops attested by the Tehsildar concerned in support of their claim of production.
5. Wholesale fruit traders / commission Agents / Joint partnership firms (Registered) having five years of experience and minimum 5000 Kgs of Dry fruit (Walnut) and 2000 Qtls of Vegetables annual turnover to be identified by the concerned registered Fruit Association and further verified by the concerned Area Marketing Officer of Horticulture Planning and Marketing Department can also apply.
6. Fruit/Vegetable Growers Co-operative Marketing Societies (Registered) having annually handled minimum 3000 boxes of fruit for last three years to be certified by the concerned Area Marketing Officer are also eligible.
7. The Growers/ Traders in whose favour the shopsites is allotted in any F&V Market of the state is not eligible for allotment at F&V Market Doda. An affidavit to this effect shall be produced by the applicant along with the application and if at any time it is known/proven that the applicant has lied in this regard the allotment at F&V Market Doda mandi shall be cancelled forthwith.