



THE ADMINISTRATION OF UNION TERRITORY OF LADAKH

**Excise Department, UT Ladakh
Office of the Excise Commissioner**

**Subject: Bid document of E-auction of retail
vends of liquor in Union territory of Ladakh**

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THE ADMINISTRATION OF UNION TERRITORY OF LADAKH
OFFICE OF THE EXCISE COMMISSIONER,
UNION TERRITORY OF LADAKH

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Notice Inviting Auction

No. M-13/192/2021 (FINANCE)/159

Dated: 02-09-2026

Subject: Bid Document of retail vends of liquor in Union territory of Ladakh.

Time Schedule and Key details of the e-auction

S/No	Particulars of Auction	Date and Time
1	e-Auction Published Date	02-09-2026, 04:00 PM
2	Document Submission Start Date	02-09-2026, 04:30 PM
3	Document Submission End Date	22-09-2026, 05:00 PM
4	Approval Start date	23-09-2026, 10:00 AM
5	Approval End Date	23-09-2026, 05:00 PM
6	Auction Start Date	24-09-2026, 10:00 AM
7	Auction end Date	24-09-2026, 04:00 PM
	Other key Particulars	Details
8	Type of e-auction	Forward Auction
9	Lot Type	Multi lot
10	Auction place	https://eauction.gov.in
11	Registration fee	Yes, payment through Bharatkosh Government of India Receipt Portal(NTRP) https://bharatkosh.gov.in (Non-refundable)
12	Earnest Money Deposit	Yes, payment through Bharatkosh Government of India Receipt Portal (NTRP) https://bharatkosh.gov.in (Refundable)
13	Payment Instrument	NET-banking, Credit card & Debit card, UPI
14	EMD Exemption Allowed	No
15	Minimum Reserve price to bid for each vend	₹ 80.00 lakh

Area Details

S. No.	Name of the Area	Shop No./ Lot code	Qty	Units	Minimum Reserve Price (in ₹)	Increment value (in ₹)	Earnest Money Deposit (in ₹)	Registrati on fee (in ₹)	Auction start date & Time	Auction end date & Time
1.	Ward No. 06, Municipal Committee Leh	Shop1	1	Nos	80 lakh	50,000.00	05 lakh	20,000.00	24-09-2026, 10:00 AM	24-09-2026, 04:00 PM
2.	Ward No. 04, Municipal Committee Leh	Shop2	1	Nos	80 lakh	50,000.00	05 lakh	20,000.00	24-09-2026, 10:00 AM	24-09-2026, 04:00 PM

Sd/-
(Romil Singh Donk), IAS
Excise Commissioner

Terms and Conditions

1. Procedure for allotment of retail vends (LAEL-2) in Union Territory of Ladakh:

Retail Vends shall be allotted in the form of individual units for the financial year 2026-27. Each licensed vend will be authorized to sell Foreign Liquor including Beer, Wine, RTD& Cider etc. having alcohol strength not more than 15% under one roof. **The bid shall be on the license fee only.** The Maximum Retail Price (MRP) of all types of liquor including beer shall be fixed by the Excise Commissioner, Union territory of Ladakh for the year 2026-27. Each bidder in his/her own interest is advised to bid carefully keeping in view the sale potential of the Area. It is pertinent to mention that the licenses are valid up-to **31st March 2027 only.**

2. Mode of allotment:

The allotment of vend shall be made through e-auction portal <https://eauction.gov.in> in a transparent manner.

3. Area of liquor vends:

The licenses for retail vends shall be granted at the Areas as specified in the Appendix-I. The Department shall not be responsible for providing space. The bidder shall arrange suitable premises in consonance with the conditions given in Para 9 of this document. No extension in time, or concession in any fee, duty or any or any other levy by whatever name called, shall be allowed on account of failure of the bidder to arrange the premises for making the license operational from the date of commencement of sale operation as decided by the Excise Department.

4. Entities that can apply for license:

The licenses may only be granted to: -

- a. An individual.
- b. A partnership firm.
- c. A body incorporated under the companies Act, 1956.
- d. A society registered under Union territory of Ladakh Cooperative Societies Act.

5. Number of vends that can be bid for:

An individual can apply for both vends. The Registration fee/EMD shall have to be paid separately for each such bid. However, to obviate the possibility of cartelization and monopolistic practices, only one vend shall be allotted to a bidder for which his/her bid is the highest. In such case he/she will be allotted the vend for which the H1 bid quoted by him/her is highest and his/her EMD of other vend except the allotted vend shall be forfeited. The other vend shall be allotted to the next highest bidder, provided that he or she pays the bid amount quoted by the H1 bidder for that particular vend. If he or she does not pays that bid amount, the vend shall be put on to re-auction through the online mode.

6. Eligibility Criteria:

The bidder should fulfill the following criteria:

- a) Should not be below the age of 21 years on the 1st Jan of the year in which the auction is being held.
- b) Should be a resident of UT of Ladakh and should be holding Ladakh Resident Certificate/ Domicile Certificate. (Not applicable in case of a government department or a Public Sector Undertaking of the Administration of Union Territory of Ladakh).
- c) Should have immovable property in UT of Ladakh worth up to 100% of the Minimum Reserve Price or not less than 50% of the Minimum Reserve Price with remainder of Minimum Reserve Price (not more than 50%) as Bank Guarantee (BG). Bidder shall produce a property certificate and BG as the case may be to this effect from the competent Revenue/Bank Authority. (Not applicable in case of a government department or a Public Sector Undertaking of the Administration of Union Territory of Ladakh).
- d) Should not be convicted of any non-bailable offence by a criminal court.
- e) Should not be convicted or reasonably suspected of committing or conniving at the commission of any non-bailable offence under the J&K Excise Act, Svt. 1958 or the Opium Act or the Dangerous Drugs Act, 1930 or NDPS Act, 1985 and shall produce a character certificate issued by the concerned District Superintendent of Police.
- f) Should not be a defaulter of State Taxes Department under the J&K General Sales Tax Act 1962, Central Sales Tax Act, 1956, J & K VAT Act, 2005, GST Act, 2017 and J&K Excise Act Svt. 1958.
- g) That he/she shall make his/her own arrangement for shop/premises in the specified area (owned/leased/rented).
- h) That he/she is of sound mental health to conduct the business.
- i) That he/she has paid the non-refundable registration fee of ₹ 20,000.00 for each vend and EMD of ₹ 5.00 Lakh for each vend.

7. Documents to be submitted with e-bid:

The following documents shall be submitted with the e-bid, namely: -

- a. Receipt/Challan copy of Earnest Money Deposit (EMD) of ₹5.00 Lakh for each vend paid through Bharatkosh Government of India Receipt Portal (NTRP).
- b. Affidavits duly executed before Magistrate affirming that:
 - i. The bidder has not been convicted of non-bailable offence by a criminal court.
 - ii. The bidder has not been convicted or reasonably suspected of committing or conniving at the commission of any non-bailable offence under the J&K Excise Act, Svt. 1958 or the NDPS Act, 1985 and shall produce a character certificate issued by the concerned District Superintendent of Police.
 - iii. The bidder is not a defaulter of State Taxes Department under the J&K General Sales Tax Act 1962, Central Sales Tax Act, 1956, J&K VAT Act, 2005, GST Act, 2017 and J&K Excise Act Svt. 1958.

- iv. That he/she has in his/her possession or has made arrangement for ensuring availability of premises on ownership/Lease/rent deed duly registered with the competent registering authority in the area for which bid is offered.
 - v. That he/she is submitting only one bid for the given area whether in his individual capacity or in partnership or as member of cooperative society or Director of the Company or its representative.
 - vi. That the grant of LAEL-2 License to the bidder is not in conflict of rule 18 of Union territory of Ladakh liquor License and Sale Rules .That he/she is not a defaulter of the Excise Department.
 - vii. That he/she is bidding as individual/partner/director/member (as applicable) and is a resident of UT of Ladakh. The partnership deed/registration/ resolution (as applicable) have already been made before bidding.
- c. Recent passport size Photograph of individual/all partners/directors/members as may be applicable.
 - d. Ladakh Resident Certificate/ Ladakh Domicile Certificate of individual/ all partners/ directors/ members as may be applicable.
 - e. Copy of PAN of individual/ all partners/ directors/ members as may be applicable.
 - f. Receipt/Challan copy of Registration fee of ₹20,000.00 for each vend paid through Bharatkosh Government of India Receipt Portal (NTRP).

8. Conditions for Participation for E-Auction:

- a. The bidders shall ensure that they fulfill all the eligibility criteria as laid herein and as per the J&K Excise Act, 1958 and Union territory of Ladakh Liquor License and Sale Rules made there under and Excise Policy published vide SO 35 dated 04-04-2025 adapted for the year 2026-27 vide SO 256 dated 26-08-2026 (hereinafter the Excise Policy), before participating in the bidding process. Verification of the documents submitted with e-bid shall be carried out by the Excise Department before the bidder is allowed to participate in the online auction. If the bidder does not fulfill the requirement mentioned in this tender document, the bidder shall not be allowed to participate in auction. After completion of auction process, if the bidder refuses to accept the offer at quoted bid, the EMD shall be forfeited, and no claim whatsoever shall lie against the Excise Department/Administration of UT of Ladakh on this account.
- b. Any document submitted online at <https://eauction.gov.in> shall be digitally signed.
- c. Every time a new rate is quoted during bidding process it shall be digitally signed.
- d. All the documents to be uploaded by the bidder shall be in English language only.
- e. Prospective bidders are advised to make transactions on account EMD amount/Bid amount from their own PAN linked/KYC bank accounts. Any default on this account shall make them ineligible and the EMD/Bid amount shall be cancelled and forfeited without any further notice.

9. Suitability of location to be ensured by the bidder:

The successful bidder shall make his/her own arrangement for shop/premises in the notified area (owned/leased/rented). **He/she shall produce a certificate from the Executive Officer of the Concerned Municipal Committee, certifying that the location of the premises falls within the notified Municipal ward.** The bidder shall ensure that the premises selected/identified by him meets all the requirements of the Excise Act and rules made there under, including directions, if any, issued by the court of competent jurisdiction in this regard.

10. Registration Fee:

Non-refundable/non-adjustable Registration Fee of ₹ 20,000.00 for each vend to be paid on line through Bharatkosh Government of India Receipt Portal.

11. Earnest Money Deposit (EMD)& Minimum Reserve Price:

Earnest Money Deposit of ₹ 5.00 Lakh for each vend shall be paid through online mode through Bharatkosh Government of India Receipt Portal before participating in the bidding process. The EMD of unsuccessful bidders shall be refunded by the Department after the auctioning procedure is completed. However, no interest shall be paid in case of delay in refunding the EMD.

The Minimum reserve price to bid for each vend shall be ₹ 80.00 lakh.

12. Auctioning Process:

Detailed steps of the e-auction process are given in the instructions to the bidders. Bidders are advised to familiarize themselves with the same.

13. Subsequent Conditions to be fulfilled by the successful Bidder:

Payment of bid amount

- i. The bidder will be required to deposit 100 % of the bid amount on online mode under major head 0039 through Bharatkosh Government of India Receipt Portal within 24 hours of finalization of bid.
- ii. If the successful bidder fails to comply with the aforesaid condition of payment of bid money in the prescribed period, the earnest money shall stand forfeited. In such a case, the liability of the highest bidder shall not be limited only to the extent of earnest money tendered by him in the auction process for a particular area, but any other area in which he/she is a stakeholder shall also be cancelled, the respective deposits made in the form of earnest money or security for such other bids shall also be forfeited and he/she will not be allowed to participate as a stakeholder in any of future allotments.
- iii. Successful bidder shall submit hard copies of the following document within five working days of finalization of bid at office of the Excise & Taxation officer, Excise Range Leh-Kargil, opposite District Court Leh 194101.
 - a. Affidavit as mentioned in para 7 (b).

- b. Recent passport size Photograph.
 - c. Ladakh Resident certificate of individual/all partners/directors/members as may be applicable.
 - d. Copy of PAN of all partners/directors/members as may be applicable.
 - e. Age proof (Birth Certificate/Passport/Matriculation certificate/ any other document to the satisfaction of the department).
 - f. Copy of Aadhaar Card of all partners/directors/members as may be applicable.
 - g. Partnership deed in case of a partnership firm/certificate of registration/ incorporation, Articles of Association, DIN number, resolution of BoD.
 - h. Medical certificate that the bidder is found sound mental health to conduct the business.
 - i. Any other documents as may be required by the Department.
- iv. He/she shall keep the proposed premises ready for making the vend operational within ten days from the allotment.
 - v. He/she shall facilitate the verification of the documents/ location and any other check that the Excise Department undertakes before permitting opening of the vend.
 - vi. The bid amount shall be for license fee only.
 - vii. For any other exigency related to non-operation of an allotted vend, the Excise Commissioner shall take appropriate steps as he may deem fit in the interest of Government revenue and regulation of trade.
 - viii. The successful bidder shall submit character certificate issued by District Superintendent of Police.
14. Procedure where the highest bidder fails to fulfill the conditions subsequent:
In case the highest/successful bidder for a particular area fails to deposit the bid amount within period as specified in 13(i) or fails to make operational the premises within 2 months, the same vend shall be put to re-auction.
15. Payment of duties and license fee:
The payment of duties/Assessment fee/Additional Assessment fee etc. as mentioned in Excise Policy of UT of Ladakh shall be paid by the licensee/successful bidder as per procedure/manner prescribed in the Excise Policy/instructions issued by the department.
16. Modification of the bid document:
Excise Commissioner, UT of Ladakh will be the competent authority for approving any modification in this document. However, the Committee of officers/officials of Excise Department may clarify any doubt or difficulty that may arise in the interpretation of the terms and conditions.
17. Supervision of the Auction/allotment process:
The process of allotment shall be under the supervision of Deputy Excise Commissioner UT of Ladakh.

18. Verification before opening of Vends:

Verification of particulars/documents furnished by the successful bidder shall be carried out by the Officers/Officials of Excise Department UT of Ladakh. The successful bidder shall be obliged to extend full cooperation in the verification process.

19. Publication of the list of successful bidders:

The list of successful allottees shall be given wide publicity and also be displayed at a conspicuous place in the office of the Excise & Taxation Officer, Excise Range Leh-Kargil.

20. All the licenses shall be granted subject to the provision of the J&K Excise Act, 1958 and Union territory of Ladakh Liquor License and Sales Rules/Excise Policy as applicable to the Union territory of Ladakh during the period of license.

21. Closure of Vend on account of Disturbance to public peace:

In case the vend is not allowed to operate on account of orders, objections by local inhabitants, public institutions or any other reason beyond the control of the licensee, he/she shall be allowed to arrange an alternate premises in the area as specified in Para(9) by the Excise Commissioner within a period of 30 days. In case he/she fails to do so, the license shall be deemed to be cancelled from the date of closure of the business, and no compensation, refund or any claim whatsoever including that of the EMD/bid amount shall lie against the Administration of Union territory of Ladakh on account of such closure.

22. The Administration of Union territory of Ladakh reserves the right to add/delete/denotify/change any of the areas/cancel the auction process in respect of all/any of the areas without specifying any reason at any time prior/during or after the auction process.

23. In case any area could not be allotted for any reason, the same shall be put to re-auction.

24. The prospective bidders are advised to familiarize themselves with the relevant provision of J&K Excise Act, 1958, Ladakh Liquor License and Sale Rules and Excise Policy.

25. Jurisdiction of Courts:

All disputes in respect of any issues that may arise from the process of allotment shall be subject to the jurisdiction of courts in Ladakh only.

Sd/-
(Romil Singh Donk), IAS
Excise Commissioner

Appendix-I

List of the areas for issuance of retail vends:

S/No.	Name of the Area	No. of Vends
1.	Ward No. 6, Municipal Committee Leh	01
2.	Ward No. 4, Municipal Committee Leh	01

Instruction to the bidders

1. **Registration & Enrollment of DSC:**

Bidders shall enroll himself/herself in the e-Auction portal at <https://eauction.gov.in> and obtain user ID and Password.

To participate in the e-Auction, the bidders shall also have a valid class 3 DSC.

2. **Auction properties:**

Minimum Reserve Price to each vend	₹ 80.00Lakh
Incremental value	₹ 50,000.00
Elapse time interval (In minutes)	5
Bid auto extension (In minutes)	10
Max Seal percentage	50%
Display bidder Details	Hide

3. **For Registration Fee/Earnest Money Deposit,** the bidders shall register himself/herself in the Bharatkosh Government of India Receipt Portal (NTRP) at <https://bharatkosh.gov.in> and obtain user ID and password.

4. **Uploaded documents should be legible and if any document found illegible, the bidder shall be not be allowed to participate in auction.**

Documents to be uploaded by the bidder

1. Affidavit duly executed before Judicial/Executive magistrate. (As per attached format Annexure –A).
2. Recent passport size photograph of individual/ all partners/ all directors/ members as may be applicable.
3. Ladakh Resident certificate of individual/ all partners/ all directors/ members as may be applicable.
4. Copy of PAN of individual/ all partners/ all directors/ members as may be applicable.
5. Receipt/Challan copy of EMD of ₹ 5.00 Lakh.
6. Receipt/Challan copy of Registration Fee of ₹20,000.00

Annexure-A

- a. I have not been convicted of non-bailable offence by a criminal court.
- b. I have not been convicted or reasonably suspected of committing or conniving at the commission of any non-bailable offence under the J&K Excise Act, Svt. 1958 or the NDPS Act, 1985.
- c. I am not a defaulter of State Taxes Department under the J&K General Sales Tax Act 1962, Central Sales Tax Act, 1956, J&K VAT Act, 2005, GST Act, 2017 and J&K Excise Act Svt. 1958.
- d. That I have in my possession/ have made arrangement for ensuring availability of premises on ownership/ Lease/ rent deed duly registered with the competent registering authority in the area for which bid is offered.
- e. That I have submitting only one bid for the given area whether in his individual capacity or in partnership or as member of cooperative society or Director of the Company or its representative.
- f. That the grant of LAEL-2 License in my/our favour is not in conflict of the rule 18 of Union territory of Ladakh liquor License and Sale Rules.
- g. That I am not a defaulter of the Excise Department.
- h. That I am bidding as individual/partner/director/member (as applicable). The partnership deed/registration/ resolution (as applicable) have already been made before bidding.
- i. That I am a resident of UT of Ladakh.