

Spices Board
(Ministry of Commerce & Industry, Government of India)
Sugandha Bhavan, Palarivattom
Cochin – 682 025, Kerala

INVITATION OF EXPRESSION OF INTEREST FOR LEASING OF LAND IN SPICES PARKS IN GUNA

The Board has established Spices Parks in major production/marketing centers of Spices. The Park has been developed as a self-contained enclave with common infrastructure facilities including road, drains, uninterrupted power & water supply, canteen, banking etc. Now the Board invites Expression of Interest (EoI) from prospective investors for establishing Spices processing units/supporting service units in the plots proposed to be leased out in the Spice Parks at Guna (Madhya Pradesh).

The land proposed to be leased in different Spices Parks along with contact address for any query relating to plot details or for visit to Spices Park are as below.

Contact Person & Address	No of vacant plots	Vacant plot Nos. (#)
SHRI. BHARAT GUDADE, SCIENTIST (Mob :7908755521) OR Shri Ashish Jaiswal, EPO (9415312330) Officer-in-charge, Spices Park, Mavan P.O, Guna, Madhya Pradesh-473001 spicesboardguna@gmail.com	41 Plots	4, 5, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 42, 48, 49, 50, 51, 52, 53, 54, 55, 64, 65, 72

The area of the plots is as per the lay out attached as Annex I

The land will be leased out for an initial period of 20 years on payment of one-time development fee @ Rs.5 lakhs per acre along with 18% GST extra extendable subject to the approval from Govt of Madhya Pradesh. In addition to the development charges, lease rent @ Rs.1000/- per acre per annum along with 18% GST extra shall be payable. The Lease rent is subject to revision as and when required. Other terms and conditions will be as per the lease agreement.

The prospective investors, who are willing to invest in the Park for establishing Spice processing units/ supporting service units may submit their Expression of Interest in the format given in Annexure-II to the Director (Marketing), Spices Board, Sugandha Bhavan, Palarivattom, Kochi- 682 025, Kerala.

General Terms & conditions of the lease

1. Initially, the period of lease is 20 years (twenty years) commencing from the day of registration of the lease agreement. The lease period may be further extended on mutual agreement between the lessor (Spices Board) and the lessee (Exporter) subject to the approval from the concerned state Government, if required.
2. The lessee shall pay the lease rent @ Rs.1,000/- per acre per annum (subject to revision by the Board) along with 18% GST or at the revised rate to the lessor on or before April of the succeeding financial year from the year of registration.
3. The lessee shall pay to the lessor a onetime non-refundable development charge @ Rs.5.00 lakhs (18% GST extra) per acre for the allotted plot for the plots except in Spices Park, Guntur.
4. The Registration of the lease agreement shall be done within one month from the date of signing the agreement, failing which the plot allotment will be cancelled and 5% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
5. The construction of the processing unit shall be commenced within 6 months from the date of registration of agreement, failing which the plot allotment will be cancelled and 10% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
6. The completion of construction and trial run of the processing unit shall be done within 24 months from the date of registration of the agreement, failing which the plot allotment will be cancelled and 20% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
7. If the Lessee for any reasons wishes to surrender the plot after commencement of construction and before completion of the unit, 20% of the development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
8. If there is delay in completion of the construction and conducting trial run of the unit within 2 years of registration of the agreement, a penalty of Rs.2000/- per month will be charged till the period of completion of the unit / conduct of trial run to the Lessee.
9. The Board reserves the right to start collecting a share of the maintenance charges on common infrastructure viz. electricity, water, security, cleaning,

etc, from the lease holders, after a period of 3 years from the date of agreement between the Board and the lease holders.

10.Detailed terms and conditions will be included in the lease agreement to the successful EOI applicants.

11.The Board reserves the right to reject any / all EOI applications without assigning any reasons thereof.

The Expression of Interest (EOI) in the prescribed format (Annexure II) shall be submitted superscribing "EOI for allotting plots in Spices Park" addressed to:

The Director (Marketing)
Spices Board,
Sugandha Bhavan
Palarivattom P O
Kochi – 682025
Kerala
Email: dm.sb-ker@gov.in
Tel : 0484-2333607

DIRECTOR [MKTG]

“ Hindi version will follow”

Annexure-II**EXPRESSION OF INTEREST FOR LEASING OF LAND IN SPICE PARKS
FORMAT**

1.	Name of the Company										
2.	Spices Board's valid Certificate of Registration as Exporter of Spices (CRES) No, (if registered)										
3.	Whether qualify for SC / ST / Woman category (Pl attach proof)										
4.	Name of Contact person										
5.	Address with Phone & E-mail										
6.	Details of total spices exported during last 2 years, if any	<table border="1"> <thead> <tr> <th>Year</th> <th>Qty Exported (Tons)</th> <th>Value Exported (Rs Lakhs)</th> </tr> </thead> <tbody> <tr> <td>2018-19</td> <td></td> <td></td> </tr> <tr> <td>2019-20</td> <td></td> <td></td> </tr> </tbody> </table>	Year	Qty Exported (Tons)	Value Exported (Rs Lakhs)	2018-19			2019-20		
Year	Qty Exported (Tons)	Value Exported (Rs Lakhs)									
2018-19											
2019-20											
7.	Name of the Park in which plot is required										
8.	No. of Plots required & total area										
9.	Preference of Plot Nos										
10.	Name of spices proposed to be processed and type of processing proposed and approximate investment proposed, if plots are allotted	Name of spices: Type of Processing: Approximate Investment:									
11.	Any other information										

I /We hereby declare that the details furnished above are true to the best of my knowledge and belief and agree to the conditions stipulated therein.

Place:

Date :

Signature of Contact Person

Name of the Company
with Seal