

LETTER OF INTENT

No. -----/

Dated -----

To,

M/s -----

Proprietor/Partner/Director - -----,

Sub: Proposal for allotment of land in industrial Area -----, District -----.

Ref: Your Online application dated -----.

Sir,

Your above application is received for allotment of land in industrial Area -----,

We proposed to allot you Plot No.----- (Size -----M x-----M) admeasuring ----- Sqmt. area of land Being (i.e. ----- sqft) in at **Industrial Area** -----, **District** ----- for setting up a MSME/LARGE Industrial unit for **manufacturing of** -----.

The allotment will be subject to following terms and conditions:-

1. The land will be given on lease for a period of 99 years.
2. (i) You are required to deposit the following amount within 60 days from the date of issuance of this letter.

No.	Particulars	Amount (in Rs.)
1)	Premium	
	Less 25% advance Premium	
	Premium Payable	
2)	Annual ground rent (2% of the premium)	
3)	CGST on lease rent @ 9%	
4)	SGST on lease rent @ 9%	
5)	Annual maintenance charges of Indl. area (@4/- per Sqmt.)	
6)	CGST on maintenance Charges @9%	
7)	SGST on maintenance Charges @9%	
8)	Development charges @ ----- per sq.mtr.	
9)	Security Deposit (Equal to 3 year lease rent)	
	Total (1+9) Rs.	

- (ii) In case the amount specified in para-2 (i) above to not deposited with us within Sixty days, you may deposit the amount within next 60 days with interest @ 10% P.A. After that this letter of intent will stand automatically cancelled.

3. The allotment shall be subject to the provisions of Madhya Pradesh Rajya Audyogik Bhumi Evam Audyogik Bhawan Prabandhan Niyam, 2019 (as amended from time to time) and to all the terms and conditions contained in the form of lease-deed, hereto annexed, with such modifications and with such additional terms and conditions as the allotting authority may deem fit or necessary to add from time to time.

4. After receipt of the amount as demanded in para-2 (i) and on completion of the necessary formalities as mentioned above, a letter of allotment shall be issued in your favour. Thereafter, you will be required to execute a lease deed within sixty days. All the conditions of the lease shall have to be strictly complied with.
5. All costs and expenses incurred or which may be incurred in preparation, execution and registration of the lease deed shall be borne and paid by you. You shall be required to deposit the certified copy of lease deed with us duly registered within 60 days from the date of allotment.
6. On receipt of the certified copy of registered lease deed, the possession of the land will be handed over to you within seven days.
7. You will not construct any building unless the construction plans and maps of the building area are approved by the competent authority as required by law.
8. You shall start the production/implement the project within a period as specified in Madhya Pradesh Rajya Audyogik Bhumi Evam Audyogik Bhawan Prabandhan Niyam- 2019.
9. In case of air, water & soil pollution and effluent disposal, you shall obtain necessary permission from Madhya Pradesh Pollution Control Board or any other designated authority, authorized for the said objective.
10. If required, you shall obtain necessary permission for Environment Clearance from the appropriate authority.
11. You shall obtain necessary permission/license/registration as may be applicable under the Factories Act, Explosives Act and all other such laws and regulations of Central / State Government or Local Authority, which are in force from time to time and submit a copy of the same.
12. You shall pay ground rent/shed rent, maintenance charges and other charges as may be fixed by the allotting authority from time to time.
13. You shall not change the constitution or ownership of the unit without prior permission of the allotting authority in writing.
14. You will not change use of land for which it is allotted.
15. In case, you withdraw your application or the allotment is cancelled due to breach of conditions of lease deed or in case of surrender of land, the forfeiture or refund of premium shall be governed by the provisions of Madhya Pradesh Rajya Audyogik Bhumi Evam Bhawan Prabandhan Niyam, 2019.

In acceptance of all the above terms and conditions, please pay the amount as specified in para-2 within 60 days to enable us to issue letter of allotment.

Executive Director