

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

Invites

**EXPRESSION OF INTEREST FOR LEASING THE LANDS IN SPICE PARKS AT GUNA TO EXPORTERS REGISTERED AS EXPORTER OF SPICES**

Spices Board invites Expression of Interest (EOI) from exporters registered as exporters of spices for setting up of units for manufacturing, processing, warehousing, packaging etc. for spices and spice products in the land proposed to be leased out in the Spice Park at in Madhya Pradesh. The spice parks have been developed by the Board as a self contained enclave with common infrastructure facilities including road, drains, water, electricity, canteen, banking etc.

The leased out land is demarcated into plots of size one acre each. The land will be leased out for an initial period of 30 years on payment of one time development fee and the stipulated annual lease rent with a provision for extension of lease for further periods based on the performance and mutual agreement.

Those who are willing to take the land at the above Spices Park on lease may submit their EOI in the format given below to the **Director (Marketing ), Spices Board, Sugandha Bhavan, Palarivattom, Kochi- 682 025, Kerala till 31.3.2018.** Based on the EOI and availability of the land, Board will consider the EOI received on a monthly basis and allot the land to the exporters subject to eligibility.

1	Name of the Company	
2	Spices Board Registration No . (As exporter of spices)	
3	Contact person	
4	Address with Phone & E-mail	
5	No. of Plots/Area in Acres Required	
6	Preference of plot Nos. if any	

### General Terms & conditions of the lease

The period of lease is 30 (thirty years) commencing from the day of execution of lease agreement, which may be further extended on mutual agreement between the lessor (Spices Board) and the lessee (Exporter).

The lessee should pay a fixed amount as lease rent to the lessor without default every year on or before April of succeeding financial year. The annual lease rent has been fixed as Rs.1000/- per acre per year.

The lessee should pay to the lessor a one time non-refundable development charge of Rs. 5.00 lakh per acre for the lease land.

The lessee should take possession of the plot within 60 (sixty) days from the date of agreement and the leased land should be used by the lessee only for the purpose and shall not use and occupy the plot for any purposes other than production/ manufacturing of spices/ spice based products and such other activities connected with the spices.

The lessee shall start work for construction of structure/industry within 6 (six) months from the date of agreement and complete the same within 2 years from the date of allotment failing which lessor has the right to cancel the allotment of the land by forfeiting the lease amount and developmental charges paid.

If the land allotted to the lessee is not put to use for the purpose for which it was allotted or the lessee fails to start the commercial product/ trial production of the unit in the plot within a period of 2 (two) years from the date of allotment of the plot or if the lessee ceases to carry on the manufacture of products and/ or activities authorised for a period of 6 (six) continuous months for whatever reason including strike or lockout or in any sort of litigation, the lessor may re-enter upon the demised premises and every part thereof and thereupon the demise granted shall absolutely cease and determine, provided always the lessor shall in addition to the right of termination of this lease and to effect the re-entry as mentioned aforesaid, be entitled to recover as and by way of compensation such amounts as may be considered by lessor as appropriately recoverable from the lessee.

Applicants coming forward only with the intention of getting land in the Spices Park and without valid CRES on the date of submission of EOI is strictly discouraged.

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

Detailed terms and conditions will be included in the lease agreement and will be informed later.

The following officers in charge of spices parks may be contacted for any query relating to land details / visit to Spice Parks as below:

Spice Park, Guna - The Officer-in-charge  
Spice Park  
Mavan Village & Post  
Guna, Madhya Pradesh  
Tel No : 0754-284151  
Email : [spicesboardguna@gmail.com](mailto:spicesboardguna@gmail.com)

**Contact Details**

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

DIRECTOR [MKTG]