

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

No:MKT-SP/MINT/SSPRB/0006/2012 /1847

01.01.2024

**INVITATION OF EXPRESSION OF INTEREST FOR LEASING OF LAND IN SPICES  
PARKS AT HARCHANDPUR, RAEBARELI, UTTAR PRADESH**

Spices Board has established a Spice Park at Harchandpur, Raebareli of Uttar Pradesh. The Spices Park is a common infrastructure facilities meant for Processing of Mint and other Spices. The existing Spices Park consist of the facilities like compound wall, Internal roads, uninterrupted water & Power Supply, Canteen, Warehouses, Quality control Lab, Auction room, bank building etc.

Now, the Board invites Expression of Interest (EoI) from prospective investors for establishing Mint / Spices processing units in the following plots proposed to be leased out in the Spice Parks at Harchandpur, Raebareli, Uttar Pradesh.

1. Plot no.3 admeasuring 1018 Square Metre area
2. Plot no.9 admeasuring 1671 Square Metre area
3. Plot no.11 admeasuring 1546 Square Metre area

The interested exporters having valid Certificate Of Registration As Exporters Of Spices are eligible for submitting EoI. The land will be leased out for an initial period of 30 years on payment of one-time development fee @ Rs.5 lakh per acre along with 18% GST. 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 interested exporters who wishes to visit the Park, may contact the officer in charge in the following address:

The Assistant Director,  
Spices Park,  
Datauli Village  
Harchandapur P.O  
Raebarely,  
Uttar Pradesh-229303  
Mob:9450159231  
Email:[spicesboardrbly@gmail.com](mailto:spicesboardrbly@gmail.com)

The Expression of Interest (EoI) in the prescribed format (Annexure 1) should be submitted so as to reach on or before 5.30 pm on 25.01.2024 superscribing " EOI for allotting plots in Spices Park, Raebareli" addressed to:

Shri B N Jha  
Director (Marketing)  
Spices Board,  
Sugandha Bhavan  
Palarivattom P O  
Kochi - 682025  
Kerala

### **General Terms & conditions of the lease**

1. The period of lease is 30 years (thirty 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.
4. The period of lease is 30 (Thirty years) commencing from the date of registration of the lease agreement.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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'.
11. Detailed terms and conditions will be included in the lease agreement to the successful EOI applicants.

The EOIs received will be evaluated as per the following criteria for allotment of plots, in case more EOIs are received for allotment of plots.

- a) Registered exporters of Spices (30 points)
- b) Weightage to average value of spices exports during last 2 years (Max. 25 points)\*
- c) Export of mint products (20 points)
- d) ST / SC Exporter (15 points)
- e) Woman Exporter (10 points)

\* The average value of spice exports during the last 2 years will be assessed for a maximum of 25 points. The applicant with the highest export value receives the maximum score, and all other applicants' scores will be calculated proportionally by dividing their export value by the highest value. In case of ties in marks then applicant with highest export of Mint or mint products will be prioritized

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



DIRECTOR [MKTG]

***(Hindi version follows)***

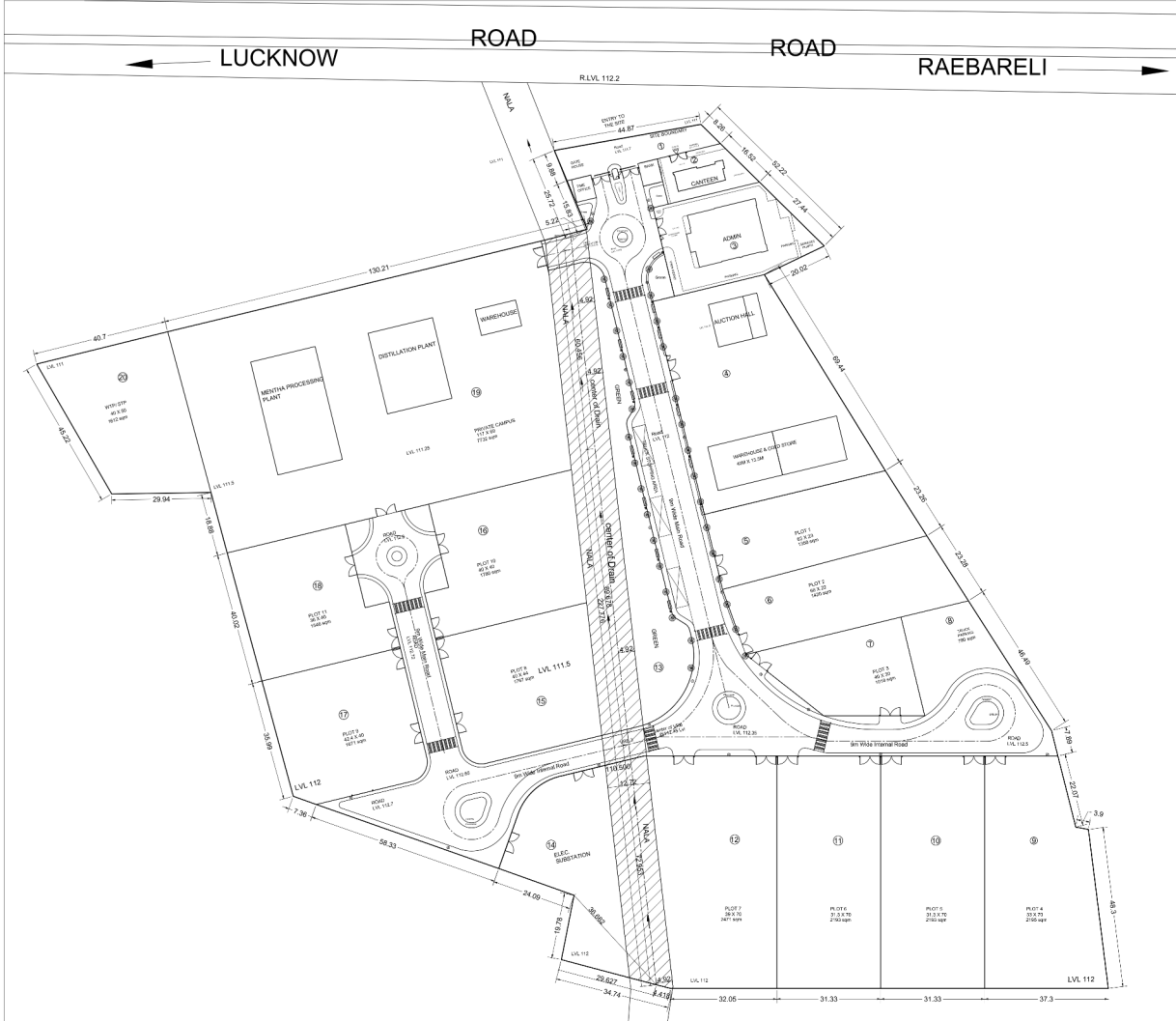
## EXPRESSION OF INTEREST FOR LEASING OF LAND IN SPICE PARK, RAEBARELI

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 (verified through Export returns submitted to the Board)	<table border="1"> <thead> <tr> <th>Year</th> <th>Qty Exported (Tons)</th> <th>Value Exported (Rs Lakhs)</th> </tr> </thead> <tbody> <tr> <td>2021-22</td> <td></td> <td></td> </tr> <tr> <td>2022-23</td> <td></td> <td></td> </tr> </tbody> </table>	Year	Qty Exported (Tons)	Value Exported (Rs Lakhs)	2021-22			2022-23		
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2021-22											
2022-23											
7.	Details of export Mint products during last 2 years (verified through Export returns submitted to the Board)	<table border="1"> <thead> <tr> <th>Year</th> <th>Qty Exported (Tons)</th> <th>Value Exported (Rs Lakhs)</th> </tr> </thead> <tbody> <tr> <td>2021-22</td> <td></td> <td></td> </tr> <tr> <td>2022-23</td> <td></td> <td></td> </tr> </tbody> </table>	Year	Qty Exported (Tons)	Value Exported (Rs Lakhs)	2021-22			2022-23		
Year	Qty Exported (Tons)	Value Exported (Rs Lakhs)									
2021-22											
2022-23											
7.	No. of Plots required & total area										
8.	Preference of Plot Nos										
9.	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:									
10.	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



## NOTES

PLOT NUMBERS	NAMES	DIMENSION	AREA (SQM)
1	FRONT OPEN SPACE	45X8.5	385
2	CANTEEN	25X14	335
3	ADMIN BLOCK	45X27.5	1094
4	MCX AREA	53X66	2990
5	SALEABLE PLOT - 1	63X23	1358
6	SALEABLE PLOT - 2	68X22	1421
7	SALEABLE PLOT - 3	40X30	1018
8	TRUCK PARKING	30X26	603
9	SALEABLE PLOT - 4	33X70	2195
10	SALEABLE PLOT - 5	31.3X70	2193
11	SALEABLE PLOT - 6	31.3X70	2193
12	SALEABLE PLOT - 7	39X70	2471
13	GREEN	36X72	1280
14	ELEC. SUBSTATION	35X62	1390
15	SALEABLE PLOT - 8	33X80	2290
16	SALEABLE PLOT - 9	23.6X80	1895
17	SALEABLE PLOT - 10	23.6X80	1895
18	SALEABLE PLOT - 11	25X80	1965
19	PRIVATE CAMPUS	117X69	7732
20	WTP/STP	40X50	1612
21	ROAD		6267
TOTAL SITE AREA			47444

NALA AREA- 2862 Sqm

LEGEND	
	TREE
	LIGHT POLE
	DUSTBIN
	BOLLARDS
	BENCH
	ZEBRA CROSSING
	ROAD DIVIDING PAINT

C	AF	NG	06-02-15
B	NA	NG	26-05-14
A	AF	NG	27-02-14
-	AF	NG	31-01-14
REV	DRAWN	CHECKED	DATE

PROJECT CONSULTANT  
**IL&FS** Clusters  
 IL&FS CLUSTER DEVELOPMENT INITIATIVE LIMITED  
 1ST FLOOR, NT/CL BUILDING, TOLL PLAZA, DND FLYWAY, NOIDA - 201301, INDIA

ASSOCIATE ARCHITECT & PLANNER  
**THE NOVARCH**  
 Architects & Engineers  
 www.novarchitects.com  
 E-870, Basement  
 C R Park, New Delhi-110019  
 Ph-+91-11-65188426

PROJECT TITLE		SCALE @ A1 N.T.S.
PROPOSED SPICES PARK AT RAE BAREILLY, U.P.		
DRAWING TITLE		DATE
SITE PLAN LAYOUT		
PURPOSE		REVISION
GOOD FOR CONSTRUCTION		
PROJECT NO. AD/IND/156	DRAWING No. AD-156-01: 01	C