GOA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Goa Undertaking)

PLOT NO. 13A-2, EDC COMPLEX,
PATTO PLAZA, PANAJI - GOA 403 001

Tel. No. : (0832) 2437470/01/02
Fax No. : 91 (0832) 2437478-79
e-mail : goaidc1965@gmail.com
Website : www.goaidc.com

ALLOTMENT OF PLOTS ON LEASE
No.:
Receipt No.
Dated:
Amount Rs.
Signed by:

GOA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Goa Undertaking)

PLOT NO. 13A-2, EDC COMPLEX,
PATTO PLAZA, PANAJI GOA- 403 001

Place: _______________________
Date: _______________________

To,
The Managing Director
Goa Industrial Development Corporation
Panaji- Goa.

Sub : Application for plot of size of __________m2 in _______ Industrial Estate.

Sir,

1. I / We have read the terms and conditions for the allotment of plot enclosed at Annexure-I, Goa-IDC Allotment Regulations, 2014 at Annexure-II and Form of Deed of Lease at Annexure-III.

2. I /We ____________________________
hereby accept to take on________________________years lease plot of land admeasuring approximately __________________ m2 in the __________________
________________________ Industrial Estate on the terms and conditions referred to in para one and agree to execute within the specified time frame the Lease Deed at my / our cost.
3. The lease will commence from the date of issue of the allotment order and obligations and liabilities under the Deed of Lease will be deemed to have come into effect from that date.

4. I/we enclose a Bank Demand Draft in favour of GOA-IDC, payable at Panaji for Rs._________________(Rupees __________________________) being the Security Deposit (Refundable and interest free security deposit) of Rs.20/- (Rupees twenty only) per m2 refundable and non refundable processing fees of Rs.5/- (Rupees five only) per m2 or Rs.15,000/- (Rupees fifteen thousand only) whichever is higher. along with GST @ 18%.

5. I/we hereby agree to pay total premium amount/first installment of premium, lease rent and service tax before issue of allotment order and to pay the balance amount of the premium towards the plot in maximum 6 annual installments. The rate of interest @1@0% p. a. or such rate of interest as may be specified by the Corporation at the time of allotment of the plot and penal interest @1@0% on arrears, if any.

6. I/we understand that the deposit mentioned in para 4 will be adjusted against the last instalment of the premium towards the plot and the same is acceptable to me/us.

7. I/we agree to pay the annual lease rent per year @2% as applicable on the cost of the plot or such rate as may be decided by the Corporation from time to time commencing from the date of issue of the Allotment order.

8. I/we understand that no interest will be payable by the Corporation for any of the sums referred to in para 4 of this application form.

9. Should I/we fail to take possession of the plot and/or to execute and complete
the Agreement of licence/Lease Deed within the period specified by the Corporation, the allotment of plot is liable for cancellation and the GOA-IDC will be at liberty to forfeit the amount deposited with the plot application without prejudice to all other rights of the Corporation.

10. Any Notice, letter or communication addressed to me/us at the address given below will be deemed a valid and proper notice of intimation to me/us.

11. I/We also enclose the appended questionnaire duly filled.

PHOTO OF THE APPLICANT/S

Signature(s) of the Applicant(s):

____________________________

Full name in block letters with designation and address:

____________________________

____________________________
Name and address of witnesses should be written legibly after their signature.

1.

2.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>1.</td>
<td>Name of Individual / Firm / Company:</td>
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<td></td>
<td>For which plot is applied for</td>
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<td>2.</td>
<td>Address:</td>
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<td>a)</td>
<td>Registered Office</td>
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<td></td>
<td>Tel No.</td>
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<td></td>
<td>Email</td>
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<td>b)</td>
<td>Local Office</td>
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<td></td>
<td>Tel No.</td>
</tr>
<tr>
<td>3.</td>
<td>Constitution: Proprietary / Partnership / Private or Public Limited Company (enclose a copy of Partnership Deed or Memorandum and Articles of Association along with Registration Certificate / Certificate of Incorporation respectively.)</td>
</tr>
<tr>
<td>4.</td>
<td>Date of Registration / Establishment of Firm / Company</td>
</tr>
</tbody>
</table>
5. In the case of Proprietory / Partnership / Private or Public Limited Company, please state:

<table>
<thead>
<tr>
<th>Name/s of Director/Partner/ Proprietor</th>
<th>Shares in the Company / Firm</th>
<th>Residential Address with Phone No.</th>
<th>Qualification</th>
<th>Business background</th>
</tr>
</thead>
</table>

6. Proposed location of Factory:

7. Area of plot required:

8. In case of plot, state:
   a) Area of building to be constructed.
   b) Area to be reserved for further expansion.

9. a) Provisional ENTREPRENEURS MEMORANDUM (EM) Part I/ DGTB Registration / Letter of Intent, Number (enclose Photostate copy)
   b) Name and Address of your Bankers:
   c) Copy of Provisional Certificate issued by the Office of the Textile Commissioner (if applicable enclose copy)
   d) In-Principle Approval of Goa Investment Promotion and Facilitation Board (GOA-IPB)
10. Attach PAN Card / latest Income Tax Clearance Certificate or Exemption Certificate, whichever applicable.

11. Please give the particulars of firms / industrial units wherein proprietor / partners / directors of this unit are having interest association:

<table>
<thead>
<tr>
<th>Name/s of Director/Partner/ Proprietor</th>
<th>Name and Address of Business</th>
<th>Activities</th>
<th>Relationship</th>
<th>Share in Business</th>
</tr>
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12. Nature of Industry:

13. Name of the Products:
   a) Is it an ancillary unit (if so enclose copy of approval)
14. Give details about products to be manufactured:

<table>
<thead>
<tr>
<th>Items to be Manufactured</th>
<th>Annual Qty.</th>
<th>Production Value</th>
<th>Use of the Product</th>
</tr>
</thead>
</table>

15. Water requirement per day (in Cubic Mtrs./Ltrs.)

16. Total power required in KVA/HP (give details)

17. List of machinery along with their power requirement in H. P. (enclose sheet, if required)
   
   a) 
   b) 
   c) 
   d) 
   e) 
   f) 

18. In case the machinery is old & being shifted from one State to another (copy of the consent letter from that Govt. is to be submitted).

19. Submit complete project profile along with technical flow chart and state whether it relates to
   
   a) New Project
   
   b) Modernization / Expansion / Renovation / Diversification.
20. In case of chemical industry, please state
   a) Raw material used in the process
   b) Type of effluent, if any
   c) Arrangement for treatment and disposal
   d) Attach flow chart and process parameters.

21. a) Whether you have obtained NOC from
       Environmental Pollution Cell, (Directorate of Health Services)
       (enclose copy)
   
   b) NOC from Goa State Pollution Control Board
       (enclose copy)

22. Raw Material (Annual requirement)
   A) INDIGENOUS:
      i) Type of raw material
      ii) Volume cost (annually)
      iii) Source of supply
   
   B) IMPORTED:
      i) Type of raw material
      ii) Volume and cost (annually).
      iii) Source of supply
      (State Country of origin & State of import is
       controlled / free)
23. Number of persons to be Employed:

<table>
<thead>
<tr>
<th>Qualification required</th>
<th>Male/Female</th>
<th>Experience</th>
<th>Goan/Non-Goan</th>
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<tbody>
<tr>
<td>a) Managerial</td>
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<td>b) Skilled</td>
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<tr>
<td>c) Semi-skilled</td>
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<tr>
<td>d) Un-skilled</td>
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<td></td>
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<tr>
<td>d) Other-staff</td>
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24. Please state, if you have entered into a foreign collaboration, If so, please enclose copy of approval.

25. Submit details of collaboration agreements if:
any entered into by the unit

26. Uses of bye products, if any

27. Project Cost:

<table>
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<th>Cost (Rs. in lakhs)</th>
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<tr>
<td>Land (area x rate)</td>
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<tr>
<td>Rs.</td>
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<td>Factory building</td>
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<td>Rs.</td>
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<tr>
<td>Plant &amp; Machinery</td>
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<tr>
<td>a) Indigenous</td>
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<td>b) Imported</td>
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<td>Rs.</td>
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<tr>
<td>Transportation</td>
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<td>Rs.</td>
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<td>Power supply &amp; cabling etc.</td>
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<td>Rs.</td>
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<tr>
<td>Erection charges</td>
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<td>Rs.</td>
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<tr>
<td>Furniture, fixtures &amp; office equipments</td>
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<td>Rs.</td>
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<tr>
<td>Preliminary &amp; pre-operative expenses</td>
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<td>Rs.</td>
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<tr>
<td>Provision for contingencies</td>
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<td>Rs.</td>
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<tr>
<td>Margin for working capital</td>
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<td>Rs.</td>
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TOTAL PROJECT COST
Rs.
28. Means of Finance
   Promoters Capital
   Unsecured loans and deposits
   Terms loan from Financial Institution / Banks

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<th>Rs.</th>
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<td>TOTAL Rs.</td>
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30. Arrangements made for working capital requirements
   (attach copy of the sanction letter)

31. Whether machinery has been booked
   (attach documents).

   The information provided above is correct to the best of my knowledge and belief.

   Signature of Proprietor /

   Partner/Director with

   Seal of the Company :

WITNESSES: (Name Signature and full Address):

1.

2.
Goa Industrial Development Corporation
(A Government of Goa Undertaking)

CORPORATE OFFICE
Plot No. 13A-2, EDC Complex
Patto Plaza, Panaji-Goa 403 001

TERMS AND CONDITIONS FOR THE ALLOTMENT OF PLOTS.

1. Allotment of plots shall be done as per "The Goa-IDC Allotment Regulations, 2014", Industrial Policy of the State of Goa, the Goa Investment Promotion Act and norms prescribed under the environmental guidelines issued by the Government from time to time.

2. The plots will be allotted for the construction of premises for industrial units only.

3. Only industries which are not obnoxious and have no effluent disposal problem will be permitted to be set up in these areas.

4. The plot holder will not be allowed to let or dispose off their plots by sale or leasehold interest or otherwise except with the prior written permission of GOA IDC. The permission for the transfer shall be allowed as per the Goa-IDC Transfer and Sub-Lease Regulations, 2014. However, sub division or disposal of part of plot will not be allowed under any circumstances.

5. The plots are allotted on long lease basis, initially for a period of 30 years which can be extended to 95 years.

6. The amount deposited with the application shall be adjusted against the last instalments to be paid by the allottee.

7. The applicant shall pay the initial security deposit for applying for a plot is Rs. 20/- (Rupees twenty only) per sq. mtr. of area and a processing fee of Rs. 5/- (Rupees Five only) per Sq. mtr. or Rs.15,000/- (Rupees fifteen thousand only), whichever is higher (non-refundable) by means of Demand Draft or Pay Order in favour of the Goa Industrial Development Corporation, payable at Panaji.
8. The amount deposited along with the application shall be adjusted against the last instalment to be paid by the allottee.

9. The premium amount of plot is payable in lumpsum or first installment before issue of Allotment order and the balance in maximum 6 yearly installments. On the outstanding amount an interest is charged @11% per annum or at such rate as may be specified by the Corporation from time to time and penal interest @18% per annum on arrears, if any.

10. The plot holders will have to pay an annual lease rent @ 2% or at such rate as may be specified by the Corporation from time to time on the total premium amount. The Service Tax @ 12.36% p. a. or as revised from time to time by the Commissioner of Central Excise on annual Lease rent has to be paid by the allottee.

11. Where the land has been allotted (after acquisition) directly without providing infrastructure, annual lease rent @ 2% on the premium amount irrespective of the quantum of area allotted.

12. Any amount due to the Corporation, if not paid in time will be recovered as arrears of land revenue & steps will also be taken to file such cases for eviction.

13. The plot holders should at all times comply with all the Laws, Rules, Goa-IDC Allotment Regulations, 2014, etc. of the Corporation.

14. The plans of the buildings are to be approved by the GOA-IDC.

15. The Allotment Order will be issued and possession of the plot will be given only after the applicant has paid the first instalment of the premium and annual lease rent and compliance of formalities, if any.

16. The first instalment should be paid within 15 days from the date of issue of letter about the payment of instalment and annual lease rent.

17. If you do not wish to accept the allotment of the plot, the communication in this regard should reach us before 15th day from the date of issue of Allotment Order, failing which the amount deposited with the application shall be forfeited.
18. The allottee has to execute with Corporation a Lease Deed within a period of 180 (one hundred eighty only) days from the date of taking over possession of the plot as per clause 7 of Goa-IDC Allotment Regulations, 2014.

19. The allottee should apply on his / their own for water supply with Goa-IDC and electricity supply with the Electricity Department.

20. Any taxes payable to Municipality or Panchayat, etc. should be paid by the allottee directly to this Corporation.

21. The plans of the building should be submitted to the Corporation for approval within three months from the date of issue of Allotment Order. The construction of the building should be started within six months. The building should be completed and production started within two years from the date of allotment of plot. Failure to comply with this condition as also condition No. 16, of the Allotment order the allotment is liable for cancellation. Any loss which may hereby occur to Corporation will be recovered from the allottee. For the delay caused in submitting the building plans/starting construction work and completion of factory building, the allottee / lessee will be liable to pay fines to the Corporation at rates prescribed by GOA-IDC and will be liable to be evicted on account of all or any of the aforesaid defaults.

22. The allottee shall have to comply with the Goa (Regulations of Land Development and Building Construction) Act, 2008 and the Goa Land Development and Building Construction Regulations, 2010 made thereunder for carrying out any construction and other allied activities.

23. The allotment of the plot will be decided by the Corporation and the decision of the Corporation in this regard will be final and binding on the applicant.

24. No change in the name of the client or ownership or constitution of the firm to whom the plot is allotted shall be made without the previous written consent of the Corporation. The consent of the Corporation will be given on the such conditions as may be specified and as per the provisions contained in the Goa - IDC Transfer & Sub-Lease Regulations, 2014.
25. Steps should be taken to ensure that no nuisance is caused to the neighbouring units due to discharge or waste of whatsoever nature from the Industry failing which the unit will have to be closed down immediately. Since there is no sewerage system, the waste water should be discharged into the proper soak-pit to be provided by the party.

26 The allottee shall make their own water arrangement for the construction of factory building, for which GOA-IDC will not supply water.

27. That the allottee shall be responsible for getting the water and electric supply as the Corporation is itself dependent for this on the Govt. authorities. The allottee therefore requires to apply to the concerned Govt. authorities regarding the supply of the same.

28. The application form and the terms and conditions of allotment are also available on office website www.goaidc.com . In case the form is downloaded from the website, an amount of Rs.500/- (Rupees five hundred only) towards application fees has to be paid by cash or demand draft at the time of submitting the application when the Corporation has released Advertisement in local newspapers inviting applications for allotment of plots.

The application form should be filled up completely. Particulars regarding the requirement of water and electric power should be invariably furnished as accurately as possible. It should be noted that an application which is incomplete in any respect is liable to be summarily rejected without further consideration.

The applicants are requested to ensure that they get the acknowledgment for their application from the Corporation’s office. For any other particulars, please contact us during working hours at the address given below:

MANAGING DIRECTOR
GOA INDUSTRIAL DEVELOPMENT CORPORATION
Plot No. 13A-2, EDC Complex,
Patto Plaza, Panaji- Goa 403 001
Tel. No. (832) 2437470/71/72/73 (console)
Fax No. 91(832) 2487478 - 79
e-mail: goaidc1965@gmail.com
Website: www.goaidc.com