



Dishman Infrastructure Ltd.

Dishman Pharma & Fine Chemicals SEZ

Village Gangad & Kalayangadh, Tal. Bavla, Dist. Ahmedabad
on Ahmedabad-Kandla N.H. -8A

SPECIAL TERMS AND CONDITIONS FOR ALLOTMENT OF PLOT IN DISHMAN PHARMA & FINE CHEMICALS SEZ

Dishman Pharma & Fine Chemicals SEZ Limited is in process of development of Pharma & Fine Chemicals Special Economic Zone (SEZ) at Village Kalyangadh & Gangad, Tal. Bavla, Dist. Ahmedabad. The SEZ has been notified by GOI in 2010. Units set up in SEZ will have to follow provisions of the SEZ Acts & Rules of both Central and State Government.

Applicants are requested to carefully peruse following terms and conditions before making an application for allotment of plot.

1. Plot in Dishman Pharma & Fine Chemicals SEZ will be allotted mainly on the basis of eligibility of the applicant.
2. Application is to be made in the prescribed format with Rs. 50,000/- towards Application fees and Rs. 1000 / Sq.mt as Deposit by Demand Draft in favour of Dishman Pharma & Fine Chemicals SEZ Ltd. payable at Ahmedabad.
3. The Applicant is to submit following documents / information along with the prescribed application form duly filled.
 - a) Applicant's experience in particular item of manufacture along with company profile.
 - b) Details about products and exports (excluding merchant exports) during last three years.
 - c) Copy of IEC Registration as an exporter.
 - d) Copy of Partnership Deed / Certificate of Incorporation along with copy of Articles of Association & Memorandum of Association.
 - e) Detailed project report indicating the proposed unit, products, products manufacturing process & production flow charts, infrastructural requirements, list of promoters / partners / directors etc
 - f) Arrangements, if any, made for financial assistance from Bank/Financial Institution for setting up the unit.
 - g) Certified Annual Accounts for the last three years
 - h) Any other information to operationalize manufacturing unit including export orders in hand / marketing agreement with foreign customers / partner / collaborator.
 - i) Undertaking on a stamp paper of Rs. 100/-



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Application submitted without above documents will be rejected without assigning any reasons / justifications. Applicant may be called for interview / presentation, if required.

4. Applicant will be allotted plots on production of a Letter of Approval (LoA) from the Development Commissioner.
5. The units in SEZ will have to fulfill obligations for exports & achieve positive NFE within the stipulated period as prescribed under the SEZ Act & Rules. For the purpose, the selected applicants will be required to submit an Undertaking as per specimen enclosed on a stamp paper of Rs.100/-. Application not accompanied by such an Undertaking will be rejected outright. Moreover, if after starting the industrial unit, it is found that the allottee does not manufacture the approved product or is utilizing the plot for any other activity or is found to commit a breach of minimum export obligations & does not achieve positive NFE within the stipulated period as prescribed under the SEZ Act & Rules etc, the allottee is liable to be evicted from the SEZ without any reimbursement of cost of plot or any infrastructure created thereon.
6. The decision of DIL regarding allotment of plot or its area or its location and eviction thereof, in this SEZ will be final and binding on the applicant.
7. Allottees of the Dishman Pharma & Fine Chemicals SEZ can avail Lease Deed for Plot for a period not exceeding Ninety Nine years on full payment and on fulfilling conditions laid down by DIL and under SEZ Act & Rules.
8. Allotment price of developed plot in this SEZ is as under.
 - * Rs. 4000/- per sq. mt. to payment upfront 100% of land cost.
 - Rs. 4200/- per sq. mt incase of Deferred payment. The allottee is required to make 25% payment on handing over possession of plot, 25% within next six months and remaining 50% within next six months. This scheme of Deferred Payment is applicable only to units applying for less than 20000 Sq.mt land.
9. Deposit paid @ Rs.1000 / Sq.mt by the applicant will be adjusted against the cost of plot at the time of allotment. Deposit is liable to be forfeited in the event the applicant does not take possession of the plot allotted to him.

It may please be noted that, application fees of Rs.50000/- will not be adjusted in the cost of land, as it is towards the processing charges of application.
10. An indicative plan of Dishman Pharma & Fine Chemicals SEZ can be seen on the website at www.dishmaninfra.com.
11. The development plan of the allotted plot must be prepared as per General

Regd. Office : **Dishman Infrastructure Ltd.**

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Development Control Regulations of SEZs of the Government of Gujarat. The development plan is to be submitted to Approval Committee within six months of allotment of plot.

12. Initially, DIL will secure 5.00 MLD raw water through the Bore well and will be supplied to units on chargeable basis.

The water supply charges however will be required to be paid to DIL/ co-developer. DIL will recover commitment charge @ 70% water charges on "take or pay" basis from the allottee. In case water of the committed quantity is not consumed. Payment of water charges (as may be fixed by Dishman Pharma & Fine Chemicals SEZ Development Committee) will be paid to DIL. In case of any breach of the allotment conditions or breach of provisions of Licence Agreement or Lease Deed or default for payment of water charges / drainage charges, if any, and default for payment of any outstanding dues payable to DIL, water supply is liable to be disconnected and supply stopped by DIL.

13. DIL has planned to provide basic infrastructure facilities such as roads, storm water disposal, streetlights, internal water supply network, internal treated effluent collection and disposal system etc. by June, 2012.
14. DIL has entered an agreement with Gujarat Electric City Board to set up transmission and distribution net work within the SEZ so as to provide reliable, regular and qualitative power at reasonable rate. For obtaining power connection, allottees may contact to Gujarat Electric City Board office.
15. Allottees in the SEZ will start construction activities only after obtaining all necessary clearances & permissions applicable to SEZ Unit from various Government Authorities, attested copies of which shall be submitted to DIL.
16. Above conditions shall form an integral part of the allotment letter. These conditions shall also form an integral part of the Licence Agreement/Lease Deed to be executed.