



**GUWAHATI BIOTECH PARK
TECHNOLOGY INCUBATION CENTRE, AMINGAON,
KAMRUP-781031**

GBP/1.31.1/2025-26/7097

Dated: 13.3.2026

EXPRESSION OF INTEREST (EOI)

Guwahati Biotech Park (GBP) invites Expression of Interest (EOI) from interested and eligible parties for leasing of land at the Business Enterprise Zone. The detailed EOI document may be downloaded from www.guwahatibiotechpark.com under the Business/Tenders section.

Interested parties are requested to submit their proposals as per the terms and conditions mentioned in the EOI document within the stipulated time. Any corrigendum related to this EOI shall be uploaded only on the GBP website.

Sd/-
Chief Executive Officer
Guwahati Biotech Park



**EXPRESSION OF INTEREST (Eoi) FOR LEASING OF LAND AT THE BUSINESS
ENTERPRISE ZONE OF GUWAHATI BIOTECH PARK**

AT

**GUWAHATI BIOTECH PARK
Technology Incubation Centre
Amingaon, Guwahati 781031**

WEBSITE: www.guwahatibiotechpark.com

EOI No. GBP/1.31.1/ 2025-26/ 9097 Dated: 13.3.2026



Guwahati Biotech Park

Technology Incubation Centre
Amingaon, Guwahati- 781 031

Website: www.guwahatibiotechpark.com

Email: ceogbp@guwahatibiotechpark.com

GBP/ 1.13.1/2025-26/9097

Date:13.3.2026

EXPRESSION OF INTEREST (EOI)

Guwahati Biotech Park invites application from interested person/parties for allotment of land on lease basis for 30 years initially in the Business Enterprise Zone of Guwahati Biotech Park located in Kamrup District as mentioned below. The leasing of land will be only for setting up of biotech and allied industries permissible under law.

| Sl. No. | Name of the Area | District | Area Available (In Sqm) | Minimum Base Rate (In Rs /Sqm) |
|---------|---|----------|-------------------------|--------------------------------|
| 1. | Business Enterprise Zone of Guwahati Biotech Park | Kamrup | 29950 Sqm | 5400.00 |

Interested parties may visit the Business Enterprise Zone of Guwahati Biotech Park before submission of application to assess the plots. The detail terms & conditions are available in GBP website: www.guwahatibiotechpark.com. Duly filled application form along with necessary documents to be submitted to the office of the Chief Executive Officer, Guwahati Biotech Park, Technology Incubation Centre, Amingaon, 781031 for allotment of Land at the Business Enterprise Zone has to be submitted along with requisite Fees from 13.3.2026 to up to 3.00 PM on 13.6.2026. For any query interested party may contact the following Officers of the Guwahati Biotech Park.

| Sl. No. | Name of the Concerned Officer | Contact Number |
|---------|--|----------------|
| 1. | Shri Rakesh Kumar Thakur, ACS, Administrator | 7002279175 |
| 2 | Smt. Monsumi Gogoi, Administrative Officer | 9085060009 |
| 3 | Shri Ranjan Das, Finance Manager(I/C) | 9706678359 |

Sd/-
Chief Executive Officer
Guwahati Biotech Park

TERMS AND CONDITION

1. Bidders are requested to duly fill the Application form along with Application Letter as given in **Appendix I and Appendix II** and submit the same along with other enclosures.
2. The applicant must submit the following documents along with the application form and price bid
 - i. Project Report of the proposed unit (**Appendix V**)
 - ii. Plant layout of the proposed construction to justify the requirement of land.
 - iii. Udyam/ Industrial Entrepreneurship Memorandum (IEM)
 - iv. PAN of the Proprietor/ Partnership firm
 - v. KYC documents of the Directors / Proprietors / Partners
 - vi. Partnership Deed in case of Partnership Firm, Memorandum and Articles of Association in case of Private Limited, or Limited Companies along with a copy of Certificate of incorporation of the company and the name of promoters in case of Private Limited Company.
3. **Tender Fees:** - The Applicant must submit a non-refundable Tender Fee of Rs.10000.00 (Rupees Ten Thousand only) along with the Tender Document in the form of Cash/Cheque/DD/ Bankers cheque in favour of Guwahati Biotech Park payable at Guwahati.
4. The applications complete in all aspect and complying all requirements shall be processed and shortlisted for allotment of land on the basis of Quoted rate in the price bid and shall be placed in the State Level Committee (SLC) meeting for approval. The in Principle approval letter shall be issued after approval from SLC for allotment of Land.
5. The application shall be processed in accordance with the terms and conditions as mentioned in "Land Lease Policy" (**Appendix III**)
6. The land is allotted in lease basis for a lease period of 30 (Sixty) years initially which can be extended by another 30 (Thirty) years on payment of Renewal Premium for Extension of lease as per Land Lease Policy.
7. All bidders must submit the complete application and required document dully filled up and signed in each page.
8. The shortlisted applicant shall be required to pay as mentioned below

- a. Down payment shall be 10% of the total accepted amount at the time of application
 - b. The balance 90% shall be paid within 3(three) months from the date of issue of in-principal approval letter.
 - i. Security Deposit: The Security Deposit to be deposited at the rate of 1% of the accepted amount.
9. The applicant may visit the Business Enterprise Zone for assessment of the land area before submission of the Bid.
10. After the allotment of land to the shortlisted bidder, the Allottee shall have to execute a Land Lease Agreement (**Appendix IV**) and pay the following:
- Administrative and Maintenance Charges (AMC) @Rs.4.40 Per Sqm. per month (Rs.52.00 per Sqm Per Annum) and Estate Charge Rs 2.8 per sqm per month. The applicable taxes/GST will be payable extra on the basic amounts of AMC.
11. The hard copy of the Completed Bid document along with required enclosures should be submitted in a sealed envelope to the Chief Executive Officer, Guwahati Biotech Park, Technology Incubation Centre, Amingaon, Guwahati-781031, Assam from 13.3.2026.
12. The application will be received till 3.00 PM on 13.6.2026 and the bid shall be opened in the same day at 3.30 PM.

REJECTION OF THE BID

The bids submitted the applicant for allotment land shall be rejected on the following criteria.

1. Hard copy of the Bids that are not submitted directly to Guwahati Biotech Park
2. Incomplete application or application without any signature of the applicant.
3. Bid without requisite document and Price Bid.
4. Bid without Tender Document Fees.
5. Bid found to be incorrect misleading.
6. Bids submitted through Telex/Email/Fax.

APPENDIX I

Application letter

FOR ALLOTMENT OF LAND

Date:.....

To

The Chief Executive Officer

Guwahati Biotech Park

Technology Incubation Centre, Amingaon

Guwahati-781031

Sir,

1. I/We have read the Rules & Conditions of allotment in Business Enterprise Zone(BEZ) of Guwahati Biotech Park(GBP) together with the forms thereof.
2. I/We, the undersigned, hereby offer to take on (in words) years Lease the above Plot of land measuring, approximately Sq. mtrs. at, Assam on the terms and conditions set out in the Guwahati Biotech Park Land Policy and offer to enter into Lease Agreement (approved by Govt. of Assam) with you in respect of the said Plot.
3. The Lease will commence from the date from which the allotment of the Plot is made to me/us and the obligations and liabilities under the Lease Agreement will be deemed to have commenced from that date.
4. I/We enclose the accompaniment to the Form of Application giving necessary information in respect of my/our industry.
5. I/We hereby agree to pay the Ground Rent and Service Charges fixed by the Corporation within 90 (Ninety) days from the date of order of allotment and the Ground Rent and Service Charges as revised by the GBP from time to time every year in advance, before the 30th April and 31st July respectively of that year.

6. I/We enclose a Bank Draft/banker's Cheque for Rs.(in words) towards amount of Security Money and 10% amount of Development Charges (Security Money calculated @ of Rs.5400/- for every 1000 Sq. mtrs. or part thereof and Development Charges calculated @ Rs./- per Sq. mtrs. and processing fee amount of Rs.(in words) in favour of Guwahati Biotech Park, Guwahati for the performance of the terms and conditions herein.
7. I/We understand that no interest will be payable on the amount of Security Money and 10% Development Charges referred to in para 6 of this Application.
8. Should I/We fail to execute and complete the Lease Agreement within 90 (Ninety) days from the date of allotment or within such extended period as you may permit, the GBP will be at liberty to forfeit the Security Money, cancel the allotment of Plot without prejudice to all other rights of the GBP.
9. I/We assure that no pollution/effluent in any form (solid, liquid, gas) shall be emitted from my/our allotted Plot and if I-we do not observe this prohibition then GBP shall be at liberty to take over the demised premises with all assets therein and cancel the allotment of the Plot without prejudice to all other rights of the GBP.
10. I/We also agree to the effect that the GBP shall be at liberty to dispose of the taken over assets by way the GBP understands suitable and I/We shall accept the sale proceeds after reducing all type of expenditure incurred and penalties imposed by the GBP if any, from the amount realized on disposal of assets.
11. I/We hereby agree to pay the Special Maintenance Charges fixed or revised by the GBP from time to time, in addition to Ground Rent and Service Charges.
12. I/We shall pay all costs, charges and expenses of the GBP and incidental to the preparation, execution and completion to the Land Lease Agreement and of the lease, including costs of all correspondence with you or otherwise, Stamp Duty, Registration Charges and other outgoing and costs of supplying one additional Copy to the Corporation.
13. The Chief Executive Officer, Guwahati Biotech Park or any other Officer authorized by the GBP will be acting on its behalf for the purpose of this Application and its acceptance and for all purpose(s) connected with the preparation and execution of the Land Lease Agreement.

14. Any Notice, Letter or Communication or Intimation addressed to me/us at the following address will be deemed as valid for all purposes.

15. I am/We are willing to accept any Plot which is allotted to us by the GBP. However, if the Area applied for by me/us is changed, I/We have the option to reject the offer within a month's time from the date of issue of Allotment Letter.

Signature of two witnesses

1. Name(in Capital):

Address:

2. Name(in Capital):

Address:

Signature of Applicant(s)

Name(s) (in Capital):

Father's Name:

Full and Permanent Address:

APPENDIX II

APPLICATION FORMAT

| | | | |
|--------------------|--|---|---------------|
| 1. | Name of the firm | : | |
| 2. | Address | : | |
| 3. | Telephone No. | : | |
| 4. | Constitution of the firm | | |
| a) | Name of Proprietor/ Promoter (With PAN) | | |
| b) | Partnership | | |
| Sl. No. | Name of Partners with PAN | | Shares |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| c) | Private Limited | | |
| Sl. No. | Name of the Promoter/Director(With PAN) | | Shares |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| d) | Public Limited: (With PAN) | | |
| 5. | Name & Type of the Project: | | |

| | | |
|------------|--|--|
| | a) Capacity | |
| | b) Proposed export (as percentage of capacity) | |
| | c) Fixed Investment | |
| | d) DPR attached/non attached | |
| | e) Covered area | |
| 6. | Small/Medium/Large with reference to provisional / PMT/SIA/Letter of Intent/Industrial Licence. | |
| 7. | Special category, if any, SC/ST/Electronic/ Handicapped/Women Entrepreneur with reference to required certificates for concessions (attached / non attached) | |
| 8. | Expected date of construction and production | |
| | a) Construction | |
| | b) Production | |
| 9. | Land requirement and utilization | |
| | a) for main production shed | |
| | b) for godown | |
| | c) for office room | |
| | d) any other details | |
| 10. | Requirement of power (in HP) and water (in litres) | |
| 11. | Activity at the plot | |
| | a) Products to be manufactured | |
| | b) No. of workers to be engaged | |
| | c) No. of workers to be engaged | |

| | | |
|------------|--|---|
| | d) Production capacity/day | |
| 12. | Is there any effluent problem? | |
| | Give details regarding quantity of effluent to be discharged/day (NOC from Water Pollution Control Board has to be obtained and enclosed along with this Form) | |
| 13. | Should I/We fail to deposit balance 90% Development Charges, Ground Rent, Service Charges and Special Maintenance Charges and to execute the Lease Agreement within 90 (Ninety) days from the date of allotment or within such extended period as you may permit or to start the construction of Main Production Shed within one year after getting approval of Factory Building Plans from the Guwahati Biotech Park and complete the same and start production within three years from the date of execution of Lease Agreement or from the date of possession (whichever is earlier) or within such extended period as you may permit, the Guwahati Biotech Park will be at liberty to forfeit the Security Money, cancel the allotment of Plot without prejudice to all other rights of the Corporation. | |
| | | Signature of the Applicant(s) Name(s) (in Capital) Address |

APPENDIX III

LAND LEASE POLICY

I. PROJECT CONCEPT:

Biotech Parks are facilities created mainly to promote tiny, small and medium biotech entrepreneurs. The Biotechnology Parks and Biotech Incubation Centers provide a good template for the promotion of Biotech start-up companies.

The Government of Assam, supported by the Department of Biotechnology, Government of India, has setup Guwahati Biotech Park (GBP) in Guwahati, Assam to provide an impetus to the biotechnology and allied industries in the state, including expansion of existing units and attracting new investments in the state. GBP is an established society under the Societies Registration Act, XXI of 1860. Established in 2007, it is the first of its kind facility in east and north-east India. It is being developed to make Guwahati an attractive destination for domestic and multinational companies inclined to setup manufacturing or research units and will act as an engine for the growth of the biotechnology, chemical and biological industry in the state. Overall, it will act as a catalyst in the process of the industry's and the region's development.

GBP is intended to be setup as an integrated project with lab space, built-to-suit manufacturing space, commercial space and other common infrastructure facilities. It has four major components viz: Incubation Centre, Business Enterprise Zone, Business Support Facility, and Consultancy Cell.

Business Enterprise Zone (BEZ): Business Enterprise Zone is the core facility of the Guwahati Biotech Park. Typically, a bulk of the area of GBP is allocated to this component. The BEZ of GBP will serve as the space suitable to medium and large biotech (and allied areas) players keen on setting up manufacturing or research facilities on long term lease basis.

II. THE PERIOD OF LEASE:

The period of lease is 30 (thirty) years which is renewable on satisfaction / payment of Annual Ground Rent, Lease Premium and any other charges as applicable at the time of renewal.

III. MORTGAGE:

- The mortgage of the land to Bank / Financial Institution by lessee with prior permission of GBP for the purpose of taking loan.
- Mortgage will be restricted to the lease hold right only and bank/Financial Institutions will have a limited right to utilize the land till the expiry of the lease period.

IV. RIGHT OF OWNERSHIP:

Under no circumstances, the right of ownership of the land will be transferred to any party.

V. USE OF LAND:

The leased out land should be used only for setting up of biotech and allied industries permissible under law, after obtaining prior approval of the lessor. The demise of the plot is meant for implementation of the Project submitted to GBP

VI. RATES AND OTHER CHARGES

| SL NO | PARTICULAR | RATE | REMARKS |
|-------|--|---------------------------|------------------------------|
| A | Minimum base rate | Rs. 5400.00 per sq meter | One Time Charge for 30 years |
| B | Administrative and Maintenance Charges (AMC) | Rs 52.00 per square meter | Annual Charge |
| C | Estate Charge | Rs 2.8 per square meter | Monthly Charge |
| D | GST | 18% | |

The **Lessee** will bear, pay and discharge all rates, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed in respect of demised premises or the Building to be erected thereupon which would be decided by the **Lessor** from time to time.

GBP reserve the right to revise the rates as mentioned in Sl. No. B, C, D from time to time and the decision of GBP shall be final, conclusive and binding on the **Lessee** and it shall not be questioned in any court of law or otherwise.

VII. MUNICIPAL RULES:

The Lessee will obey and submit to the Rules of Municipal or other competent authority now existing or hereafter to exist so far as the same relate to the immovable property in the area or so far as they affect the health, safety, convenience of the other inhabitants of the place.

VIII. TO BUILD ACCORDING TO RULES

The lessee will erect on the demised premises in accordance with the layout plan, elevation and design to be approved both by the lessor and the competent local authority in writing and in a substantial and workmen-like manner the industrial units as aforesaid with all necessary out houses, sewers, drains and other appurtenances according to the local authority's rules and bye laws in respect of buildings, drains, latrines and connection with sewers, and will commence such construction of main production shed within the period of six months and will completely finish the same fit for use and start commercial production within the period of eighteen months from the date of execution of agreement. The lessee will keep the demised premises and the building thereon at all times in a state of good and substantial repairs and in sanitary condition.

IX. SUB LEASE:

The Lessee shall have no right to transfer / sublet whole or part of the lease hold interest.

X. EXCAVATION:

The Lessee will not make any excavation upon any part of the demised premises (except for foundation of building and for leveling and dressing the area) nor remove any stone, sand, gravel, clay, earth or any other materials there from the park area.

XI. NUISANCE

Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance, disturbance to the owners, occupiers or residents of other premises in the vicinity.

XII. LIQUIDATION

In case the Lessee goes into liquidation or winding up proceedings without implementing the Project fully, the lease agreement shall stand terminated and the land will come back to the Lessor.

XIII. VOLUNTARY SURRENDER

GBP may accept voluntary surrender of schedule property by the Lessee subject to levy of penalty at 15% of the allotment cost.

XIV. OPERATION & MAINTENANCE CHARGES

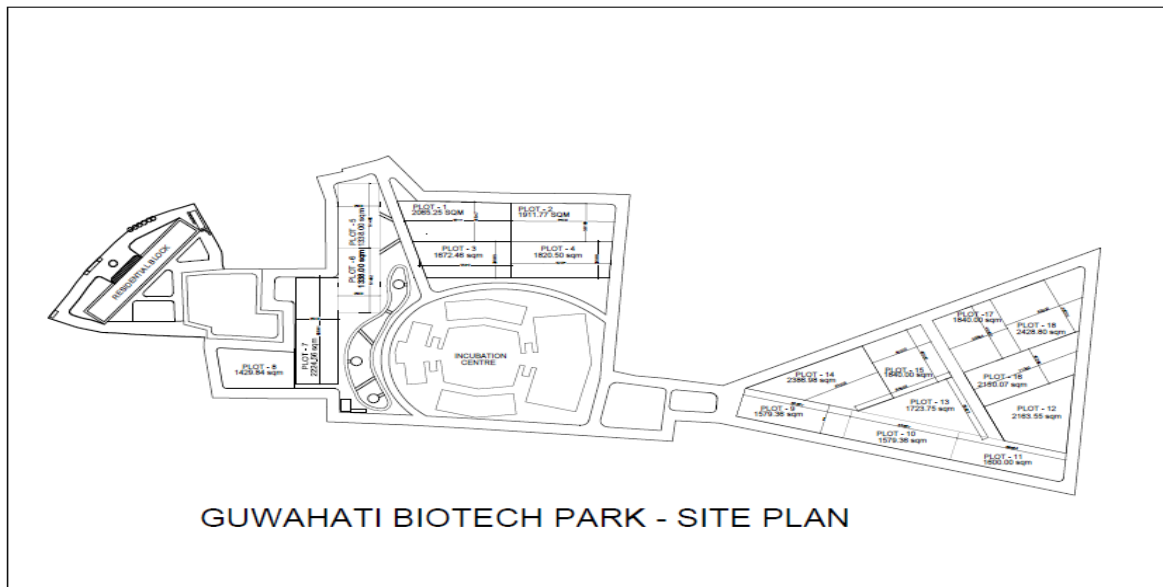
The Lessee shall pay for security & surveillance of the Park and operation & maintenance of common services such as roads, drainage system, lighting, water etc in the Park shall be paid on monthly basis to GBP.

XV. STATUTORY CLEARANCES/ LICENCES/PERMISSIONS/FINANCIAL CLOSURE.

It will be the sole responsibility of the Lessee to obtain all statutory clearances / licenses / Permissions / financial closure from authorities such as Assam Pollution Control Board, Ministry of Environment & Forests, Banks or other Financial Institutions etc. as may be required for the implementation and conduct of the Project within a stipulated time frame.

XVI. ENTITLEMENT RELATING TO CERTAIN FACILITIES:

1. Water: The Lessee has the option of utilizing the ground water for industrial use subject to permission from the GBP authority. Subsequently, when surface water is available within the park and same may be utilized against payment of user charges, as applicable.
2. Electricity: Temporary power connection can be taken from APDCL for construction purpose only. GBP will provide power connection up to 20 KW on against the payment of bills. However, if additional power is required for the commercial operation; the Lessee shall apply to APDCL for Power which will be supplied directly by APDCL.
3. Drainage: Invert level of the internal drainage system should match with the invert level of drainage of the GBP.
4. Boundary Wall: The Lessee shall make necessary arrangements for boundary wall around the plot allotted at its own cost.



APPENDIX IV

LAND LEASE AGREEMENT

LEASE AGREEMENT FOR LAND THIS LEASE AGREEMENT is made on the day of at, Assam BETWEEN GUWAHATI BIOTECH PARK, a Society registered under Societies Act XXI of 1860 of Government of Assam established in the year 2008 represented herein by its authorized representative Sri, Chief Executive Officer hereinafter referred to as LESSOR / FIRST PARTY (which expression shall unless the context does not so admit includes its successors and assigns) of the ONE PART.

AND

..... represented by authorized representative having its head office at (hereinafter referred to as the LESSEE / SECOND PARTY which expression shall unless the context does not so admit include his heirs, its executors, administrators, legal representatives and permitted assigns successors and permitted assigns) of the OTHER PART.

WHEREAS the Govt. of Assam handed over the land at, Measuring Bigha, Katha, Lecha to the Lessor / First Party (Guwahati Biotech Park) for the purpose of setting up the Business Enterprise Zone(BEZ) of Guwahati Biotech Park and the said Lessor / First Party sub-divided the above land into plots for setting up Industrial Units for leasing out such sub-divided plots to Industrialists / Entrepreneurs for erecting on each Plot the Factory according to the Factory Bye-Laws and Building plans approved by the proper Competent Authority.

WHEREAS the LESSEE / SECOND PARTY has applied to the Guwahati Biotech Park for grant on lease a plot of land for starting an industry under the name and style of for manufacturing/research of AND WHEREAS the Guwahati Biotech Park on the application made by the LESSEE / SECOND PARTY, agreed to grant him on lease for occupation of a plot of land in the BEZ as described in the schedule hereunder and under the terms and conditions hereinafter set forth.

NOW THIS LEASE AGREEMENT WITNESSTH AS FOLLOWS:

- (I) In pursuant to the Law / Rules and Regulation applicable for entering into the Lease agreement / allotment of land etc. for the Lessor / First Party, this instant Lease agreement has been entered into and as such, the above mentioned Law / Rules and Regulation will strictly adhere to the both parties of this Lease agreement in all terms. Further, this Lease agreement would be treated as the substitute agreement for the lease agreement, if so entered into earlier between the both parties of this Deed. After execution of this instant agreement, the all earlier agreement, if so executed between the parties, would be considered as invalid and non-operational in law for all purposes.
- (II) In consideration of the covenant and agreements herein contained and on payment by Lessee / Second Party amount of Rs. only towards the Annual Ground Rent calculated @ Rs. per 1000 (one thousand) sq.m. or part thereof per annum, the receipt whereof the Lessor / First Party hereby acknowledges, the Lessor / First Party doth hereby demise to the Lessee / Second Party the plot of land described in the schedule below. And which said plot of land is more clearly delineated and shown in the attached Plan and therein marked red TO HOLD the said Plot of land (herein after referred to as "the demised" premises) with their appurtenances unto the Lessee / Second Party for the specific term of 30 (thirty) years from the date of execution of this Lease agreement except and always reserving to the Lessor / First Party and his successors or assignees.
- a. A right to lay water mains, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessor / First Party for developing the area.
 - b. Full right and title to all mines and minerals in and under the demised premises or any part thereof.
 - c. Yielding and paying thereof unto the Lessor / First Party by 30th day of ~~April~~ in each year in advance the yearly rent. The Lessor / First Party reserves the right to revise the rate of Ground Rent in every 3 (three) years. The quantum of rent determined by the Lessor / First Party shall be final, conclusive and binding on the Lessee / Second Party and it shall not be questioned in any court of law or otherwise.

- d. The period of lease is renewable on expiry of 30(thirty) years on satisfaction / payment of Annual Ground Rent, Lease Premium and any other charges as applicable at the time of renewal.
- e. When the Lessee / Second Party for the purpose of establishing or developing the industry on the demised property, seeks to obtain loan from a bank or other Financial Institution by mortgaging his lease hold interest on the demised property in favour of such Bank or institution, prior permission for the same is necessary and will be given by the Lessor / First Party to this effect, provided such mortgage does not affect the rights and powers of the Lessor / First Party under this deed, in any manner.
- f. In case of mortgage of such land to the Bank / Financial Institutions by the Lessee / Second Party with prior permission of the Lessor / First Party for purpose of taking loan / Financial assistances etc. The Bank / Financial Institutions will have a limited right to utilize the land till expiry of lease period on failure of the Lessee / Second Party to settle the loan / financial assistance only.
- g. Under no circumstances, the right of ownership of the land will be transferred to any party without prior approval of the Government in Revenue & Disaster Management Department.
- h. The leased out land should be used only for industrial purpose in the field of Biotechnology and allied areas only. In case of transfer or ownership of the Industrial Unit or taking over of the Industrial Unit by Bank or other Financial Institutions also for remaining period of lease, the land can be used only for Industrial purpose the field of Biotechnology and allied areas only .
- i. The Letter of Allotment issued to the Lessee / Second Party for allotment of land shall be treated as a part of this agreement.

NOW THE LESSEE / SECOND PARTY DOTH HEREBY COVENANT WITH THE LESSOR / FIRST PARTY AS UNDER:

- a) That the Lessee / Second party will bear, pay and discharge all rates, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed in respect of demised premises or the Building to be erected thereupon which would be decided by the Lessor / First Party from time to time.
- b) The Lessee / Second party shall pay the lease rent and other charges of the Plot calculated at the rate prescribed by the Guwahati Biotech Park from time to time. The Lessor / First Party shall reserves the right to enhance the Charges, if the compensation payable under an award is enhanced by any Competent Court subsequently or there is escalation in the cost of development of the area otherwise.
- c) That the Lessee / Second party will bear, pay and discharge all Service Charges, estate charges required for the upkeep of BEZ which may during the said term be assessed, charged, levied or imposed by the Lessor / First Party within stipulated time as indicated by the Lessor / First Party in due course.

“The Lessor / First party reserve the right to revise the rates from time to time and the decision of the Lessor / First party shall be final, conclusive and binding on the Lessee / Second party and it shall not be questioned in any court of law or otherwise.”

- d) That the Lessee / Second party will obey and submit to the Rules of Municipal or other competent authority now existing or hereafter to exist so far as the same relate to the immovable property in the area or so far as they affect the health, safety, convenience of the other inhabitants of the place.
- e) That the Lessee / Second party will erect on the demised premises in accordance with the layout plan, elevation and design to be approved both by the Lessor / First party and the competent local authority in writing and in a substantial and workmen-like manner the Industrial Units as aforesaid with all necessary out houses, sewers, drains and other appurtenances according to the local authority's rules and bye

laws in respect of buildings, drains, latrines and connection with sewers, and will commence such construction of main production shed within the period of one year and will completely finish the same fit for use and start commercial production within the period of 2 (two) years from the date of these presents or from the date of possession, whichever is earlier or within such extended period of time as may be allowed by the Lessor / First Party in writing at its discretion on payment of retention charges as determined by the Lessor / First Party.

- f) That the Lessee / Second party will keep the demised premises and the building thereon at all times in a state of good and substantial repairs and in sanitary condition.
- g) That the Lessee / Second Party will not make or permit to be made any alteration in or additions to the said buildings or other erections for the time being on the demised premises or erect or permit to erect any new building on the demised premises without the previous permission in writing of the Lessor / First Party and the Local Competent Authority and except in accordance with the terms of such permission and plan approved by the Lessor / First Party and the Local Competent Authority and in case of any deviation from such terms or plan, will immediately, upon receipt of notice from the Lessor / First party or the Local Competent Authority requiring him so to do, correct such deviation as aforesaid, and if the Lessee / Second Party shall neglect or not correct such deviation for the space in one calendar month after the receipt of such notice then it shall be lawful for the Lessor / First Party, or the Local Competent Authority to cause such deviation to be corrected at the expenses of the Lessee / Second party, which expenses the Lessee / Second party hereby agrees to reimburse by paying to the Lessor / First Party or the Local Competent Authority the amount which the Lessor / First party or Local Competent Authority as the case may be shall fix in that behalf and the decision of the Lessor/First party or Local Competent Authority as the case may be, shall be final.

- h) That the Lessee / Second party will provide and maintain in good repairs a properly constructed approach road or path along with the event across drain to the satisfaction of the Lessor / First Party / Local Competent Authority leading from the public road / Corporation road to the building to be erected on the demised premises.
- i) That the Lessee / Second Party will not carry on or permit to be carried on the demises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the Industrial purposes aforesaid without the previous consent in writing of the Lessor / First Party and the Local Competent Authority and subject to such terms and conditions and the Lessor / First Party / Local Competent Authority may impose and will not do or suffer to be done, on the demised premises or any part thereof any act or thing which may be or grow to be a nuisance, damage annoyance, or inconvenience to the Lessor / First Party or Local Competent Authority or the Owner or Occupiers of other premises in the neighborhood.
- j) The Lessee / Second Party shall have no right to transfer / sublet whole or part of the lease hold interest. However, in the event of specific exceptional cases, the Lessor / First Party with the prior approval of the State Government in the Science & Technology Department may allow the Lessee / Second Party to sublet a portion of a lease hold interest (not exceeding 40%) under certain terms and conditions as framed by the Lessor / First Party.
- k) That Lessee / Second Party will permit the members, officers and subordinates of the Lessor / First Party and workmen and other persons employed by them from time to time and at all reasonable times of the day during the said term to enter into and upon the demised premises and the buildings to be erected thereupon in order to inspect the same.
- l) That the Lessee / Second Party will not make any excavation upon any part of the demised premises (except for foundation of building and for

levelling and dressing the area) nor remove any stone, sand, gravel, clay, earth or any other materials there from.

- m) That the Lessee / Second Party will not erect or permit to be erected on any part of the demised premise any stables, sheds or other structures of any descriptions whatsoever for keeping horse, cattle's, dogs, poultry or other animals except and in so far as may be allowed by the Lessor / First Party in writing.
- n) That the Lessee / Second party will neither exercise his option of determining the lease nor hold the Lessor / First Party responsible to make good the damage if by fire, tempest, flood or violence of any army or a mob or other irresistible force, any material part of the demised premises if wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.
- o) That Lessee / Second Party shall construct and complete the said buildings and put the demised premises with the buildings constructed thereon to use herein before mentioned within two years from the date of this Agreement or from the date of possession of the said land is handed over to it, whichever is earlier provided that the Lessor / First Party may at its discretion extend the time herein before provided if in his opinion the delay is caused for reasons beyond the control of the Lessee / Second Party . Provided that unutilized land of the allotted plot or plots shall revert to the Corporation on the expiry of the prescribed / extended period for starting production / expansion of the unit.
- p) If during the terms of the lease agreement, the Lessee / Second Party or his workmen or servants shall,
 - i. Injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised.
 - ii. Keep foundation tunnels or other pits on the demised land open or exposed to weather thereby causing any injury or damage to contiguous or adjacent buildings, or
 - iii. Dig any pits near the foundation of any building thereby causing any injury or damage to such building, the Lessee / Second Party shall

pay such damages thereof as may be assessed by the Lessor / First Party (whose decision as to the extent of injury or damage, or the amount of damages payable thereof shall be final and binding on the Lessee / Second Party.

- iv. The Lessee / Second Party shall also abide by other terms and conditions as may be laid down from time to time for BEZ.
- v. If the Lessee / Second Party, being a registered or unregistered Partnership Firm or a Cooperative Society, is dissolved and no successor in interest is appointed within 60 (sixty) days of its dissolution the Lessor / First Party shall be entitled to terminate this Land Lease Agreement without approaching any Court of law.
- vi. The Lessee / Second Party shall not emit untreated effluent in any form (solid, liquid and gas) from the allotted plot.

AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:

III)

- a) Notwithstanding anything, herein before contained if there shall have been in the opinion of the Lessor / First party any breach by the Lessee / Second Party or by the person claiming through or under him of any of the Covenants or conditions herein before contained and on his part to be observed and performed in particular without prejudice to the generality of the sub-clause, if the Lessee / Second Party transfers, relinquishes, mortgages or assigns any part of the demised premises less than the whole or transfers, relinquishes, mortgages or assigns the whole of the demised premises without the previous consent in writing of the Lessor / First Party as herein before provided subject to the exception in Clause II(j) or if the Lessee / Second Party fails to commence and complete the building in the time and manner herein before provided or if the amounts due to the Lessor / First Party as rent hereby reserved or any part

of the premium as stipulated in clause I or service charge and special maintenance charge as stipulated in Clause II(c) shall be in arrear and any other unpaid for a period of 90 days after the same shall have been demanded by the Lessor / First Party or if the Lessee / Second Party or the persons in whom the terms hereby created shall be vested, shall be adjudged insolvent or if this Land Lease Agreement is determined as herein before specified, it shall be lawful for the Lessor / First Party subject to the provisions of this lease deed (without prejudice to any other right of action of the Lessor / First Party in respect of any breach of this Land Lease Agreement) to re-enter without taking recourse to a court of law upon the demised premises or any part thereof in name of whole and thereupon this demise shall absolutely CEASE and determined and the money paid by the Lessee / Second Party by virtue of these presents shall stand forfeited to the Lessor / First Party without prejudice to right of the Lessor / First Party to recover from the Lessee / Second Party all money that may be payable by the Lessee / Second Party hereunder with interest thereon at 18% per annum and the Lessee / Second Party shall not be entitled to any compensation whatsoever. Provided always that the Lessee / Second Party shall be at liberty to remove and appropriate to himself all building erections and structures, if any made by him and all materials thereof from the demised premises after paying up all dues, the premium and the lease rent upto date and all municipal and other taxes, rates and assessments then due including service charge e.g. conservancy charges and special maintenance charges and all damages and other dues accruing to the Lessor / First Party and to remove the materials from the demised premises within three months to the determination of the Lessor / First Party and in case of failure on the part Lessee / Second Party to do so, the building and erection standing on the demised premises and all materials thereof shall vest in the Lessor / First Party and Lessee / Second Party shall then have no right to claim for the refund of any money paid by him to the Lessor / First Party unto that time or to claim any compensation for the structure and material put up by him on the demised premises. Provided further and always the right of re-entry and determination of the lease as herein before provided shall not be exercised if the industry at the demised premises which has been financed by

the State Government or Bank / Financial Institutions as defined in the Public Financial Institutions Act or Scheduled Bank and the said financing body or bodies remedy the breach within a period of 90 days from the date of notice issued or served by the Lessor / First Party on the said financing institutions or institutions regarding said breach or breaches.

- b) All legal proceedings for breach of the conditions, aforesaid shall be lodged only before the Court of law situated at Guwahati and not elsewhere.
- c) Any loss suffered by the Lessor / First Party on a fresh grant of the demised premises for breach of conditions aforesaid on the part of the Lessee / Second Party or any person claiming through or under him shall be recoverable by the Lessor / First Party as per law applicable thereto.
- d) Any, notice required to be served hereunder shall be deemed to have been sufficiently served on the Lessee / Second Party if served by Registered Acknowledgement Due Post and signed by an officer of the Lessor / First Party and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even though returned un-served on account of the refusal by the Lessee / Second Party or otherwise howsoever. A notification of any decision by the Lessor / First Party shall also be served in the same manner as prescribed above.
- e) The Security Deposit made with the application for allotment of land shall be refunded to the Lessee / Second Party after the unit goes into commercial production on an application made by him.
- f) The security deposit shall stand forfeited, whenever there is a breach of any condition contain in the Lease Agreement. Those units for which Corporation is not insisting Security Deposit as fixed at the time of filling of application for land / shed, in that case the amount of Security Deposit as fixed by Corporation as mentioned in **clause III (e)** will be deducted from the Development Charges whenever there is a breach of any condition contained in the lease agreement.
- g) The utilized land of the allotted plots shall revert back to the Corporation on expiry of the prescribed extended period. The Development Charges originally paid by the Lessee / Second Party for such unutilized land shall be refunded.

- h) The GBP shall have the right to cancel the allotment after issuing a 15 (fifteen) days Show Cause Notice to the Lessee / Second Party for breach of any of these rules, conditions of allotment letter and terms of this Lease agreement.
- i) The Lessee / Second Party shall continue his activities in the premises for which the property is used leased. Stoppage of said activities in leased premises temporarily or permanently the Lessee / Second Party shall be bound to intimate the reason of stoppage to the Lessor / First Party in writing within 7 (seven) days from stoppage or close down. The Lessor / First Party shall have the right to re-entry over the property and take over its possession, if restarting of activities do not take place within 3 (three) months period from the date of initial stoppage / close down of activity or / committing any violation of the terms set forth in this lease agreement. The arrear dues, if any, will be realized within 3 (three) months from the date of such taking over in due course.
- j) The Lessor / First Party shall have the unfettered right to inspect the documents justifying the utilization of assets during the leased period and GBP shall have the right to get authenticated copies of such documents as and when necessary.
- k) The Lessor / First Party shall the right to re-entry over the property and take over its possession, if the Lessee / Second Party has make any additional construction without prior permission of the authority, the Lessor / First Party will not responsible to pay any compensation to the Lessee / Second Party for this type of additional construction.
- l) Notwithstanding anything contained in this present Lease Agreement, the Lessor / First Party may, on termination of this agreement, transfer or lease out the property including the additional construction and the renovation if any, to any person by private negotiation or public auction or otherwise at the option of the Lessor / First Party and on such terms and conditions as the Lessor / First Party deems fit and proper.
- m) The Lessor / First Party reserves the right to impose any further conditions, stipulations of alteration in the convent herein at any time which in the opinion of the Lessor / First Party / Government feel it necessary for the public interest.
- n) In the case of breach of any of the terms and conditions mentioned in this lease, the Lessee / Second Party shall cease to be entitled to the use of or occupation

of the property and the Lessee / Second Party would be liable for summary eviction by Estate Officer authorized under Assam Public Premises (Eviction of Unauthorized Occupants) Act, 1971.

- o) In pursuance to the aforesaid Act and Rules made there under, the Lessee / Second Party will bound to hand over the possession of the lease land to the Lessor / First Party without any disputes.
- p) Any arrear amount is so required to be recovered for the lease agreement or its consequential effects arising therefrom, the same would be realized in terms of law applicable thereto.
- q) All Power exercised by the Lessor / First Party under this lease agreement may be exercised by Chief Executive Officer, Guwahati Biotech Park or such other person(s) authorized in this behalf. Provided that the expression Chief Executive Officer shall include the person who is entrusted by Lessor / First Party with the functions similar to those of Chief Executive Officer.
- r) Every dispute difference or questions touching or arising out or in respect of this Lease Agreement or the subject matter thereof, shall be at the first instance, invariably required to referred to the head of the Lessor / First Party and failure to get a dissatisfactory order from the Lessor / First Party, the Lessee / Second Party only deserves the right to refer the said dispute / difference to the Competent Court of Law as applicable thereto.
- s) The Stamp and Registration Charges on this Lease Agreement shall be borne by the Lessee / Second Party.
- t) The Lessee / Second Party agrees that if the need arise and as per Government direction, a separate Agreement may be required to be entered in to and signed with another Authority instead of Guwahati Biotech Park, the current Lessor / First Party in this agreement on the same terms and conditions as contain in this agreement.
- u) If any provision of this agreement is rendered void, illegal or unenforceable under any Law, the validity, legality and enforceability of that provision under any other Law and the validity, legality and enforceability of the remaining provisions, shall not in any way be affected or impaired thereby. Should any proviso of this agreement be or become ineffective for reasons beyond the

control of the Parties, the Parties shall use reasonable endeavors to agree upon a new provision which shall as nearly as possible have the same commercial effect as the ineffective provision.

IN WITNESS WHEREOF THE parties hereto have hereunto set and subscribed their respective hands this day and year first hereinabove written.

SCHEDULE OF PROPERTY

All that the plot of land numbered as situated within the BEZ at under Mouza: Sila Sinduri Ghopa , Vill- Numali Jalah , Dag No., Revenue Circle : Norh Guwahati , P S: Changsari , District : Kamrup Assam containing by measurement 29950 Sq.M be the same a little more or less, bounded:

- On the North by Govt. Land
- On the South by DC Kamrup, Office
- On the East by Govt. Land
- On the West by NH27

IN WITNESS HEREOF THE parties hereto have set their hands this day of the month of in the year

Signature for and on behalf Lessor / First Party

Signature for and on behalf of Lessee / Second Party

Signature of witness no.(1).

Name (In capital letters).....

Address:

Signature of witness no.(2)

Name (In capital letters).....

Address:

APPENDIX V

PROJECT APPRAISAL REPORT

| | | | |
|------------|--|---|--|
| 1. | a. | Name of the proposed Unit | |
| | b. | Office address | |
| | c. | Proposed Factory address | |
| | d. | Registered Head Office (Proposed) | |
| | e. | PAN of the Unit | |
| | f. | GST Registration | |
| 2. | a. | Constitution | |
| | b. | Registration Number & Date under any Act (if any) | |
| 3. | Name(s) and address of the Board of Directors | | |
| 4. | IEM No. and Date (if filed) | | |
| 5. | Proposed Date of Commencement of Commercial Production/services rendered | | |
| 6. | Proposed Products to be manufactured | | |
| 7. | Details of Land required | | |
| 8. | Proposed Built up area | | |
| 9. | Proposed Fixed Capital Investment | | |
| | a. | Land | |
| | b. | Site Development | |
| | c. | Building | |
| | d. | Plant and Machinery | |
| | e. | Equipment, accessories, components, fittings etc. | |
| | f. | Electrical installation | |
| | g. | Preliminary & pre-op. Exp. capitalized | |
| | h. | Margin money for Working Capital | |
| | Total | | |
| 10. | Proposed Sources of finance (in Rs.) | | |
| | a. | Promoter's contribution | |
| | b. | Loan from Bank / Financial Institution | |
| | c. | Unsecured Loan | |

| | | | | | | |
|------------|---------------------------|-------------------|---|-----------------------|----------------------------|----------------------------|
| | d. | Other source | | | | |
| | Total | | | | | |
| 11. | Details of Power required | | | | | |
| 12. | a. | Water Requirement | | | | |
| | b. | Water Source | | | | |
| 13. | Proposed Production | | | | | |
| | | Product(s) | Annual Installed Capacity | | | |
| | | | Quantity | Value in Rupees Lakhs | | |
| | 1. | | | | | |
| | 2. | | | | | |
| 14. | Raw Materials | | | | | |
| | SL. | Item(s) | Raw Material required on 100% annual installed capacity | | Sources of Raw Material(s) | |
| | | | Quantity | Value in Rs. | Within the State of Assam | Outside the state of Assam |
| | 1. | | | | | |
| | 2. | | | | | |
| | 3. | | | | | |
| 4. | | | | | | |
| 15. | Proposed Export | | | | | |

16. (a) Proposed Employment (Direct): Total Employment :

| Sl. No. | Category | Total Employment (Nos.) | People of Assam | | People not belonging to Assam | | Remarks, if Any |
|---------|----------------|-------------------------|-----------------|---|-------------------------------|---|-----------------|
| | | | (Nos.) | % | (Nos) | % | |
| a | Managerial | | | | | | |
| b | Non-managerial | | | | | | |
| Total | | | | | | | |

b) Proposed Employment (Contractual) (under the provision of Contract Labour Act, etc)

| Sl. No. | Category | Total Employment (Nos.) | People of Assam | | People not belonging to Assam | | Remarks, if Any |
|---------|----------------|-------------------------|-----------------|---|-------------------------------|---|-----------------|
| | | | (Nos.) | % | (Nos) | % | |
| a | Managerial | | | | | | |
| b | Non-managerial | | | | | | |
| Total | | | | | | | |

Financial Projection:

| | | |
|----|---------------------------|--|
| 1. | Annual Turn Over (3rd yr) | |
| 2. | Operative Profit (3rd yr) | |
| 3. | Profit after Tax (3rd yr) | |
| 4. | IRR | |
| 5. | Debt –Equity Ratio | |
| 6. | Return on Equity | |
| 7. | DSCR | |
| 8. | Break Even Point (Sales) | |
| 9. | Payback period | |

Pollution Control License Category:

Promoters Details:

Audited Financial Data of last 3 Years are as under:-

| Sl.No. | Particulars | 2022-2023 | 2023-2024 | 2024-2025 |
|--------|-------------------------------|-----------|-----------|-----------|
| 1. | Turnover / Revenue | | | |
| 2. | Profit (PBT) | | | |
| 3. | Loan from Banks | | | |
| 4. | Unsecured Loan from Directors | | | |
| 5. | Shareholders Fund | | | |
| 6. | Current Assets | | | |
| 7. | Current Liabilities | | | |
| 8. | Net Current Asset | | | |

If any Consultancy Firm is engaged in Construction activities.

Audited Financial Data of the consultancy firm for last 3 Years are as under: -

| Sl.No. | Particulars | 2022-2023 | 2023-2024 | 2024-2025 |
|--------|--------------------|-----------|-----------|-----------|
| 1. | Turnover / Revenue | | | |
| 2. | Profit (PBT) | | | |
| 3. | Borrowings | | | |
| 4. | Shareholders Fund | | | |
| 5. | Current Assets | | | |

| | | | | |
|----|---------------------|--|--|--|
| 6. | Current Liabilities | | | |
| 7. | Net Current Asset | | | |

OBSERVATIONS OF THE PROJECT APPRAISAL COMMITTEE (For Office Use)

Enclosures:

- Annexure 1: Project Report
- Annexure 2: Financial Projections of the proposed entity
- Annexure 3: Site Plan with layout
- Annexure 4: 3 years Balance Sheets of promoters

Name and Designation of the Authorized Person:

Signature with Seal:

Annexure I

PRICE BID

| Sl. No. | Area Required (in Sqm) | Quoted Rate (in Rs./Sqm) |
|---------|------------------------|--------------------------|
| 1 | | |

Note:-

1. Bidders are requested to Quote the rate (In Rs/sqm) for the land required in the Business Enterprise Zone
2. The minimum Base Price for the respective Area is given in EOI and Terms and condition.
3. Bidders with highest quoted rate in respective Business Enterprise Zone will be ranked as rank 1 and will be allotted land first and other application shall be ranked as rank 2, rank 3 and shall be allotted land in that order accordingly.
4. In case of Bidders quoting the same rate, the application shall be processed on first come first serve basis.

Name and Designation of the Authorized Person:

Signature with Seal:

