

## **Preface of Investors:**

The park opens opportunities for investor small and large. Those who cannot work and want to live on rented income in their old age or wish to have additional income on investment with property appreciation are welcome. The small investors can invest in shops, warehouse and the large investor can invest in building like; colonies, shopping mall and hotels. The small investors for wholesale shops and warehouse can buy a super structure without land. Whereas, the large investor for colonies, shopping mall and hotels can buy land and an agreement for usages as per committed development of same item for which it is purchased.

## **The Scheme for Investors:**

### **Scheme for Small investors:**

The small investors for shops and warehouse can invest in building structure wherein they will get the rent seeker. The website will exhibit the list of rent seeker along with the list of those who has arranged with investors. The investor has always have an option to select rent seekers. The rent seeker has to select the block where he needs a shop and warehouse. The park facility map is available well describe. The website will be updated from day to day for shops and warehouse sold or funded by investors and similarly the distinct color shows that the rent seekers made an agreement to occupy the shops and warehoused. The work will be started on 1<sup>st</sup> January 2023. If, anything is not clear they can call helpline number.

Gain for investors:

Giving property on rent and taking the appreciation of shops and warehouse. The rent is equivalent to 6% p.a. on investment. The bank loan is also available.

### **Scheme for Large investors:**

The large investor can buy a piece of land and with an agreement. The land will be given for specific investment in specified area. The option is available while filing token of interest.

The land cost is variable from Rs.3000 to Rs.12000/sq. yard. The owner of the land can develop within three years otherwise he is to return the land at the price he has purchased.

## **Agreement for sale of land for industry:**

1. The buyer of industrial land has to enter an agreement which explains the terms of land usages and usage of facilities offered and the occupier's responsibilities.
2. The buyer after taking the possession of land can sell the land but he is to approach the community center and the prospective buyer will enter in to the agreement before the land is transfer to him. The terms of next buyer shall be governed as per agreement terms.

**Terms of Agreement:**

1. The terms of agreement for original buyers.
  - 1.1 The buyer will established the industry within three years of taking the possession of land.
  - 1.2 The buyer will use the land for the purpose for which it is obtained.
  - 1.3 The buyer will established the industry and before construction he is to get the approval of map from community center office of the park.
    - 1.3.1 The approval of the map will be given by taking into consideration all the water discharge point of STP and ETP.
    - 1.3.2 The buyer will enter into a separate agreement, wherein he assures that the STP & ETP will be installed at the cost of industry as per guidelines of pollution board.
    - 1.3.3 The occupier of the factory will pay the person or persons of the community center who will take care of ETP & STP. The occupiers do not have option to refuse the services of the community. However, he can request for change of care taker of STP & ETP.
    - 1.3.4 The water taken from the community is chargeable @ Rs. 0.0125/ liter.
    - 1.3.5 The return water treated from the factory will be also accepted by the community @ Rs. 0.0125/ liter.
    - 1.3.6 The STP & ETP will be designed by the community and is to be accepted by the industry.
    - 1.3.7 The STP & ETP water after processing will be tried to be utilized in the factory. The extra water will be given to the community by paying charges as per 1.3.5.
    - 1.3.8 The factory can also have own tube-well.
  - 1.4 Disposal of wastages:
    - 1.4.1 The wastages will be segregated by the industry which they can sell and which they cannot sell.
    - 1.4.2 The wastages which industry can sell, the community has no right to take it.
    - 1.4.3 The wastages which industry do not required by them shall be collected by the community STP & ETP and disposal of wastages area office.
    - 1.4.4 The office of STP & ETP and disposal of wastages will charge @Rs. 0.5/kg. which is revisable from time to time.
    - 1.4.5 The STP &ETP and disposal wastages office will handle all the wastages and work at the cost of all using this facility.
    - 1.4.6 The cleaning of area is the responsibility of the above said office.
  - 1.5 Maintenance of common facilities, roads and non-chargeable facilities in the community center are chargeable proportionately from all the occupants of the park.
    - 1.5.1 Clarification of non-chargeable facilities:
      - 1.5.1.1 Fire Brigade
      - 1.5.1.2 Emergency Hospital
      - 1.5.1.3 Security Office

1.5.1.4 Plantation

1.5.1.5 Any other.

2. The terms of agreement for next buyer of industry:
  - 2.1 The next buyer has to take the permission from community center before entering into agreement to buy the property of other factory owner.
  - 2.2 The terms of working in this area shall be explained before agreement of purchase and got signed and implemented after the possession of the area.
  - 2.3 The due charges if any by selling party shall be paid and clearance certificate of charges should be taken before the sale of land.
  - 2.4 The charges of other facilities undertaken by party number 1 are also applicable to next buyer.