**LAND LEASE TERM SHEET**

         Client:

         Land Size: ------- ACRES

         Product: ----------------

**Proposed Commercials**

         Lease Amount: Rack rate 75 lakhs per acre for 99 year lease, special rate: Rs.50 lakhs, per acre for 99 year lease, land  shall be provided “as is” basis

         Common maintenance charges – Yearly:  Rs.2,00,000 per acre per annum

         Water at Rs. 85 per KL

         Electricity will be charged at actual cost + Rs. 1 per unit (covering the fixed charges and regular maintenance of the fixed common installation)

         other service charges

* Bulk Potato Cold Store Rs 4 Per Kg Per Season
* Carrot storage in CA Store Rs 1 per Month
* Chilli Cold Storage Rs 22 per Bag Per Month

(Storage, etc.)

* Charges for Quality Testing Lab Services, Assistance in Approvals, Construction etc shall be mutually agreed

         First milestone payment: 25% of lease amount on signing the lease agreement, balance in instalments not exceeding 6 month period

         TAXES as applicable is extra to all the costs (lease, maintenance, services, facility usage, etc.). This will be paid by ------ company

         Escalation of all costs including maintenance: 10% per year (No escalation to the lease rental charges)

**Terms &Conditions:**

1.        Unit has to comply with Central & State laws and rules.  .

2.        Unit has to commission their project within 3 months of agreement signing

3.        Unit shall build only a food or related ancillary industry including services

4.        Unit shall at all time follow good construction practices during project stage and don’t impede the neighbouring units or the food park operations in any manner.

5.       IFP will be indemnified by the Unit for any claims or damages arising out its acts or defaults from vendors, local agencies, labour, law authorities etc.

6.       The building and assets and other belongings of the Unit will be suitably insured at all times by tenant

7.       Units will have their own pre-treatment system for effluents and only discharge effluents at agreed ppm levels.

8.       All solid wastes have to be evacuated in sync with Govt policies and rules and regulations.

9.       The unit will not be allowed to construct any social infrastructure except for labour amenities like eatery area for labour, rest room, toilets, change rooms etc.

**10.**   The unit will have to adhere to the rules of the food park as a cluster for aspects relating movement of material, labour, parking of vehicles etc.

11.   Water will be supplied on “best effort” basis. Water will be given at a single point in the vicinity of the plot/common grid  and thereafter it will be the unit’s responsibility for internal circulation.

12.   Power connection shall be drawn from the nearest source and it would be the responsibility of the Unit to draw cable and other required infrastructure for taking supply to the Unit. IFP Shall provide requisite “right of way”

13.   Units have to provide for their own “back up” power requirements for tackling power outages.

14.   Units shall pay as per usage the rates fixed for the various common facilities and taxes will be extra as applicable

15.   No sub-let of the property will be permitted.

16.   All disputes and arbitration will be subject to Kargone jurisdiction.