



Dahej SEZ Limited

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CIN : U45209GJ2004PLC044779
GSTIN : 24AACCD8098E3ZJ

No. DSL/ALT/PLT/Neogen Ionics Limited/2023/1561/127

09.01.2024

✓ Dr. Harin Kanani
Managing Director
M/s Neogen Ionics Limited
Office No. 1002, 10th Floor, DEV Corpora Building,
Eastern Express Highway, Opp. Cadbury Company,
Pokhran Road No.2, Khopat, Thane,
Maharashtra, 400601

Sub: Offer-cum-Allotment letter for plot of land in Dahej SEZ

Refs: -

1. Your application NIL online Application 04.09.2023
2. DSL Provisional Offer letter No. DSL/ALT/PLT/Neogen Ionics Limited/2023/1561/1674 dated 03-10-2023.
3. LoA No. DAHEJ/SEZ/II/003/2023-24/5980 dated 14-12-2023.

Dear Sir,

With reference to your application as above and provisional offer letter issued by DSL, DSL has received LoA mentioned above at No. (3).

We are happy to issue offer-cum-allotment letter for plot of land in Dahej Special Economic Zone as per details given hereunder:

A.	Plot Nos.	:	Neogen Ionics Ltd, Z/109/D, SEZ-II, Dahej
B.	Area	:	6455.25 Sqmtrs (Tentative)
C.	Rate	:	Rs. 2530/- per sq.mt.
D.	Allotment Price	:	Rs.1,63,31,782.50/-
E.	Contribution towards Gujarat PCPIR Welfare Society	:	Rs 96828.75/-@ Rs. 15/- per sq.mtr.
F.	Total: (D + E)	:	16428611.25/-

1. **Offer amount:-**

- (a) As per full payment, the offer price for plot area of 6455.25 sq. mtrs. @ Rs. 2530/- per sq.mt. works out to Rs.1,63,31,782.50/-

**Contribution towards Gujarat PCPIR
Welfare Society @ Rs. 15/- per sq. mtr. Rs.96828.75/-**

TOTAL : Rs. 16428611.25/-

The contribution towards Gujarat PCPIR Welfare Society of Rs. 96828.75/- @ Rs. 15/- per sq. mtr. to be paid along with offer amount of Rs. 1,63,31,782.50 after deducting Deposit amount of Rs2,00,000/-. You are, therefore, required to make payment of Rs. **1,62,28,611.25/-** within 30 days of issue of offer-cum-allotment letter i.e. before 08.02.2024

- (b) You will be required to make payment of offer amount as above within the prescribed time limit, failing which interest at rate of 13% per annum will be charged per day till the time dues are paid.
- (c) You will be required to make payment towards if the boundary wall constructed by DSL. The amount will be indicated separately.
- (d) You may make payment by DD / Cheque in favor of Dahej SEZ Ltd. payable at Gandhinagar.

Procedure of obtaining possession: -

2. On receipt of this letter, you will be required to pay the offer amount as mentioned above. While sending the offer amount, please send the "Acceptance-cum-Undertaking of offer letter" which is enclosed.
3. Please note if the offer amount is not received by us within a period of 30 days from issue of this letter, the offer will stand automatically cancelled, deposit amount will be forfeited and you will not be entitled to get land at the offered price and will also lose priority. Your application shall be automatically treated as closed.
4. You will be required to execute "Agreement" in triplicate as per the enclosed format each on Rs. 300/- stamp paper as per DSL policy. It is not necessary for you to execute this agreement in our presence but you can execute it and send it by post. You will be issued Possession Advice on execution of Agreement.



5. The plot is offered in processing area of Part -II of Dahej SEZ where you will set up an industrial unit for manufacturing of 1. Pharma and Agro Intermediate 2. Speciality Chemicals 3. Electronic Chemicals 4. Enzymes, 5. By Products & Co-Products as per LoA issued. The sketch showing location of Plot No. Z/109/D is enclosed. The area of the plot is tentative and subject to survey and measurement. You will be required to pay the difference of land price as may be required.

6. According to the policy of DSL, you are required to get the building plans approved within a period of 3 months from Dahej SEZ Development Committee. You shall commence the production within 3 years from the date of allotment and shall intimate the date of production, failing which DSL is entitled to take back the possession of the plot unless extension is granted in writing. Penalty of 3% will be applicable to M/s. Neogen Ionics Limited for Non-Utilization of the plot land as per DSL policy.

7. Please note that DSL has considered pipeline cost of water supply capacity of 33,000 litres per day/hect. and Effluent Disposal Pipeline (EDP) facility of 30,000 litres per day/hect. under the allotment price charged to you. Any higher requirement over and above this entitlement is to your account.

<u>Area</u> Sq.Mtrs.	<u>Entitlement</u> Water EDP	<u>Your requirement</u> Water EDP
1	2	3
6455.25	0.14 MLD 0.01	21.30 KLD 19.36 KLD

Your water requirement is within entitlement for the first year. For the subsequent years requirement is higher than entitled capacity, in this case unit has to make its own arrangement.

You will be required to execute a separate agreement for water connection with DSL / GIDC, Bharuch.

8. If not submitted, you shall have to produce the project report and certificate indicating authorized, subscribed & paid-up capital of the company, name of directors/shareholders and their holding in the company.
9. Before acceptance of this offer-cum-allotment letter, you may inspect the plot and shall execute undertaking in the enclosed proforma to that effect.

10. **Special Conditions:**

- (a) Dahej SEZ Ltd. has allotted the Plot No. Z/109/D to you on your production of Letter of Approval No. DAHEJ/SEZ/II/003/2013-24/35980 dated 14-12-2023 issued by the Office of the Development Commissioner, Dahej Special Economic Zone, Government of India, Ministry of Commerce & Industry, 605-607, 6th Floor, 3rd Eye Vision, Opp. Shivalik Plaza, IIM-AMA Road, Near Panjrapole Cross Road, Ahmedabad -380 015.



- (b) You shall strictly adhere to all the terms and conditions stipulated in the aforesaid Letter of Permission and submit copies of compliance report. You will also have to follow all provisions under the SEZ Act, 2005, SEZ Rules, 2006 and Gujarat SEZ Act, 2004.
- (c) The detailed terms and conditions for allotment of land in Dahej SEZ along with the Application Form and Undertaking signed by you shall form a part of the Allotment Letter.
- (d) You will obtain all environmental clearances concerning the project at your cost. You will be permitted to start construction of your building only on submission of certified copy of the environmental clearance from MoEF / competent authority and copy of Consent to Establish (NOC) from Gujarat Pollution Control Board. You will adhere to all the terms and conditions stipulated in the said environmental clearances.
- (e) You are required to set up all pollution mitigation machinery, including necessary treatment to gaseous, liquid or solid waste, as stipulated on the environment clearance.
- (f) You will be required to develop and install the rain water harvesting system.
- (g) In case of failure to adhere to the terms and conditions of the environment clearance/s and consequent direction by Central Pollution Control Board or Gujarat Pollution Control Board or any other enforcement agency, DSL shall be competent to withhold water and/or power supply, refuse to accept the effluents in the collection and disposal system and also stop all services provided in SEZ.
- (h) DSL does not propose to operate any Common Effluent Treatment Plant. Treatment of effluents will primarily be the responsibility of the allottee.
- (i) DSL does not propose to operate any Solid Waste Disposal Site. You shall have to make your own arrangement for treatment and disposal of the solid waste at your own expense. For the purpose, you have the option to take the benefit of the Solid Waste Disposal Site developed at Ankleshwar, GIDC Estate.
- (j) You will endeavour to recycle the liquid effluents to the extent possible to minimise the use of water. You will also make efforts to apply non-conventional sources of energy. You will endeavour for construction of green buildings. You will ensure maximum tree plantation.

- (k) As a developer of the SEZ, DSL is required to submit various returns/information to the Development Commissioner, Govt. of India, Ministry of Commerce & Industry, 605-607, 6th Floor, 3rd Eye Vision, Opp. Shivalik Plaza, IIM-AMA Road, Near Panjrapole Cross Road, Ahmedabad - 380 015. You will ensure submission of periodic information about your unit as may be required. The details would be communicated to you separately.
- (l) On taking possession of the plot of land, please ensure to carry out joint survey & measurement of demarcated plot by DSL. You shall also go ahead with securing various clearances for your project, including environment clearances, prepare building plans, obtain approval from the Dahej SEZ Development Committee of the building plans in conformity with the General Development Control Regulations for SEZ published by Govt. of Gujarat, start construction of your factory buildings etc. DSL has put in place internal infrastructure in the SEZ. DSL will not entertain any dispute about infrastructure in SEZ.
- (m) You will be required to pay the installation and service charges as well as the repairs and maintenance of the infrastructure created in SEZ, salary/ remuneration paid to the Development Commissioner for deployment of staff in the SEZ, expenditure incurred for maintenance of security personnel, office expenditure of Dahej SEZ Ltd., expenditure of DSL employees etc. and all other expenses incurred by DSL for management, maintenance & operation of SEZ, as may be fixed by the Dahej SEZ Development Committee. Bills for service charges depending on the area of the plot allotted to you will be issued on quarterly or annual basis which shall be paid within 30 days failing which DSL will recover interest @ 13% per annum and Rs 100/- per day on the amount under delayed.
- (n) You will be required to pay Non-Agricultural Assessment and such other revenue charges as may be levied by the Govt. of Gujarat / GIDC. Similarly, at a later date, you will pay the Notified Area Tax as may be fixed by DSL, SEZ being a deemed Notified Area, under the Gujarat SEZ Act, 2004.
- (o) DSL will execute in your favour lease-deed for an initial tenure of thirty years on 100% payment of land price and additional cost of infrastructure, if any. On expiry of the 30 years' tenure, the lease-deed shall be extended for a further period of 30 years. Meanwhile, you are required to pay lease-rent @ Rs. 2/- per sq.mtr. Per annum for the first 5 years and as modified from time to time thereafter. Lease- rent shall be payable every quarter along with service charges.
- (p) As regards supply of water, the allottee shall abide by the conditions of Gujarat Industrial Development Corporation (Supply of Water to the Industrial Estate) Regulation, 1991 and its amendments from time to time.

On failure to pay the minimum charges, the purchaser shall be liable to the actions including Termination of Agreement and subsequent steps. Water Supply Rules framed by GIDC will apply mutant tis mutandis.

- (q) For obtaining drainage connection in the effluent disposal pipeline, the allottee shall treat the effluent to the standards of NOC/consent of the Gujarat Pollution Control Board and the rules and regulations covered under (The Water Prevention and Control of Pollution Act, 1974) and (The Air Prevention and Control Pollution Act, 1981 and E.P. Act 1986) with all latest amendments

and any other laws that may be in force from time to time. Failure on this part to comply with such provisions shall entitle DSL to disconnect the drainage connection to the allottee. DSL would also take any such action as required or as directed by Development Commissioner, Dahej SEZ under any statute or as directed by any statutory, competent authority. The allottee shall have to take Drainage Connection when intimated by DSL and shall have to pay all the necessary charges towards capital amount recovery and shall have to pay regular drainage cess as fixed by the Company from time to time. While taking drainage connection, the allottee shall have to comply with all regulations contained in Drainage Regulations 1990 of GIDC.

- (r) In case of power supply, the allottee may approach to Torrent Energy Ltd. (TEL) and follow procedure as under: -
- (i) The allottee has to complete formalities of signing Agreement, payments of Security Deposit and complete wiring of electrical installation as per I.E. rules and submit the test report for wiring from licensed electrical contractor before release of power connection;
 - (ii) The allottee is liable to pay the charges for the power supply to the co-developer as per applicable rules and regulations.
 - (iii) The supply of voltage and source of power supply shall be decided by the Co-developer;
 - (iv) The allottee has to pay for cost of augmentation of sub-station on its pro-rata demand basis and at the rate and policy prevalent in the Company / Co-Developer;
 - (v) The allottee will not hold DSL responsible for delay in availability of power.
- (s) The allotted shall engage local persons to the maximum extent possible. "A Local Person" means a person domiciled in Gujarat State for a minimum period of 15 years. So far as menial workers, such as watchman, labor, sweepers, drivers, etc. are concerned, preference should be given to land-losers (including their family members) or local villagers.
- (t) It is in the interest of the allottee to acquaint himself about various provisions of Acts, Rules etc. Some of the important Acts/Rules are stated below.

Sr. No.	Particulars	Website
1.	SEZ Act, 2005 & SEZ Rules, 2006	sezindia.ic.in
2.	Gujarat SEZ Act, 2004 & GDCR for SEZ's.	ic.gujarat.gov.in
3.	GIDC Water Supply Rules and GIDC Drainage Rules	gidc.gov.in.

- (u) In the unlikely event of any dispute, the competent court for jurisdiction purpose will be the designated court for SEZ's in Gujarat when notified. In the meanwhile, the jurisdiction shall be a competent court at Gandhinagar or Ahmedabad in Gujarat. Once again, we welcome you to Dahej SEZ and request you to send us the forms of agreement duly executed along with offer acceptance/undertaking at your end at the earliest but not later than 30 days in order to enable us to hand over the possession of the plot to you.

Thanking you,

Yours faithfully,



J.B. Patel

Chief Executive Officer

- Encl: 1. Sketch showing location of land
2. Acceptance Letter (Specimen Copy)
3. Agreement Form (Specimen Copy)

Copy f.w.cs. to:

1. Development Commissioner, Ahmedabad - 380 015.
2. Superintendent Engineer, GIDC, Bharuch
3. Manager (Infra), Dahej SEZ Ltd., Dahej, Bharuch
4. Account Department- Gandhinagar



