



TIDEL PARK COIMBATORE LTD.

**ELCOSEZ, Aerodrome Post
Coimbatore – 641 014**

Regd. Office: No.4, Rajiv Gandhi Salai
Taramani, Chennai – 600 113



Contact

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TERMS FOR ALLOTMENT OF SPACE (IT / ITES)

[SEMI FURNISHED (READY TO OCCUPY) IT SPACE WITH SEZ BENEFITS]

1.	Semi Fit Out	The facility is offered as Semi Fit out, which includes complete infrastructure and facilities for IT / ITES activities viz; flooring, false ceiling, light fittings, chilled water cassette units – 6 Nos , Fire Detectors, Power etc.								
2.	Lease Term	5 or 9 Years Lease								
3.	Rent	Rs. 42.32/- per Sq.Ft. per Month on Super Built-up Area [Escalation: 5% (Effective from 1 st April each year)]								
4.	Operation & Maintenance Charges	Rs.7.88 / Rs. 8.93 / Rs.9.98/- per Sq. ft. per month on Super Built up area presently (2017-18), subject to annual escalation of 5% w.e.f. 1st April every year.								
5.	Air-conditioning charges	At actuals								
6.	Electricity	At actuals								
7.	Rent Free Fit-out period	15 days								
8.	Security Deposit	Refundable interest free security deposit equivalent to 10 months of rent on super built up area								
9.	Parking subject to availability	<p>Parking slots shall be allotted on Pro-rata basis of area occupied in IT/ ITEs / Commercial Space.</p> <table border="1"> <tr> <td colspan="2">Covered car park</td> </tr> <tr> <td>Basement – I</td> <td>Rs. 1200/- per Car per month</td> </tr> <tr> <td>Basement – II</td> <td>Rs. 1000/- per Car per month</td> </tr> <tr> <td>Covered Two Wheeler - 3rd basement</td> <td>Rs. 250- per month</td> </tr> </table>	Covered car park		Basement – I	Rs. 1200/- per Car per month	Basement – II	Rs. 1000/- per Car per month	Covered Two Wheeler - 3rd basement	Rs. 250- per month
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10. SPACE AVAILABLE:

TPCL has designed limited Ready to Occupy space in the Ground Floor, out of which six modules are available for allotment, with details as below:

Sl.No.	Module No.	Area (in Sq.ft)
1	9,10,11,15,16,17	1800 Sq.Feet (carpet area is 1281 Sq.feet)

11. PROCEDURE FOR ALLOTMENT OF SPACE:

- (i) The prospective occupants are required to submit the duly filled-in application form with ten months rent as interest-free Booking Advance.**
- (ii) The application complete in all respects, received with Advance will be scrutinized and qualified based on the nature of the activities for which the space is made available.**
- (iii) Agreement has to be signed within 30 days from the date of allotment. failing which, the allotment of space stands cancelled automatically / re-allotted to the next eligible applicant. Security deposit paid will also stand forfeited.**
- (iv) The allotment shall be done for first come first served basis for eligible applicants provided application is received in full shape with payment of Security Deposit.**

12. RANKING CRITERIA IN CASE OF MULTIPLE APPLICATIONS:

- (i) Criteria for prioritizing multiple applications would be as below:
 - (a) Existing Clients of TPCL
 - (b) IT companies having Global Business presence
 - (c) Turnover of the company
 - (d) Number of years of operation
 - (e) Number of persons employed
- (ii) Subject to satisfying eligibility criteria, space would be allotted on 'First Come First Served Basis'.

13. MEPZ APPROVAL:

- (i) On finalizing the applicant based on ranking, TPCL shall issue a Letter of Allotment to the chosen allottee.**
- (ii) The applicant is required to obtain approval of the Madras Export Processing Zone (MEPZ), to qualify to set up and operate an SEZ unit in TIDEL Park Coimbatore Ltd. It is the client's responsibility to obtain MEPZ approval. TPCL will not be responsible for delay in obtaining MEPZ approval by applicant.**
- (iii) In the event of MEPZ approval being rejected, TPCL shall refund the security deposit paid after deducting dues upto the said date and the letter of allotment shall stand automatically cancelled. Cancellation deed shall be executed in respect of the lease deed.**

14. TPCL reserves the right to accept / reject any one / all applications without assigning any reason thereof.