

**Spices Board**  
**(Ministry of Commerce & Industry, Government of India)**  
**Sugandha Bhavan, Palarivattom**  
**Cochin – 682 025, Kerala**

No: MKT/SP/GUNA/EOI/PLOTS/2024 / 2089

13.02.2024

Spices Board, Ministry of Commerce & Industry, Government of India has established a Spices Park at Mavan village in Guna District of Madhya Pradesh. The Spices Park is a common infrastructure facilities meant for the processing of seed Spices like Coriander and Fennel. In addition to a full line processing facility for Seed Spices with a capacity of 2 Tons per Hour, warehouses and PUF godown etc. The Park is having basic infrastructure facilities like compound wall, roads, water & Power Supply, 33 kv electric line, Weigh Bridge, Canteen, etc.

Now, the Board invites Expression of Interest (Eoi) from prospective exporters as mentioned in the eligibility criteria for allotment of following plots on lease basis to establish Spices processing units/ allied food processing units at Spice Park, Guna, Madhya Pradesh.

Plot Nos: 1,4,5,12,13,16,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,39,42, 48,55 (admeasuring approximately 1 acre each )

**Eligibility Criteria:**

- 1) Spice exporters having valid Certificate of Registration As Exporters Of Spices(CRES)
- 2) Exporters registered with APEDA / Tea Board / Coffee Board

The plots will be leased out for an initial period of 20 years on payment of one-time development charges @ Rs.5 lakh per acre along with 18% GST. In addition to the development charges, lease rent @ Rs.1000/- per acre per annum along with 18% GST extra shall be payable. The Lease rent is subject to revision as and when required. Other terms and conditions will be as per the lease agreement.

The interested exporters who wishes to visit the Park, may contact the officer in charge in the following address:

Shri Ashish Jaiswal  
Assistant Director  
Spices Park, Mavan P.O  
Guna District  
Madhya Pradesh  
Pin Code:473001  
Mob: 09415312330  
Email: [spicesboardguna@gmail.com](mailto:spicesboardguna@gmail.com)

The Expression of Interest (Eoi) in the prescribed format (Annexure 1) should be submitted so as to reach on or before 5.30 pm on or before 20.03.2024 superscribing " EOI for allotting plots at Spices Park,Guna" addressed to:

Shri B N Jha  
Director (Marketing)  
Spices Board,  
Sugandha Bhavan  
Palarivattom P O,  
Kochi – 682025,  
Kerala

### **General Terms & conditions of the lease**

1. The period of lease is 20 years (Twenty years) commencing from the day of registration of the lease agreement. The lease period may be further extended on mutual agreement between the lessor (Spices Board) and the lessee (Exporter) subject to the approval from the concerned state Government, if required.
2. The lessee shall pay to the lessor a onetime non-refundable development charge @ Rs.5.00 lakhs (18 % GST extra) per acre for the allotted plot.
3. The lessee shall pay the lease rent @ Rs.1,000/- per acre per annum (subject to revision by the Board) along with 18% GST or at the revised rate to the lessor on or before April of the succeeding financial year from the year of registration.
4. The lessee shall sign the lease agreement within one month from the date of issue of allotment letter by the Board. The Registration of the lease agreement shall be done within one month from the date of signing the agreement, failing which the plot allotment will be cancelled and 5% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
5. The construction of the processing unit shall be commenced within 6 months from the date of registration of agreement, failing which the plot allotment will be cancelled and 10% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
6. The completion of construction and trial run of the processing unit shall be done within 24 months from the date of registration of the agreement, failing which the plot allotment will be cancelled and 20% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
7. If the Lessee for any reasons wishes to surrender the plot after commencement of construction and before completion of the unit, 20 % of the development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.

8. If there is delay in completion of the construction and conducting trial run of the unit within 2 years of registration of the agreement, a penalty of Rs.2000/- per month will be charged till the period of completion of the unit / conduct of trial run to the Lessee.
9. The Board reserves the right to start collecting a share of the maintenance charges on common infrastructure viz. electricity, water, security, cleaning, etc, from the lease holders, after a period of 3 years from the date of agreement between the Board and the lease holders'.
10. Detailed terms and conditions will be included in the lease agreement to the successful EOI applicants.

The EOIs received will be evaluated as per the following criteria for allotment of plots, in case more EOIs are received for allotment of plots.

- a) Registered exporters of Spices (30 points)
- b) Exporters registered with APEDA / Tea Board / Coffee Board (20 points)
- c) Export performance:  
Weightage to average value of spices exports during last 2 years (Max. 25 points)\*  
Weightage to average value of export of food products under the purview of APEDA/  
Tea Board/ Coffee Board during last 2 years ( Max. 20 points)\*
- d) ST / SC Exporter (15 points)
- e) Woman Exporter (10 points)

\* The average value of spice exports or export of food products under the purview of APEDA/ Tea Board/ Coffee Board during the last 2 years will be assessed for a maximum of 25 points or 20 points respectively. The applicant with the highest export value receives the maximum score, and all other applicants' scores will be calculated proportionally by dividing their export value by the highest value. The Board reserves the right to reject any / all EOI applications without assigning any reasons thereof.



DIRECTOR [MKTG]

***(Hindi version follows)***

## EXPRESSION OF INTEREST FOR LEASING OF LAND AT SPICE PARK, GUNA

1.	Name of the Company										
2.	Spices Board's valid Certificate of Registration as Exporter of Spices (CRES) No. (if registered)										
3.	Details of registration with APEDA/Coffee Board/ Tea Board as exporter										
4.	Whether qualify for SC / ST / Woman category (Pl attach proof)										
5.	Name of Contact person										
6.	Address with Phone & E-mail										
7.	Details of exports during last 2 years (Spice export details will be verified through Export returns submitted to the Spices Board)	<table border="1"> <thead> <tr> <th>Year</th> <th>Qty Exported (Tons)</th> <th>Value Exported (Rs Lakhs)</th> </tr> </thead> <tbody> <tr> <td>2021-22</td> <td></td> <td></td> </tr> <tr> <td>2022-23</td> <td></td> <td></td> </tr> </tbody> </table>	Year	Qty Exported (Tons)	Value Exported (Rs Lakhs)	2021-22			2022-23		
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2021-22											
2022-23											
8.	Details of exports of products coming under the purview of APEDA / Tea Board / Coffee Board during last 2 years ( Export details will be verified with APEDA /Coffee Board / Tea Board /	<table border="1"> <thead> <tr> <th>Year</th> <th>Qty Exported (Tons)</th> <th>Value Exported (Rs Lakhs)</th> </tr> </thead> <tbody> <tr> <td>2021-22</td> <td></td> <td></td> </tr> <tr> <td>2022-23</td> <td></td> <td></td> </tr> </tbody> </table>	Year	Qty Exported (Tons)	Value Exported (Rs Lakhs)	2021-22			2022-23		
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2021-22											
2022-23											
9.	No. of Plots required & total area										
10.	Preference of Plot Nos										
11.	Name of spices proposed to be processed and type of processing proposed and approximate investment proposed, if plots are allotted	Name of spices: Type of Processing: Approximate Investment:									
12.	Name of food products proposed to be processed (coming under the purview of APEDA, Coffee Board, Tea Board), type of processing proposed and approximate investment proposed, if plots are allotted	Name of food products: Type of Processing: Approximate Investment:									
13.	Time line to establish the unit and commence the processing of the products (max 2 years allowed), if plots are allotted										
14.	Any other information										

I /We hereby declare that the details furnished above are true to the best of my knowledge and belief and agree to the conditions stipulated therein.

Place:  
Date :

Signature of Contact Person  
Name of the Company with Seal