

(General)

AGREEMENT TO LEASE

(to be executed on the Non-Judicial Stamp Paper)

This agreement to lease is made on this _____ day of _____, 20____ between the Governor of Himachal Pradesh through the Dy. Director of industries single window clearance agency _____/ General Manager District Industries Centre _____/member Secretary, single Window Clearance Agency _____ (hereinafter called the Department) of the first part and M/S _____ a _____ concern having its registered office at a _____ (hereinafter called the industrial Enterprise which shall include its successor, assignees and legal heirs/representatives) of the second Part.

Whereas the proposal of industrial enterprise for setting up of micro/small/medium/large scale enterprise for the manufacture of _____ stands acknowledged by the Department by issuing Entrepreneurship memorandum part-1 number _____ dated _____ or/and approved by the state level single window clearness & monitoring authority (SLSWC&MA) as conveyed Director of Industries/ by Commissioner industries H.P vide letter no _____ dated _____ (in case the project proposal is for setting up to medium & large scale enterprise)

Whereas the industrial enterprise had applied to the Department for allotment of _____ Sq. Mtr. Land/plot in the industrial Area _____ Tehsil _____ District _____ for establishment of the said enterprise and the Department has agreed to the request so made and allotted plot no. _____ / land measuring _____ sq. Mtrs. In the industrial Area/ Village _____, Tehsil _____ District _____ on terms & conditions stipulated in the provisional allotment letter No _____ dated _____ and as per provisions contained in the "Rules Regarding Grant of incentives, concessions and facilities to the industrial units in HP-2004" as amended from time to time (hereinafter referred to as Incentives Rules-2004) And whereas the industrial Enterprise has deposited a sum of RS _____ as 30% of the total premium of land/plot to the Department.

Now this agreement witness as under subjects to Exceptions, Convents terms and conditions hereinafter contained that is to say:-

1. That the Industrial Enterprise hereby agrees to accept and abide with the terms & conditions of the provisional allotment stipulated in the provisional allotment letter No _____ Dated _____ and acknowledges that the terms & conditions stand incorporated in this agreement to lease and form part thereof. The

industrial Enterprise hereby agrees that the terms & that the terms & conditions of the provisional allotment shall also form a part of the lease deed to be executed with the industrial Enterprise.

2. That a regular lease deed will be entered into between the department and the industrial Enterprise after the fulfilment/submission of the following conditions/documents by the industrial Enterprise :-
 - i) Proof of obtaining all necessary approvals/registration of the different Departments/ Agencies of the State Government and Government as applicable to the enterprise.
 - ii) Proof of obtaining the sanction of the loan for the approved enterprise from the financial institution(s), if any.
 - iii) In case the industrial Enterprise is self- financed, proof of placement of firm orders of at least 50% of the estimated cost of plant and machinery and incurred at least 50% expenditure on building as per the project report.

The registration and other charge concerned therewith shall be borne by the allottee / industrial Enterprise

In Witness whereas the industrial Enterprise is a _____ has affixed its seal on this agreement:

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Signed by:

WITNESSES:

For and on behalf of 1st Part

1.

2

For and on behalf of 2nd Part