

DAHOD SMART CITY DEVELOPMENT LIMITED
EXPRESSION OF INTEREST (EOI) NOTICE for Leasing of Assets at Truck Terminal Project, Dahod

Dahod Smart City Development Limited (DSCDL) invites **Expression of Interest (EOI)** from **individuals / firms / companies / LLPs / partnership firms** for leasing of commercial assets developed under the **Truck Terminal Project, Dahod**, on a 20-year **long-term lease basis**.

1. Assets Offered for Lease

The following assets are proposed to be leased:

A. Godowns

- Total Units:** 25 Nos.
- Minimum Size per Unit:** 9 m × 9 m

B. Shops

- Total Units:** 9 Nos.
- Minimum Size per Unit:** 5 m × 12 m

C. Dormitory Facility

- Capacity: **32 Beds**
- Facilities include:
 - Kitchen
 - Store Room
 - Washrooms
 - Dining Facility

D. Banquet Hall

- Approximate Area:** 524 sq.mtr

2. Key Advantages & Infrastructure Facilities

Location Advantage

- Direct connectivity with **Ahmedabad – Indore Highway (NH-47)**

Safety & Security

- Entire area facilitated with Fire Alarm & Fire Fighting System with **Fire NOC**
- 24×7 CCTV Surveillance** covering parking, godowns and shop exteriors
- Public Address (PA) System for emergency and routine communication

Infrastructure

- High Mast & LED Street Lighting across the campus
- Fully secured compound wall with fencing
- Electrical Room
- 24×7 Surveillance Facility
- Dormitory building equipped with kitchen, washroom, storeroom, dining facility, beds

Transportation & Parking

- Parking Capacity: **100 Trucks**
 - Weighbridge with **80-Ton Capacity**
 - Main Entry Road: **80 ft wide** with street lighting
 - Wide Internal Roads for smooth vehicular movement
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3. Scope of Lease & Maintenance

The successful applicant shall:

- Operate and maintain the leased premises at their own cost
 - Ensure cleanliness, hygiene, and proper upkeep of the premises
 - Maintain all internal fixtures, electrical accessories and utilities
 - Ensure **strict compliance with fire safety norms** and directions of competent authorities
 - Prevent any **encroachment** within or around the leased premises
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4. Electrical & Utility Provisions

- Electricity, water and other utility bills** shall be paid **monthly** by the lessee
 - Applicant shall install:
 - **Electrical Sub-Meter of Class-0.5** (mandatory liasoning with engineer in charge)
 - All required internal electrical wiring, fixtures and accessories at own cost
 - No load enhancement or modification without prior DSCDL approval
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5. Alteration & Usage Restrictions

- No structural or non-structural alteration** shall be permitted without **prior written approval of DSCDL**
 - Assets shall be used **only for permitted purposes** as approved by DSCDL
 - Sub-leasing or change of use without permission shall be strictly prohibited
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6. Lease Transfer & Lock-in Period

- Lease shall have a **lock-in period of three (3) years**
 - Lease transfer shall be permitted **only after lock-in period**, with **prior written approval of DSCDL**
 - All costs related to **lease transfer, documentation and registration** shall be borne by the applicant
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7. Payment Terms

- 1st Year:** 40% of the quoted / bid value

- 2nd to 5th Year:** 15% of the quoted / bid value per year
- Payments shall be made as per schedule and mode prescribed by DSCDL

8. Lease Deed & Registration

- Lease deed shall be executed on non-judicial stamp paper
- Stamp duty, registration charges and incidental expenses** shall be borne entirely by the lessee

9. Termination Clause

DSCDL shall have the right to terminate the lease:

- For breach of any terms and conditions
- For non-payment of dues
- For misuse, encroachment, unauthorized alterations or violation of fire & safety norms
- By giving notice as per conditions mentioned in the final Lease Agreement

Upon termination, the lessee shall hand over peaceful possession of the premises to DSCDL without any claim or compensation.

10. Arbitration Clause

Any dispute, difference or claim arising out of or relating to this EOI or the Lease Agreement shall be **referred to arbitration** in accordance with the **Arbitration and Conciliation Act, 1996**, as amended from time to time.

The seat and venue of arbitration shall be **Dahod, Gujarat**.

11. Governing Law & Jurisdiction

This EOI and subsequent Lease Agreement shall be governed by and construed in accordance with the **laws of India**, and the courts at **Dahod, Gujarat** shall have exclusive jurisdiction.

12. General Conditions

- DSCDL reserves the right to accept or reject any or all EOIs without assigning any reason
- Submission of EOI does not confer any right to allotment
- Detailed terms shall be finalized through the Lease Agreement

13. Security Deposit

- The successful applicant shall pay a **refundable Security Deposit of Rs. 3,00,000/- (Three lakh Rupees Only)** to DSCDL prior to execution of the Lease Deed.

- The Security Deposit shall be **interest-free** and shall remain with DSCDL for the entire lease period.
- The Security Deposit may be **adjusted against any outstanding dues, damages, penalties, or breaches** of lease conditions.
- The balance Security Deposit, if any, shall be **refunded after peaceful handover** of the leased premises to DSCDL upon expiry or termination of the lease, subject to clearance of all dues and liabilities.

14. Submission of EOI

The Expression of Interest must be submitted in a sealed envelope superscribed:
“EOI for leasing of Godowns/Shops/Banquet Hall/Dormitory”

To:

The Chief Executive Officer

Dahod Smart City Development Ltd.

ICCC Building, 1st Floor

Jilla Seva Sadan

Dahod – 389151

Contact: 7202920553

Email: dahodsmartcity20@gmail.com

For further details, contact DSCDL office during working hours.

DSCDL reserves the right to accept or reject any EOI without assigning any reason.