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Website : www.pipdic.in



**PONDICHERY INDUSTRIAL PROMOTION DEVELOPMENT AND
INVESTMENT CORPORATION LTD.,
(A GOVERNMENT OF PUDUCHERRY UNDERTAKING)**

Regd. Office: 60, Romain Rolland Street

Puducherry – 605 001.

COMMERCIAL SPACE AVAILABLE FOR RENT

COMMERCIAL SPACE AVAILABLE FOR RENT AT PRIME LOCATION AT Door No.63, (opp. to BATA Show Room) J. N. STREET PUDUCHERRY, (Ist, IInd & IIIrd FLOORS 1653 Sqft. EACH FLOOR) FOR FURTHER DETAILS VISIT www.pipdic.in . Last date for submission of application: **29-12-2023**.

-MANAGING DIRECTOR

- Applicants are requested to email the Duly filled application with all documents to the **Email IDs:** info@pipdic.com , pipdic.edp@gmail.com
- The duly filled and **sealed** application along with all documents can be handed over in person to the Managing Director, PIPDIC Ltd., 60, Romain Rolland Street, Puducherry – 605 001.
- Duly filled application with all documents are accepted through **email or in person** on or before **29-12-2023**.

Selection Criteria : (Terms & Conditions)

The applicants are requested to apply **through on-line** (www.pipdic.in) with a payment fee of Rs.1,000/- by DD/cash (in Office) NEFT drawn in favour of PIPDIC payable at Puducherry as EMD (Refundable).

The last date for submission of duly filled application with all documents on or before **29-12-2023**.

The selection will be on the basis of highest rent (In case of some rent quoted preference will be given to export related events). If the rent quoted is lower than the rent fixed by the Corporation for the respective floors, PIPDIC reserves the right to reject such on offer.

The Security deposit amount equivalent to ten times monthly rent is payable for allotment of the respective space.

The lessee shall take all the necessary clearances for running the business and at his/her own cost.

The rent shall be charged after one month (30 days) from the date of handing over and the rent should be paid 5th of every corresponding month. (One month time is given for the lessee for setting up of the space) The revision of rent will be done once in every three years @10%.

In case of any default in payment of monthly rent for more than 3 months, the allotment is liable to be cancelled.

The period of lease shall be for six years from the date of issue of allotment order and thereafter renewable once in every six years before its expiry.

The Lessee shall pay Electricity & water charges in respect of the leased space.

The Lessor (PIPDIC) will pay the Property Tax.

The Lessee shall not have rights to Sub-Lease the rental premises.

The Lessee shall not make any additions/alterations without prior intimation/consent of the Lessor (PIPDIC).

The rent quoted shall be exclusive of **18% GST**.

During the period of lease agreement either of the parties shall have right to terminate the lease agreement by giving three months notice.

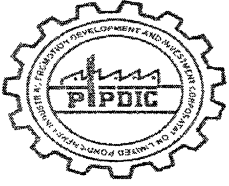
The Lessor or their authorized Officer shall have rights to inspect the premises.

A rent agreement as required by the Lessor is to be registered (Registration charges to be done by the lessor-PIPDIC).

Other terms and conditions laid down from time to time by the Corporation are also applicable. The decision of the Corporation shall be final and the Corporation has the right to allot or cancel any part or complete space without assigning any reason.

Applicant can apply for the space for each floor (or) can apply for the entire space, (i.e. the Ground floor + third floors). Applicant can't quote for part of the area in any of the floor.

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Building Details

PIPDIC, a Government of Puducherry undertaking, has constructed a four storied Building at Door No.63 J.N. Street, Puducherry, (Opp. to BATA Show Room) which is in the prime commercial location of the Town. The building has a built-up space of 1653 sqft. in each floor (including common & service area).

Details of the Office Space.

Sl.No.	Description	Remarks
1.	Plot Area	2055.91 sqft. (191 sqmt.)
2.	Total Building Area	6615.49 sqft. (614.60 sqmt.)
3.	No. of Floors	Ground + 3 floors
4.	Space available floor wise	Ground Floor - 1138 sqft. (105.72 sqmt.) (Back Portion) First Floor - 1653 sqft. (153.56 sqmt.) Second Floor - 1653 sqft. (153.56 sqmt.) Third Floor - 1653 sqft. (153.56 sqmt.)
Common Area for First Floor, Second Floor and Third Floor		
5.	Stair case & lobby area	4.62 x 4.30 = 213.87 sqft. (19.87 Sqmt.)
6.	Lift and service area	4.62 x 2.730 = 135.73 sqft. (12.61 Sqmt.)

OTS (Open to sky area) (i.e. rooftop of the building) is common for all and if any of the lessees wants to use the same for business purposes, separate charges will be applicable (i. e. 15% of 3rd floor rental value)

Tentative Rent		
7.	Ground Floor -- 1138 sqft.	Rs. 90 /sqft. **
8.	First Floor -- 1653 sqft.	Rs. 80 /sqft. **
9.	Second Floor -- 1653sqft.	Rs. 75/sqft. **
10.	Third Floor . -- 1653 sqft.	Rs. 70/sqft. **

****The above mentioned rate per sqft. of the respective floor was earlier approved by the 274th Board Meeting of the Corporation held 05-01-2017. In case of rents quoted below the above rent the decision will be taken by the Board.**

[Handwritten Signature]

MANAGING DIRECTOR