

Agreement for sale of land for industry:

1. The buyer of industrial land has to enter an agreement which explains the terms of land usages and usage of facilities offered and the occupier's responsibilities.
2. The buyer after taking the possession of land can sell the land but he is to approach the community center and the prospective buyer will enter in to the agreement before the land is transfer to him. The terms of next buyer shall be governed as per agreement terms.

Terms of Agreement:

1. The terms of agreement for original buyers.
 - 1.1 The buyer will established the industry within three years of taking the possession of land.
 - 1.2 The buyer will use the land for the purpose for which it is obtained.
 - 1.3 The buyer will established the industry and before construction he is to get the approval of map from community center office of the park.
 - 1.3.1 The approval of the map will be given by taking into consideration all the water discharge point of STP and ETP.
 - 1.3.2 The buyer will enter into a separate agreement, wherein he assures that the STP & ETP will be installed at the cost of industry as per guidelines of pollution board.
 - 1.3.3 The occupier of the factory will pay the person or persons of the community center who will take care of ETP & STP. The occupiers do not have option to refuse the services of the community. However, he can request for change of care taker of STP & ETP.
 - 1.3.4 The water taken from the community is chargeable @ Rs. 0.0125/ liter.
 - 1.3.5 The return water treated from the factory will be also accepted by the community @ Rs. 0.0125/ liter.
 - 1.3.6 The STP & ETP will be designed by the community and is to be accepted by the industry.
 - 1.3.7 The STP & ETP water after processing will be tried to be utilized in the factory. The extra water will be given to the community by paying charges as per 1.3.5.
 - 1.3.8 The factory can also have own tube-well.
 - 1.4 Disposal of wastages:
 - 1.4.1 The wastages will be segregated by the industry which they can sell and which they cannot sell.
 - 1.4.2 The wastages which industry can sell, the community has no right to take it.
 - 1.4.3 The wastages which industry do not required by them shall be collected by the community STP & ETP and disposal of wastages area office.
 - 1.4.4 The office of STP & ETP and disposal of wastages will charge @Rs. 0.5/kg. which is revisable from time to time.
 - 1.4.5 The STP &ETP and disposal wastages office will handle all the wastages and work at the cost of all using this facility.
 - 1.4.6 The cleaning of area is the responsibility of the above said office.
 - 1.5 Maintenance of common facilities, roads and non-chargeable facilities in the community center are chargeable proportionately from all the occupants of the park.
 - 1.5.1 Clarification of non-chargeable facilities:
 - 1.5.1.1 Fire Brigade

- 1.5.1.2 Emergency Hospital
- 1.5.1.3 Security Office
- 1.5.1.4 Plantation
- 1.5.1.5 Any other.

2. The terms of agreement for next buyer of industry:
 - 2.1 The next buyer has to take the permission from community center before entering into agreement to buy the property of other factory owner.
 - 2.2 The terms of working in this area shall be explained before agreement of purchase and got signed and implemented after the possession of the area.
 - 2.3 The due charges if any by selling party shall be paid and clearance certificate of charges should be taken before the sale of land.
 - 2.4 The charges of other facilities undertaken by party number 1 are also applicable to next buyer.

Common Facility for industry and commercial area

Community Building facility consist of			
Sr. No.	List of Services	Common Group Charges	Specific Charges
1.	Booking of land area for industry		
2.	Community Canteen		
3.	Community Lockers.		
4.	Community Night Halts.		
5.	Community commercial Banks.		
6.	Community Conference room.		
7.	Community training Centre for staff and workers.		
8.	Community restaurant.		
9.	Community washroom including bathing facility.		
10.	Community Fire Brigade		
11.	Community Emergency Hospital.		
12.	Community Bus Facility		
13.	Community E-Rickshaw.		
14.	Community Architect office.		
15.	Community Human Resource department.		
16.	Community liaison office.		
17.	Community Arbitration Centre		

18.	Websites search for all industry, contact number of concern person.		
19.	Software developers.		
20.	Advocate services.		
21.	Chartered Accountant services.		
22.	Community Architect services.		
23.	Employment Office for recruitment of workers.		
24.	Maintenance Office, Electrician, plumber and Mason and labour, carpenter.		
25.	Incubators of starters		

Work related facilities			
Sr. No.	List of Services	Common Group Charges	Specific Charges
1.	Industries of one category at one place with exception of stationary shop, mobile accessories and repair shop, web café etc.		
2.	Road and Parking.		
3.	Commercial Bank Complex and ATM.		
4.	Common Warehouse and Personal Warehouse.		
5.	Loading and Unloading area for goods.		
6.	Fork lifter for goods.		
7.	Transportation and courier services.		
8.	Procurement of staff.		
9.	Procurement of transportation.		
10.	Packing area		
11.	Extra space for parking.		
12.	Compressed packing of bails.		

E-Facility			
Sr. No.	List of Services	Common Group Charges	Specific Charges
1.	Management of Warehouse by Software including placement and dispatch of goods.		
2.	Optical fiber internet to all shops.		
3.	Accountant facility with software.		
4.	Stock management facility with software.		
5.	Gallery in facebook and whatsapp.		
6.	Software application for finding location, dustbin, washrooms and community building.		
7.	PBX System available on phones and as handset.		
8.	Coding of your stock.		
9.	Sale bill by coding or RF ID sale bill.		

Corporate Facilities			
Sr. No.	List of Services	Common Group Charges	Specific Charges
1.	Club ground for extracurricular activity.		
2.	Amusement Park.		
3.	Exhibition Ground.		
4.	Rehri Market.		
5.	Electricity Sub-station 66000 Volts to 11000 Volts.		
6.	Security from outside.		
7.	Publicity of Park area and shops		

List of Services:

Special Services for industry:

1. Liaison Office for interactive with Government department, invest Punjab, with SIDBI, investor meet and getting permissions.
2. Common STP & ETP
3. Maintenance of STP & ETP of all industrial units for captive consumption of water.

4. Execute all the exemptions and incentives of invest Punjab, Central government and income tax rate settlements.
 - 4.1 Exemptions from Building Cess.
 - 4.2 Exemption from CLU charges.
 - 4.3 Exemption from Water extraction charges.
 - 4.4 Exemption from establishment charges.
 - 4.5 Incentive of income tax for new units.