

FAQ FOR RENTAL MODEL

1. What is the Rental Model?

The land and /or constructed building/structure is to be let out on 'as is where is basis' for minimum period of 15 years with lock in period of one year. The term of rent may be further extended for maximum period of 10 years on mutual consent.

Land may also be let out for shorter period even for one year to three years for specific purpose as defined in the policy.

2. What type of activities are permitted for rental model allocations?

For long term period, the various activities such as plug & Play facilities, sports and other recreational facilities, EV Charging Stations, Nursery, Gramin Haat, Marriage Garden, Masala Chowk, eatery and combination thereof are permissible as allowed by the Corporation.

For short term period the activity of temporary arrangement of construction material, precast structures, temporary site office etc. is permissible as allowed by the Corporation.

3. What is the mode of allocation under Rental Model?

Under this policy allocation shall be made with e-bidding process.

4. How can one apply for allocation of land/plot/constructed building under rental model?

The applicant may apply on RIICO Website or <https://sso.rajasthan.gov.in>. where initial base rate for starting the bid is available for allocation under rental model.

5. What are the documents required while filling application form?

- Copy of PAN Card and AADHAR Card of the applicant;
- Detailed Project Report related to activity
- Copy of Partnership Deed in case of partnership firm/ Memorandum & Articles of Association, in case of a Private/Public Ltd. Companies along with a copy of certificate of incorporation of the Company & the name of the promoters/ in case of Limited Liability Partnership (LLP), a copy of agreement along with certificate of incorporation and/in case of One Person Company (OPC), a copy of certificate of incorporation, Memorandum & Articles of Association, name of

person to whom company devolve after death or incapacity of the person who makes that company

6. What is the EMD amount?

The applicant will be required to pay EMD (one month rent) as mentioned in online bidding portal.

7. Is there any participation fee for e-bidding?

Yes, a participation fee of ₹1,000/- plus applicable GST is required. The fee is non-refundable.

8. How do I know that I am the successful applicant?

Letter of Offer to successful bidder for a particular land/plot/constructed building will be issued on SSO ID within 3 working days for acceptance and to deposit advance license fee of 3 months as security deposit within 30 days from the issuance of Letter of Offer.

9. In case I am un-successful, will my Earnest Money will be refunded?

The EMD of the un-successful applicants will be refunded without any interest/cost/claim after the closure of the e-auction/ bidding.

10. What is the base rate of rent for starting the bid for rental purpose?

The base rate for starting the bid for rental purpose shall be @5% per annum per sqm of the prevailing rate of industrial area concerned. The initial bid price calculated on monthly basis shall be rounded of next higher digit.

11. What is the minimum bid increment during e-bidding process?

During bidding process minimum bid increment shall remain Rs. 2/- per sqm or multiple of it.

12. Is the rent shall be payable on monthly basis or quarterly basis?

The rent shall be payable by the tenant on quarterly basis.

13. Is there any increment after one year?

The annual increment in the rent shall be 5% per year on the initial rent after completion of mortarium period of 1 year.

14. Whether GST is applicable on rent or not?

GST is applicable on the payable rent.

15. Is the land/plot may be mortgage to Financial Institute for taking the loan?

No, the land/plot/constructed building cannot be mortgaged by allottee for availing term loan from banks/ financial institutions.

16. Am I eligible to take electric connection under Rental Model allocation?

Yes, the allocation letter shall be treated as NOC for taking electric connection from the concerned DISCOM. The Electricity charges for the electricity consumption shall be paid directly by the Licensor to the concern DISCOM. RIICO shall not bear any responsibility for payment of electricity consumption/ default by the licensee.

17. Does everyone get the plot/land/constructed building who apply for allocation under rental model?

No. The land/plot/constructed building are to be disposed through e-bidding to the highest bidder.

18. Is there any reservation of Plot/land/constructed building under rental model for SC/ST category, Women Entrepreneurs, Person with Benchmark Disabilities, Ex-Servicemen, Dependents of deceased armed forces personnel/Paramilitary Personnel?

No.

19. Can I apply for more than one Plot/land/constructed building?

Yes. The EMD is applicable on each application.

20. What is the contact detail of concerned person for allocation under rental model

You may visit www.riico.co.in where the contact details of respective Unit Head are available under which the desired Industrial area is proposed.

21. What would be the mode of payment of EMD?

The EMD will be deposited online through RIICO payment gateway alongwith application.

22. Can I cancel the application which is already submitted?

No. Once you have submitted your application, it cannot be cancelled or reversed.

23. Can I transfer the land/plot/constructed building under rental model?

No.

24. Can I further rent out the allocated space/building for the purpose it was allocated?

Only the person/identity to which land/plot/construction building has been allocated can rent out however, the person to which such space is rented shall not be permitted to further rent out.

25. Is I have to follow building bye laws/rules & regulations during construction and operation.

Yes, all applicable bye laws to be followed. The licensor has to obtain NOC from the concerned Department if required.

26. What is the meaning of 1-year moratorium period in the rental period?

In the initial 1-year moratorium period, no rent shall be charged, however, the licensor has to pay the entire rent of moratorium period from the beginning after 1 year and no interest for the initial period of 1 year shall be charged on the rent.

However, no moratorium period will be allowed for the license period up to 3 years.

27. Whether amendments in the policy/rules shall be applicable?

Yes. RIICO Disposal of Land Rules, 1979 related to the policy as amended from time to time shall be applicable.

28. What will be the building parameters for plug & play facilities/flatted factory buildings?

Building parameters shall be applicable as per industrial plot (with ground coverage 50%) and shall be allowed on 18 mtr and above wide roads.

29. What will be the building parameters for sport facilities?

For sport facility to be let out on rental model, building construction norms are not provided. However, looking to the requirements of allied facilities in such premises, a view was taken that building construction with maximum 10% ground coverage and 0.2 BAR may be allowed to accommodate spaces for Refreshments, Toilets, drinking water and rest rooms.