State Industries Promotion Corporation of Tamil Nadu Limited

(A Government of Tamil Nadu Undertaking)

CIN : U74999TN1971SGC005967

Ref : No.F/MC/2021 Date : 10.02.2021

To

All Allottees,
SIPCOT Industrial Parks / Complexes /
Growth Centres

Sir / Madam,

Sub : SIPCOT Industrial Park / Complex / Growth Centre – Allotment of Plots – Annual Maintenance Charges – Method of Fixation – Communication –Reg.

****

With reference to the above, we are to inform you that as per the terms of allotment order and Lease Deed, Annual Maintenance Charges is being collected from the allottees in two instalments as per the clause indicated below :

"Annual Maintenance Charges for the common amenities and facilities like roads, street lighting, sanitation, drainage, common buildings, avenue plants, parks etc., will from time to time be apportioned among the Allottees in the Industrial Park as per the prevailing policy. The Allottee shall pay the same without any demur within the period prescribed. Non-payment on due date will automatically entail an interest of 12% per annum or such other rate as may be prescribed from time to time. "

For every year, the maintenance charges is fixed based on the actual expenditure incurred in the previous year (audited accounts) on maintenance of infrastructure facilities including Special repairs undertaken like roads, drainage, street lights, avenue plants, amenity buildings etc., and 50% of Project Office administrative expenses and apportioned over the area allotted. The maintenance expenditure includes the work bill payments to

.2.

Regd. Office : 19-A, Rukmani Lakshmipathy Road, Post Box No. 7223, Egmore, Chennai - 600 008.
Phone : 45261777, **Fax** : 45261796, **Website** : www.sipcot.tn.gov.in

Verified RealEstate ™

contractors towards maintenance works, annual maintenance contract labour payments, electricity charges, security charges for complex assets, lump sum payments for upkeep and maintenance including materials. The above components are taken into account for calculating the maintenance charges for SIPCOT Industrial Parks.

Yours faithfully,
Sd/-xxxx
MANAGING DIRECTOR

/Forwarded by order/

12/2/2021
GENERAL MANAGER(F)

Verified RealEstate™