

THE FERTILISERS AND CHEMICALS TRAVANCORE LTD
(A Government of India Enterprise)**NOTICE INVITING TENDER****Tender No: MM/182/32176 dated 22-09-2025**

1. Sealed Tenders super scribed as “Allotment of Shops, Stalls, JNM Hospital Building, C-type flats, D-types flats (near JNM compound) in FACT Township, Udyogamandal & Ernakulam Godown” in *as is where is condition* for conducting any legally permitted business and as approved by FACT management are invited from persons with sound financial standing and experience to get allotment of the above shops and buildings. License period will be 3 (three) years from the date of allotment for all shops/stalls/Buildings and may extend for a further period of 2 years with 15% enhancement in license fee subject to the discretion of the management.
2. Tender documents can be downloaded from FACT website through the link <https://www.fact.co.in-->Tenders> OR <https://fact.co.in/home/Dynamicpages?MenuId=87>.
3. The minimum license fees per month that can be quoted are as given below. **Tenders quoted below the minimum license fee will not be considered.** In addition to the license fee, the successful tenderer has to pay (i) the electricity charges directly to KSEB as per the bill raised by them, (ii) the water charges, if applicable, shall be remitted to FACT along with the license fee against the bills raised by FACT as per the applicable water charges, energy charges and (iii) the Goods & Services Tax (GST) or other taxes at applicable rates.

Sl.No	Shop No. / Stall No.	Plinth Area (Sq.Ft)	Proposed License fee (Rs. / Month)	EMD
1	Shop A-3	679	16975	50925
2	Shop A-4	555	13875	41625
3	Shop A-5	575	14375	43125
4	Shop A-9	919	22975	68925
5	Shop A-10	503	12575	37725
6	Shop A-13	869	21725	65175
7	Shop B-1	279	6975	20925
8	Shop B-2	279	6975	20925
9	Shop B-3	279	6975	20925
10	Shop B-7	279	6975	20925
11	Shop B-9	274	6850	20550
12	Shop B-10	273	6825	20475
13	Shop B-11	309	7725	23175
14	Shop B-12	436	10900	32700

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15	Shop B-13	362	9050	27150
16	Shop B-14	294	7350	22050
17	Shop B-15	706	17650	52950
18	Shop B-16	226	5650	16950
19	Shop B-17	277	6925	20775
20	Shop B-18	273	6825	20475
21	Shop B-19	277	6925	20775
22	Shop B-20	279	6975	20925
23	Printing press	257	5911	17733
24	Shop A-7	540	13500	40500
25	Shop A-8	540	13500	40500
26	Shop A-6	540	13500	40500
27	Stall A-6	394	4728	14184
28	Stall A-7	416	4992	14976
29	Stall A-10	139	1112	3336
30	Stall A-11	170	1360	4080
31	Stall A-14	145	1740	5220
32	Stall B-1	156	1872	5616
33	Stall B-2	159	1908	5724
34	Stall B-3	91	1092	3276
35	Stall B-7	83	996	2988
36	Stall B-8	204	2448	7344
37	Milma market	363	4356	13068
38	Stall C-2	311	3732	11196
39	Stall A-1	357	4284	12852
40	Shop C-7	257	3598	10794
41	Shop C-8	257	3598	10794
42	Shop C-9	257	3598	10794
43	Shop C-10	257	3598	10794
44	C-type room	154	1540	4620
45	C-type room	154	1540	4620
46	Effgee Printers	1003	19057	57171
47	Multi Gym	1495	28405	85215
48	Shop A-11	560	14000	42000
49	Shop B-4	279	6975	20925
50	Shop B-5	279	6975	20925

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FACT CORPORATE MATERIALS.	ALLOTMENT OF SHOPS, STALLS, JNM HOSPITAL BUILDINGS, C-TYPE FLATS, D-TYPE FLATS (NEAR JNM COMPOUND) & ERNAKULAM GODOWN	MM/182/32176 dtd 22.09.2025
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51	Shop B-6	369	9225	27675
52	Shop B-8	279	6975	20925
53	Old IC Press	3067	76675	230025
54	Stall A-3	333	3996	11988
55	Stall A-4	381	4572	13716
56	Stall A-9	154	1232	3696
57	Stall A-12	170	1360	4080
58	Stall A-13	264	3168	9504
59	Slaughter house	103	824	2472
60	Stall A-2	312	3744	11232
61	Stall B-4	163	1956	5868
62	Stall C-1	637	7644	22932
63	Shop C-11	287	4018	12054
64	Shop C-12	52	728	2184
65	Shop C-13	53	742	2226
66	Amrutsree Veg. Hotel	1126	21394	19255
67	QF Milma booth	155	2480	2232
68	Stall A-8	325	3900	3510
69	EDF Milma stall	244	3904	3514
70	Stall B-10	146	1168	1051
71	Stall B-5	88	1056	950
72	Stall near Amrutsree	75	1425	1283
73	Ernakulam Godown- 1 block	3623	72500	65250
74	Ernakulam Godown- 1 block	3623	72500	65250
75	JNM hospital building - IP complex	15300	76500	68850
76	JNM hospital building- OP & Reception area	2721	13605	12245
77	C-type flats	3520	10600	9540
78	D-type flats	2461	5700	5130
79	XF Veg. Stall	259	4144	3730
80	Shop C-5	257	3598	3238
81	Shop C-4	279	3906	3515
82	Stall A-5	386	3088	2779
83	Stall B-6	189	1512	1361

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4. The tenderer who quotes the highest monthly license fee for each shop/stall/building (H-1) is treated as successful tenderer. An opportunity will be extended to the existing occupiers of the shop/stalls/buildings who participated, in the tender and become an eligible bidder, to match with the H-1 bidder for the same shop/stalls/buildings and if the existing occupier agreed to match with, the shops will be awarded to them. In case the existing occupier is not willing to match the bid the shops/stalls/buildings will be awarded to the H-1 bidder subject to the terms and conditions of the tender document. This preference for matching with H-1 bidder is only available with respect to the shop/stalls/buildings which is currently occupied by the bidders.
5. One tenderer can quote for more than one shop/ stall /buildings.
6. The sealed envelope, superscribed with the Tender No. and due date, shall be addressed to The Officer (Administration), Central Bid Registration Cell (CBRC), Administrative Office, FACT Ltd, Petrochemical Division, Udyogamandal – 683 501, and **must be submitted on or before 14-10-2025 at 2:00 PM. Name/address/Mobile number of the bidder shall be clearly indicated on the sealed envelope.** Tenders received late will be liable to be rejected at the discretion of FACT Management.

The sealed envelope shall contain a duly filled and signed copy of this document (including the NIT, Annexure-I, and Annexure-II), Bank account details in the form of a cancelled cheque or a copy of the Bank passbook, and a copy of the EMD payment receipt. Existing shop owners should attach a no due certificate from Estate Officer/ Estate Manager along with tender documents for participating in the tender.


If the bidder intends to quote for more than one shop/stall/building, it is not necessary to submit separate sealed envelopes for each. A single sealed envelope may be submitted, enclosing one properly filled and signed copy of Annexure-I with the respective quotes for all the desired shops/stalls/buildings. The EMD amount may be paid either separately for each unit or as a consolidated payment, and the corresponding receipt(s) must be included inside the same sealed envelope.

7. Quotations shall be accompanied by an Earnest Money Deposit as specified in the table above. Earnest Money Deposit (EMD) – shall be furnished for the respective amount indicated through NEFT/RTGS to FACT a/c No. 57017844467 with the State Bank of India, Udyogamandal Branch, IFSC Code SBIN0070158. A scanned copy of the Payment Receipt /UTR No. shall also be furnished along with the bid. EMD furnished against one enquiry will not be adjusted against any other enquiry.

EMD can also be remitted online through ‘State Bank Collect’ portal using the link given below. Link for payment of EARNEST MONEY DEPOSIT through ‘State Bank Collect’ is given below.

[https://www.onlinesbi.sbi/sbicollect/icollecthome.htm?corpID=9303&categoryName=Earnest Money Deposit \(EMD\)/SD Remittance](https://www.onlinesbi.sbi/sbicollect/icollecthome.htm?corpID=9303&categoryName=Earnest Money Deposit (EMD)/SD Remittance)

The link is also available on our website www.fact.co.in → Tenders → ‘Click Here to Pay


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FACT CORPORATE MATERIALS.	ALLOTMENT OF SHOPS, STALLS, JNM HOSPITAL BUILDINGS, C-TYPE FLATS, D-TYPE FLATS (NEAR JNM COMPOUND) & ERNAKULAM GODOWN	MM/182/32176 dtd 22.09.2025
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EMD/Security Deposit'. The bidder shall precisely indicate the Name of the bidder, Tender number and other relevant details while making the online payment through 'State Bank Collect' portal. The payment receipt generated thereon shall be submitted along with the offer submitted against the tender.

8. Tenders submitted without EMD will be rejected. EMD will be refunded if the shop/building is not allotted. EMD does not bear any interest. EMD will be adjusted against the Security deposit for successful tenders.
9. Existing shop owners are exempted from remitting EMD for participating in the tender for the same shop/stall/building.
10. The tenders should have validity for a period of 90 days from the date of opening of the tender.
11. **Tenders will be opened at 2:30 PM on 14-10-2025 at Central Bid Registration Cell at FACT-PD Administrative Bldg., Udyogamandal.**
12. The successful tenderer shall make an interest free security deposit equivalent to 6 months' license fee and execute a formal agreement within 5 days of his/her being so called upon by the Officer of the Estate Department incorporating the terms and conditions of granting license, failing which EMD will be forfeited, and the tender will be fixed against the H2, H3 bidder etc., subject to matching with H1 rate.
13. The successful tenderer shall conduct only legally permitted business for which license is granted by the Company.
14. Even though the tenderer is given the option to choose the nature of business, the final authority to decide the same rests with the Officer of the Estate Department of the Company. That is even if one is the highest bidder, he/she will not be granted license if the nature of business is not acceptable to the Company.
15. The License is not transferable. In the event of any such transfer or sublet or in the event of conducting a business other than what is permitted by the Company, the license agreement shall be terminated, and the security deposit shall be forfeited.
16. Eviction etc. from the allotted shop/ building is governed by provisions contained in Public Premises (Eviction of Unauthorized Occupants) Act 1971 since the shop/building is "Public Premises" as defined in the Act.
17. FACT shall have the right to accept or reject any tender without assigning any reason whatsoever.
18. The successful tenderer has to remit the license fee and service tax, in advance on a monthly basis, on or before 10th of every month to the Virtual Account Number(VAN) of FACT. Any default in payment bears interest@19% per annum.
19. The successful tenderer is responsible for obtaining required license from the local authority, registrations of Sales Tax/ income tax / service tax etc., for which the Company will not be held

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FACT CORPORATE MATERIALS.	ALLOTMENT OF SHOPS, STALLS, JNM HOSPITAL BUILDINGS, C-TYPE FLATS, D-TYPE FLATS (NEAR JNM COMPOUND) & ERNAKULAM GODOWN	MM/182/32176 dtd 22.09.2025
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liable. And all such license fee and taxes shall be remitted by the tenderer. The Company is liable to remit the building tax and the land tax only.

20. The shop/stall/building can be inspected during office hours from 9am to 4pm- on working days throughout the tender notification period in the presence of a representative from Estate department. For any information on Shops / Stalls/ buildings and for visiting the location if required by the bidders, kindly contact Estate office, FACT Udyogamandal (Phone: **0484-256-7598**).
21. For any clarification on this enquiry please contact Asst. General Manager (Materials)-T&S, [Phone- 0484- 2568345] or Asst. manager (Materials)-T&S [Phone No.0484-256 8633], Corporate Materials, FACT Ltd., FACT PD Administration Building, Udyogamandal PIN-683 501.

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Annexure-ITENDER NO MM/182/32176 DATED 22.09.2025

**TENDER FORM FOR ALLOTMENT OF SHOPS/ STALLS/JNM HOSPITAL
BUILDINGS/C-TYPE FLATS, D-TYPE FLATS (NEAR JNM
COMPOUND)/ERNAKULAM GODOWN FOR THE PURPOSE OF CONDUCTING
LEGALLY PERMITTED BUSINESS AS APPROVED BY FACT MANAGEMENT.**

1. Name & permanent address of the tenderer :
2. Present address of the tenderer :
3. Phone number with STD Code :
4. Mobile phone number :
5. Email ID :
6. GSTIN :
7. PAN :
8. License fee agreed to pay per month (amount shall be more than or equal to the minimum license fee mentioned in the tender notice) as follows:

Sl.No	Shop No. / Stall No.	Plinth Area (Sq.Ft)	Proposed minimum License fee (Rs. / Month)	EMD (Rs.)	Quoted License fee (Rs./ Month)
1	Shop A-3	679	16975	50925	
2	Shop A-4	555	13875	41625	
3	Shop A-5	575	14375	43125	
4	Shop A-9	919	22975	68925	
5	Shop A-10	503	12575	37725	
6	Shop A-13	869	21725	65175	
7	Shop B-1	279	6975	20925	
8	Shop B-2	279	6975	20925	
9	Shop B-3	279	6975	20925	

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10	Shop B-7	279	6975	20925	
11	Shop B-9	274	6850	20550	
12	Shop B-10	273	6825	20475	
13	Shop B-11	309	7725	23175	
14	Shop B-12	436	10900	32700	
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21	Shop B-19	277	6925	20775	
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23	Printing press	257	5911	17733	
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25	Shop A-8	540	13500	40500	
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27	Stall A-6	394	4728	14184	
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33	Stall B-2	159	1908	5724	
34	Stall B-3	91	1092	3276	
35	Stall B-7	83	996	2988	
36	Stall B-8	204	2448	7344	
37	Milma market	363	4356	13068	
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55	Stall A-4	381	4572	13716	
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61	Stall B-4	163	1956	5868	
62	Stall C-1	637	7644	22932	
63	Shop C-11	287	4018	12054	
64	Shop C-12	52	728	2184	
65	Shop C-13	53	742	2226	
66	Amrutsree Veg. Hotel	1126	21394	19255	
67	QF Milma booth	155	2480	2232	
68	Stall A-8	325	3900	3510	
69	EDF Milma stall	244	3904	3514	
70	Stall B-10	146	1168	1051	
71	Stall B-5	88	1056	950	
72	Stall near Amrutsree	75	1425	1283	
73	Ernakulam Godown-1 block	3623	72500	65250	
74	Ernakulam Godown-1 block	3623	72500	65250	
75	JNM hospital building -IP	15300	76500	68850	

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FACT CORPORATE MATERIALS.	ALLOTMENT OF SHOPS, STALLS, JNM HOSPITAL BUILDINGS, C-TYPE FLATS, D-TYPE FLATS (NEAR JNM COMPOUND) & ERNAKULAM GODOWN	MM/182/32176 dtd 22.09.2025
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	complex				
76	JNM hospital building- OP & Reception area	2721	13605	12245	
77	C-type flats	3520	10600	9540	
78	D-type flats	2461	5700	5130	
79	XF Veg. Stall	259	4144	3730	
80	shop C-5	257	3598	3238	
81	Shop C-4	279	3906	3515	
82	Stall A-5	386	3088	2779	
83	Stall B-6	189	1512	1361	

9. EMD amount: Rs.
Payment details and date: (Payment receipt shall be attached)


10. Nature of the business proposed to be conducted:

11. I hereby undertake to abide by the terms and conditions contained in the Tender Notice No.MM/182/32176 dated 22.09.2025 and other terms and conditions (enclosed in the tender notice) applicable to Licensees of shops/ buildings owned by FACT in case license is issued to me for running the business mentioned above in the shop. I further undertake to execute the License Agreement in the format attached to this document if the license is issued to me.

Signature of the applicant:

Name & address :

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Annexure-IITERMS & CONDITIONS

1. The allotment of shops / stalls / buildings will be on "as is where is condition" for conducting any legally permitted business. Any repair / maintenance / painting required in the shops / stalls / buildings shall be done by the licensee at his cost and risk.
2. The allotment will be for a period of 3 years and may extend for a further period of 2 years with 15% enhancement in license fee subject to the sole discretion of the FACT management.
3. The License fee quoted will remain the same for 3 years. In addition, applicable GST for the license fee and charges towards power and water on actuals to be remitted. Six months' license fee is to be deposited as interest free security deposit which will be retained by the Licensor till termination of the license. The amount will be refunded on expiry/ termination of the license after deducting the amount, if any, found due to the Licensor.
4. The Licensee has to pay the monthly license fee in advance on or before 10th of every month at the Estate Office through VAN. In the event of any default in payment, interest at the rate of 19% per annum will be collected from the beginning of the month. If the default continues beyond a period of 2 months, the license shall deemed to be terminated for which no notice will be served on the licensee and the licensor will be entitled to recover the license fee arrears and damages, if any, as per provision of Public Premises (Eviction of Unauthorized Occupants) Act, 1971, and any other legal proceedings. The licensor is also entitled to evict the licensee in accordance with the provisions of the said Act at the risk and cost of the licensee.
5. On allotment, an agreement on a Stamp paper worth Rs.200/- is to be executed by the Licensee incorporating all terms and conditions of allotment of shops/ stalls / buildings.
6. The shops/ stalls / buildings is to be used only for the purpose for which license is granted. Without the written permission of the Licensor, the Licensee shall not do any other business in the premises other than that for which this license has been granted.
7. The License is not transferable. In the event of any such transfer or sublet or in the event of conducting a business other than the purpose for which it is permitted by the Licensor, the license agreement shall be terminated, and the security deposit shall be forfeited.
8. Eviction etc. from the allotted shops/ stalls / buildings is governed by provisions contained in Public Premises (Eviction of Unauthorized Occupants) Act, 1971 since the shop is "Public Premises" as defined in the Act.
9. The Licensee shall abide by any rules and regulations that the Company/ Licensor may from time to time make or adopt for the care, administration and protection of the shops/ stalls / buildings. The Licensee shall not affect any alteration to the existing structure of the shops/ stalls / buildings in any manner whatsoever without the consent of Estate department. The Licensee shall take proper care of the shops/ stalls / buildings and shall not cause any damage to the same. In the case of any damage to shops/ stalls / buildings, the Licensor is entitled to rectify the same and realize the cost thereof from the Licensee.

10. The bidder is allowed to inspect the shops/stalls / buildings during office hours (9am to 4pm) on working days throughout the tender notification period in the presence of a representative from Estate department.
11. The sale/ business by the Licensee shall be within the shops/ stalls / buildings space allotted to him/her. The Veranda in front of the shops/ stalls / buildings is not part of the license and Licensee will not be allowed to use the veranda in any manner for his/her business purpose. Use of veranda or any areas other than the usage of allotted area for any purpose without the written consent of Estate department will be sufficient ground for terminating the license.
12. The Licenser is entitled to terminate the license after giving one month's notice In case of any emergency, the Licenser can without giving any notice or showing any reason can terminate the license and enter the premises.
13. Within 7 days of the termination of the license, the Licensee shall remove his articles from the premises without any demur. Licensee shall not be entitled to claim any compensation in the event of any such termination of the License.
14. If the Licensee continues to use the premises even after the expiry of license period or even after termination as the case may be, the Licenser or any Officer authorized by the Licenser shall be entitled to enter the premises in which event the Licensee shall also be liable to compensate the Licenser
15. The Licensee shall be responsible for the acts of his/her employees and the Licensee as well as his/her employees shall not violate any of the terms & conditions of this license or any direction of the Licenser. In the case of any such violation, the Licenser shall be entitled to realize from the Licensee an amount fixed by the Licenser as loss for each such violation and for every day it continues and the Licenser shall also terminate the license without any notice and enter the premises and entrust the same to other agencies at the risk and cost of the Licensee. The Licensee agrees to abide by any such decision of the Licenser.
16. By virtue of this license, the Licensee shall not be entitled to claim any easement or any other right whatsoever. The Licensee is not entitled to transfer the license to any other person.
17. The Licensee shall maintain at all times the highest standard of hygiene in and around the premises. Any committee authorized by the company/ any officer of Estate Department can enter the premises at any time to ensure the maintenance of a high standard of hygiene by the Licensee who shall abide by the directions given by such committee authorized by the Licenser / any officer of Estate Department in this regard. On the direction of the Chief Medical Officer of the Company/ Govt. Authorities after being satisfied that the premises are maintained in an unhygienic manner so as to affect the health of the public and the health of the residents of FACT Township, the Licenser shall be entitled to terminate the license without any notice or direct the Licensee to close the shops/ buildings and the Licensee is bound to obey such directions.
18. In the event of any loss resulting to the Licensee on account of theft, fire etc. the Licenser shall not be responsible to the Licensee for the same.

19. Any amount due from the Licensee to the Licensor/ Company shall be realized from the security deposit and if the same is found not sufficient the balance can be realized from the assets of the Licensee if the Licensee fails to pay the same on demand and the Licensee shall also be personally liable for the same.
20. The Licensee shall comply with all laws, rules or regulations for conduct of business for which license are granted.
21. If for any reason the Licensor is put to loss or damage or claim for compensation from anybody due to the non-observance by the Licensee of any law, rules and regulations in the conduct of business for which license is granted or due to neglect or default the Licensee shall be bound to indemnify the Licensor for all such loss or damage.
22. If the Licensee decides to vacate the premises before the expiry of the license agreement, for his own reasons, he shall issue 3 months' notice to the Licensor. If this is not observed, he is liable to pay 3 month's license fee as notice payment.
23. During the tenure of license, if the Licensee expires, the license will automatically stand cancelled. It may be noted that the license is not inheritable and issue of fresh license to the dependent or any other relatives of the Licensee is entirely at the discretion of the Licensor.
24. In the case of shops/ stalls / buildings where Licensor is providing electricity the energy charges shall be levied by the Licensor on actuals. In the event of any failure of power, the Licensor shall not be responsible to the Licensee for any loss caused to the Licensee. In shops / stalls where water is provided by the company Water meter has to be installed by the Licensee and the amount towards consumption is to be paid in actuals.
25. The Licensee is permitted to place only one display Board in the shop and the display board shall be placed in such a manner that it shall not cause any inconvenience to others.
26. The Licensee is responsible for obtaining the required license from the concerned authorities for conducting business.
27. The Licensor has Environmental Management System according to ISO 14001 standard. The Licensee shall ensure that none of their activities cause damage to the environment. Special care shall be taken in packing and transportation to avoid spillages, or release of any hazardous gases/dust to the atmosphere. The worker employed by the Licensee shall be properly trained for handling of the materials and for dealing with emergencies arising out of spillages or releases. Suppliers of chemicals shall provide with Material Safety Data Sheets (MSDS) of the chemicals. Licensees shall ensure that all waste material/debris from the work site will be removed to the area earmarked for the purpose, immediately after completion of the work.
28. Within 7 days of intimation by FACT that the building is allotted, in case of failure to comply with the conditions of allotment, the allotment will stand cancelled and EMD will be forfeited.

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Annexure III**LOCATION OF SHOP/STALLS/BUILDINGS**

- The location of shops /stalls/ buildings are tabulated below, but not in the same order as in NIT or Annexure-I. The shopping complex, Market etc. mentioned in the table below are located near FACT's Udyogamandal complex. The shop/stall/building can be inspected during office hours from 9am to 4pm- on working days throughout the tender notification period in the presence of a representative from Estate department. For any information on Shops / Stalls/ buildings and for visiting the location if required by the bidders, kindly contact Estate office, FACT Udyogamandal (Phone: 0484-256-7598).

Item	Location
Shop A-3	FACT Shopping Complex, Udyogamandal Township
Shop A-4	FACT Shopping Complex, Udyogamandal Township
Shop A-5	FACT Shopping Complex, Udyogamandal Township
Shop A-9	FACT Shopping Complex, Udyogamandal Township
Shop A-10	FACT Shopping Complex, Udyogamandal Township
Shop A-13	FACT Shopping Complex, Udyogamandal Township
Shop B-1	FACT Shopping Complex, Udyogamandal Township
Shop B-2	FACT Shopping Complex, Udyogamandal Township
Shop B-3	FACT Shopping Complex, Udyogamandal Township
Shop B-7	FACT Shopping Complex, Udyogamandal Township
Shop B-9	FACT Shopping Complex, Udyogamandal Township
Shop B-10	FACT Shopping Complex, Udyogamandal Township
Shop B-11	FACT Shopping Complex, Udyogamandal Township
Shop B-12	FACT Shopping Complex, Udyogamandal Township
Shop B-13	FACT Shopping Complex, Udyogamandal Township
Shop B-14	FACT Shopping Complex, Udyogamandal Township
Shop B-15	FACT Shopping Complex, Udyogamandal Township
Shop B-16	FACT Shopping Complex, Udyogamandal Township
Shop B-17	FACT Shopping Complex, Udyogamandal Township
Shop B-18	FACT Shopping Complex, Udyogamandal Township
Shop B-19	FACT Shopping Complex, Udyogamandal Township
Shop B-20	FACT Shopping Complex, Udyogamandal Township
Building No. 6/413/A53, Printing press	FACT Shopping Complex, Udyogamandal Township
Shop A-7	FACT Shopping Complex, Udyogamandal Township
Shop A-8	FACT Shopping Complex, Udyogamandal Township
Shop A-6	FACT Shopping Complex, Udyogamandal Township
Stall A-6	FACT Market, Udyogamandal Township
Stall A-7	FACT Market, Udyogamandal Township
Stall A-10	FACT Market, Udyogamandal Township
Stall A-11	FACT Market, Udyogamandal Township
Stall A-14	FACT Market, Udyogamandal Township
Stall B-1	FACT Market, Udyogamandal Township
Stall B-2	FACT Market, Udyogamandal Township

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FERTILISERS AND CHEMICALS TRAVANCORE LIMITED



FACT CORPORATE MATERIALS.	ALLOTMENT OF SHOPS, STALLS, JNM HOSPITAL BUILDINGS, C-TYPE FLATS, D-TYPE FLATS (NEAR JNM COMPOUND) & ERNAKULAM GODOWN	MM/182/32176 dtd 22.09.2025
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Stall B-3	FACT Market, Udyogamandal Township
Stall B-7	FACT Market, Udyogamandal Township
Stall B-8	FACT Market, Udyogamandal Township
Milma Stall	FACT Market, Udyogamandal Township
Stall C-2	FACT Market, Udyogamandal Township
Stall A-1	FACT Market, Udyogamandal Township
Shop C-7	Near RAP, Udyogamandal Township
Shop C-8	Near RAP, Udyogamandal Township
Shop C-9	Near RAP, Udyogamandal Township
Shop C-10	Near RAP, Udyogamandal Township
C-Type Room-1	Near RAP, Udyogamandal Township
C-Type Room-2	Near RAP, Udyogamandal Township
Building 29/321/Effgee printers	Near St. Ann's Church, Udyogamandal Township
Multigym	FACT Township, Udyogamandal Township
Old Civil Maint. Office/ Amruthsree	Near Police Station, Udyogamandal Township
QF Milma Booth	Near Q Flat, Udyogamandal Township
Stall A-8	FACT Market, Udyogamandal Township
EDF Milma Stall	Near ED Flat, Udyogamandal Township
Stall B-10	FACT Market, Udyogamandal Township
Stall B-5	FACT Market, Udyogamandal Township
Small Stall near Amruthsree	Near Old Civil Maintenance Office, Udyogamandal Township
Shop A-11	FACT Shopping Complex, Udyogamandal Township
Shop B-4	FACT Shopping Complex, Udyogamandal Township
Shop B-5	FACT Shopping Complex, Udyogamandal Township
Shop B-6	FACT Shopping Complex, Udyogamandal Township
Shop B-8	FACT Shopping Complex, Udyogamandal Township
Shop C-11	Near RAP, Udyogamandal Township
Shop C-12	Near RAP, Udyogamandal Township
Shop C-13	Near RAP, Udyogamandal Township
Old IC Press	FACT Shopping Complex, Udyogamandal Township
Stall A-12	FACT Market, Udyogamandal Township
Stall A-13	FACT Market, Udyogamandal Township
Stall A-2	FACT Market, Udyogamandal Township
Stall A-3	FACT Market, Udyogamandal Township
Stall A-4	FACT Market, Udyogamandal Township
Stall A-9	FACT Market, Udyogamandal Township
Stall B-4	FACT Market, Udyogamandal Township
Stall C-1	FACT Market, Udyogamandal Township
Slaughter House	FACT Market, Udyogamandal Township
XF Veg Stall	Near X Flat, Udyogamandal Township
Ernakulam Godown- 1 block	Ernakulam
Ernakulam Godown- 1 block	Ernakulam
JNM hospital building -IP complex	Ernakulam

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**FACT CORPORATE
MATERIALS.**

**ALLOTMENT OF SHOPS, STALLS, JNM HOSPITAL
BUILDINGS, C-TYPE FLATS, D-TYPE FLATS (NEAR
JNM COMPOUND) & ERNAKULAM GODOWN**

**MM/182/32176
dtd 22.09.2025**

JNM hospital building- OP & Reception area	Ernakulam
C-type flats	Ernakulam
D-type flats	Ernakulam
Shop C-5	Near RAP, Udyogamandal Township
Shop C-4	Near RAP, Udyogamandal Township
Stall A-5	FACT Market, Udyogamandal Township
Stall B-6	FACT Market, Udyogamandal Township

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**Transportation &
Services**

FERTILISERS AND CHEMICALS TRAVANCORE LIMITED



Annexure-IVFORMAT OF LICENSE AGREEMENT


THIS DEED OF LICENSE is made and executed at Udyogamandal on this _____ day of _____ between THE FERTILISERS AND CHEMICALS TRAVANCORE LIMITED, a Govt. of India Enterprise and a Company registered under the provisions of the Travancore Companies Act, IX of 1114, governed under the Companies Act, 2013 having its Registered Office at Udyogamandal, Kochi 683501, Kerala, represented by its Officer (Estate), Estate Office, Udyogamandal (hereinafter referred to as the “Licensor”) and

The “LICENSOR” and the “LICENSEE” are hereinafter individually being referred to as the “party” and collectively as the “parties”.

WHEREAS the Licensor is under the absolute ownership and control of the buildings in _____ at Udyogamandal popularly known as _____


NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the Licensor hereby grant the Licensee, the license to enter into and use the scheduled premise (_____) on “as is where is condition” for conducting only for _____ business. Any repair / maintenance / painting required in the shops / stalls / buildings shall be done by the licensee at his cost and risk.
2. That the License hereby granted shall, unless cancelled/terminated earlier under the provision of this agreement, valid for a period of 36 months from _____ (Licence period) .
3. That in consideration of use of the scheduled premises, the Licensee shall pay, a monthly license fee at the rate of Rs. _____) to the Licensor in advance on or before 10th of every month at the Estate Office through VAN. In addition, applicable GST for the license fee and /or any other statutory charges as may be applicable shall be borne by the Licensee. In the event of any default in payment, interest at the rate of 19% per annum will be collected from the beginning of the month. If the default continues beyond a period of 2 months, the license shall deemed to be terminated for which no notice will be served on the licensee and the licensor will be entitled to recover the license fee arrears and damages, if any, as per provision of Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The licensor is also entitled to evict the licensee in accordance with the provisions of the Act.
4. The License fee shall remain the same for 3 years.


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Transportation & Services	FERTILISERS AND CHEMICALS TRAVANCORE LIMITED	 FACT PIONEERS IN PROGRESS

FACT CORPORATE MATERIALS.	ALLOTMENT OF SHOPS, STALLS, JNM HOSPITAL BUILDINGS, C-TYPE FLATS, D-TYPE FLATS (NEAR JNM COMPOUND) & ERNAKULAM GODOWN	MM/182/32176 dtd 22.09.2025
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5. The charges for the electricity / water consumption shall be borne by the Licensee as per the bill(s) from KSEB and KWA.
6. That the Licensee has paid to the Licensor a sum of Rs. _____), towards non-interest bearing security deposit. The licensor shall refund security deposit amount to the licensee within 3 months from the date of handing over of vacant possession of the scheduled premises to the licensor subject to fulfilling terms of this agreement and after deducting any dues or damages from the licensee relating to or in connection with this agreement.
7. The shops/ stalls / buildings is to be used only for the purpose for which license is granted. Without the written permission of the Licensor, the Licensee shall not do any other business in the premises other than that for which this license has been granted.
8. The License is not transferable. In the event of any such transfer or sublet or in the event of conducting a business other than the purpose for which it is permitted by the Licensor, the license agreement shall be terminated and the security deposit shall be forfeited.
9. That the Licensor or its duly authorized agent shall have the right to enter into or upon the said premises or any part thereof at a mutually arranged convenient time for the purpose of inspection.
10. The scheduled premises is public premise as defined under Public Premises (Eviction of Unauthorized Occupants) Act, 1971 and Eviction etc. from the allotted shop is governed by provisions contained in Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
11. The Licensee shall abide by any rules and regulations that the Company/ Licensor may from time to time make or adopt for the care, administration and protection of the shops/ stalls / buildings. The Licensee shall not affect any alteration to the existing structure of the shops/ stalls / buildings in any manner whatsoever. The Licensee shall not expand the area of the building without permission from the Estate Department. The Licensee shall take proper care of the shops/ stalls / buildings and shall not cause any damage to the same. In the case of any damage to shops/ stalls / buildings, the Licensor is entitled to rectify the same and realize the cost thereof from the Licensee.
12. The sale/ business by the Licensee shall be within the shops/ stalls / buildings space allotted to him/her. The Veranda in front of the shops/ stalls / buildings is not part of the license and Licensee will not be allowed to use the veranda in any manner for his/her business purpose. Use of veranda for business purpose will be sufficient ground for terminating the license.
13. Licensee shall take every care to not to cause inconvenience to the neighbouring occupants of the scheduled premises. Inconvenience if any caused to the neighbouring occupants will be settled by the Licensee and the Licensor shall in no way responsible for any damages /claims.

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14. That during the term of this agreement Licensee shall peacefully and quietly hold, possess and enjoy the scheduled premises for the purpose, subject to the payment of licensee fee by the Licensee and observing and performing the covenants, conditions and stipulations herein contained and on its part to be observed and performed.
15. The Licensor is entitled to terminate the license after giving one month's notice in writing. In case of any emergency, the Licensor can without giving any notice or showing any reason can terminate the license and enter into the premises.
16. Within 7 days of the termination of the license, the Licensee shall remove his articles from the premises and hand over the vacant possession to the Licensor without any demur or protest. Licensee shall not be entitled to claim any compensation in the event of any such termination of the License.
17. The Licensee shall be responsible for the acts of his/her employees and the Licensee as well as his/her employees shall not violate any of the terms & conditions of this license or any direction of the Licensor. In the case of any such violation, Licensor shall terminate the license without any notice and enter the premises and entrust the same to other agencies at the risk and cost of the Licensee. The Licensee agrees to abide by any such decision of the Licensor.
18. By virtue of this license, the Licensee shall not be entitled to claim any easement or any other right whatsoever. The Licensee is not entitled to transfer the license to any other person.
19. The Licensee shall maintain at all time the highest standard of hygiene in and around the premises. Any committee authorized by the company/ any officer of Estate Department can enter the premises at any time to ensure the maintenance of a high standard of hygiene by the Licensee who shall abide by the directions given by such committee authorized by the Licensor / any officer of Estate Department in this regard. On the direction of the Chief Medical Officer of the Company/ Govt. Authorities after being satisfied that the premises are maintained in an unhygienic manner so as to affect the health of the public and the health of the residents of FACT Township, the Licensor shall be entitled to terminate the license without any notice or direct the Licensee to close the shops/ buildings and the Licensee is bound to obey such directions.
20. In the event of any loss resulting to the Licensee on account of theft, fire etc. the Licensor shall not be responsible to the Licensee for the same.
21. Any amount due from the Licensee to the Licensor/ Company shall be realized from the security deposit and if the same is found not sufficient, the balance can be realized from the assets of the Licensee if the Licensee fails to pay the same on demand and the Licensee shall also be personally liable for the same.

FACT CORPORATE MATERIALS.	ALLOTMENT OF SHOPS, STALLS, JNM HOSPITAL BUILDINGS, C-TYPE FLATS, D-TYPE FLATS (NEAR JNM COMPOUND) & ERNAKULAM GODOWN	MM/182/32176 dtd 22.09.2025
<p>22. The Licensee shall comply with all laws, rules or regulations for conduct of business for which license are granted.</p> <p>23. If for any reason the Licensor is put to loss or damage or claim for compensation from anybody due to the non-observance by the Licensee of any law, rules and regulations in the conduct of business for which license is granted or due to neglect or default the Licensee shall be bound to indemnify the Licensor for all such loss or damage.</p> <p>24. If the Licensee decides to vacate the premises before the expiry of the license agreement, for his own reasons, he shall issue 3 months' notice to the Licensor. If this is not observed, he is liable to pay 3 month's license fee as notice payment.</p> <p>25. During the tenure of license, if the Licensee expires, the license will automatically stand cancelled. It may be noted that the license is not inheritable and issue of fresh license to the dependent or any other relatives of the Licensee is entirely at the discretion of the Licensor.</p> <p>26. In the case of Shops/Stalls where Licensor is providing electricity the energy charges shall be levied by the Licensor on actuals. In the event of any failure of power, the Licensor shall not be responsible to the Licensee for any loss caused to the Licensee. Since water is provided by the company Water meter has to be installed by the Licensee and the amount towards consumption is to be paid in actuals.</p> <p>27. The Licensee is permitted to place only one display Board in the shop and the display board shall be placed in such a manner that it shall not cause any inconvenience to others.</p> <p>28. The Licensee is responsible for obtaining the required license from the concerned authorities for conducting business.</p> <p>29. The Licensor has Environmental Management System according to ISO 14001 standard. The Licensee shall ensure that none of their activities cause damage to the environment. Special care shall be taken in packing and transportation to avoid spillages, or release of any hazardous gases/dust to the atmosphere. The worker employed by the Licensee shall be properly trained for handling of the materials and for dealing with emergencies arising out of spillages or releases. Suppliers of chemicals shall provide with Material Safety Data Sheets (MSDS) of the chemicals. Licensees shall ensure that all waste material/debris from the work site will be removed to the area earmarked for the purpose, immediately after completion of the work.</p> <p>30. The Licensee shall furnish a copy of the License obtained from the concerned statutory authority to the Estate Department.</p>		
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31. The Licensee shall commence the business within 3 months from the date of executing this agreement.
32. Any amendment or modification to this Agreement shall be in writing and signed by the parties.
33. The tender documents and allotment letter shall become part and parcel of this Agreement and if any inconsistency, terms and conditions in this agreement shall prevail.
34. The Courts at Ernakulum shall have the exclusive jurisdiction to deal with any matter relating to and in connection with this agreement.

SCHEDULE

Building- _____ at _____ : _____ sq.ft
Building No. _____ Eloor Municipality.

In Witness whereof the parties the Agreement have signed this Agreement on the date first above mentioned.

Licensor

Licensee