



**PARK FOR INDUSTRIAL
EXTENSION AND RESEARCH (PIER)
GUJARAT UNIVERSITY**

Minutes of the Second Meeting of the Board of Directors of GU-PIER Foundation held on Wednesday, the 22nd of August, 2019 at 11.30 hours in the Office of the Vice-Chancellor, Gujarat University, Ahmedabad GJ 380009 IN, when the following Directors were present:

DIRECTORS PRESENT:

1. DR HIMANSHU A PANDYA
2. DR PANKAJ N GAJJAR

THE MINUTES:

2.1. LEAVE OF ABSENCE:

All Directors were present in the meeting.

2.2. MINUTES OF PREVIOUS MEETING:

The Board reviewed the minutes of the first meeting of this Board and approved the same.

2.3. REGARDING RESEARCH PARK MONITORING COMMITTEE PROCEEDINGS

The Board discussed that the Government of Gujarat had established the Research Park Monitoring Committee under the Chairpersonship of the Principal Secretary (H&TE), Govt of Gujarat, for overall direction, decision-making and monitoring of the Research Park. The Board reviewed the proceedings of the first meeting of the Monitoring Committee held on April 12, 2019, and approved the same.

2.4. REGARDING SPACE ALLOCATION AT GU PIER

(1) ATAL INCUBATION CENTRE: The Board reviewed that the Atal Incubation Centre approved for Gujarat University is now to be established in Gujarat University campus. While originally proposed to be established at the erstwhile IIT-Gn campus in Chandkheda as per the plan of the Government of Gujarat to setup a state-level Innovation Hub, as the Govt of Gujarat has changed this plan, and as per discussions with the officials Atal Innovation Mission of NITI Aayog, the Atal Incubation Centre shall be hosted at the First-floor of the Phase-I of the Research Park i.e. APJ Abdul Kalam Centre for Extension Research and Innovation Building.

The Board reviewed the Lease Agreement signed between Gujarat University and AIC-GUSEC Foundation and approved the same.

(2) ALLOCATION OF OTHER SPACES AT CERI: It was decided that the same may be



PARK FOR INDUSTRIAL
EXTENSION AND RESEARCH (PIER)
GUJARAT UNIVERSITY

done under the guidance and direction of the state-appointed Monitoring Committee.

2.5. **VOTE OF THANKS:** The meeting ended with a vote of thanks to the Chair.


[Dr. HIMANSHU ANIRUDDHABHAI PANDYA]
(Chairperson)

Date: 22/08/2019
Place: Ahmedabad



**PARK FOR INDUSTRIAL
EXTENSION AND RESEARCH (PIER)
GUJARAT UNIVERSITY**

Minutes of the First Gujarat University Research Park Monitoring Committee (RPMC) Meeting held on Friday, April 12, 2019, at the Syndicate Meeting Room, Vice-Chancellor's Office, Gujarat University, Ahmedabad, between 12.00 hrs and 13.30 hrs

A meeting of Gujarat University Research Park Monitoring Committee was convened. The following members and special invitees attended the meeting and remained present as follows:

1. Mrs. Anju Sharma, IAS, Principal Secretary, Higher & Technical Education, Govt of Gujarat
2. Smt. Avantika Singh (IAS), Commissioner of Technical Education, Govt of Gujarat
3. Prof. Himanshu Pandya, Vice-Chancellor, Gujarat University (Ex-officio Chair)
4. Prof. Jagdish Bhavsar, Pro-Vice Chancellor, Gujarat University
5. Commissioner of Higher Education, Government of Gujarat
6. Finance Advisor, Education Department, Government of Gujarat
7. Chief Engineer, R & B Department, Government of Gujarat
8. Prof P. N. Gajjar, Professor and Head - Physics, Gujarat University
9. Prof Rakesh Rawal, Professor - Life Sciences, Gujarat University
10. Shri Rahul Bhagchandani, Group CEO, GUSEC, and Hon. CEO, GU-PIER
11. Shri Samir Shukla, Hon. CEO, GU Consultancy Cell
12. Smt. Vaishali Padhiyar, Development Officer, Gujarat University
13. Mr. Malay Shukla, Associate Vice-President, GUSEC
14. Mr. Pranav Shah, Sr Operations Associate, GUSEC

Minutes of the Meeting:

- (1.1) Mr. Rahul Bhagchandani, the Hon. CEO of Gujarat University Park for Industrial Extension and Research (GU-PIER), welcomed all the Committee members for the first Research Park Monitoring Committee Meeting and briefed the Committee regarding the agenda and key specifics about the Research Park of Gujarat University.
- (1.2) Prof. Himanshu Pandya, Vice-Chancellor thanked all the members for joining on in this meeting.
- (1.3) Mr. Bhagchandani presented an overview of the GU-PIER and informed the Committee about the key facets of GU-PIER. He informed the Committee that to make Gujarat University Research Park self-sustainable - short-term, medium-term and long-term lease of space shall be done which will also include University fraternity's involvement on larger scale.



- (1.4) Mr. Samir Shukla, Hon. CEO, GU Consultancy Cell, discussed about the utilization of space and proposed facilities to be constructed in Phase 1 of the GU-PIER. He further informed about the different types of spaces being developed in Phase 1 of the GU-PIER.
- (1.5) Mrs. Anju Sharma, IAS, Principal Secretary, Higher & Technical Education, Government of Gujarat, suggested to the research park team to put in efforts to develop more possible partnerships and collaborations for the research park with leading industries and organisations, as well as developing a concrete format of agreements, based on best practices adopted by other similar institutions.
- (1.6) Respected Principal Secretary also suggested to develop a suitable timeline for this implementation. The Principal Secretary also suggested to add the option of offering plug-and-play spaces to researchers and equivalent on non-lease basis for tenures of less than 12 months.
- (1.7) The Principal Secretary further recommended to form an International Collaboration Committee to formalise the efforts in bringing international association for the GU-PIER; as well as she emphasised on creating a team for day-to-day operations of the Research Park.
- (1.8) Hon. CEO, GU PIER Foundation, suggested that a website for GU-PIER may be created as well as necessary efforts undertaken to create collaterals, brochures, and other necessary material for the research park.
- (1.9) Prof. Himanshu Pandya, Vice-Chancellor, Gujarat University directed to design guidelines for the collaborators regarding earning of 150 MAIX (Minimum Academic Interexchange) credit points. He further directed GU-PIER to draft an operational procedure to formalise the credit system and its key outputs.
- (1.10) Mrs. Avantika Singh (IAS), Commissioner of Technical Education Government of Gujarat, suggested operationalising sector-specific programs in the Research Park and to develop competence in the select domains.
- (1.11) The meeting was thereafter concluded by a vote of thanks by the Vice-Chancellor, Gujarat University, to all the members.

LEASE AGREEMENT

for

EARMARKED AREA#02

First Floor, APJ Abdul Kalam Centre for Extension, Research and Innovation (CERI)
Gujarat University Research Park, Ahmedabad

between

GUJARAT UNIVERSITY

A public state university incorporated
under the Gujarat University Act of the year 1949
of the Gujarat State Legislature

&

AIC-GUSEC FOUNDATION

A not-for-profit company incorporated
under the section 8(a) of the Companies Act of the year 2013
of Government of India

for the purpose of establishing

An Atal Incubation Centre at Gujarat University

Under the patronage of Atal Innovation Mission,
a body established under NITI Aayog

S. R. No.....

V/176/2019

NOTARY

30 JUL 2019

LEASE AGREEMENT



THIS AGREEMENT OF LEASE is made at Ahmedabad and executed on "30th date of July, 2019" ("Execution Date") by and between (1) **Prof Piyush M. Patel, Registrar (I/c) of Gujarat University, on behalf of Gujarat University**, a public-owned, state-aided university, incorporated under the Gujarat University Act of 1949 of the Gujarat State Legislature, having their contact address at, Gujarat University, Navrangpura, Ahmedabad 380009 (Hereinafter called the LICENSOR, which expression shall, unless excluded by or repugnant to the content include their heirs, successor, executors, administrators, legal representatives and assignees) of the ONE PART

AND

Prof Rakesh M. Rawal on behalf of AIC-GUSEC Foundation, a non-profit company incorporated under the section 8(a) of the Companies Act of 2013 of India having their address at GUSEC West Wing, University School of Sciences, Gujarat University, Ahmedabad 380009 (Hereinafter called the LICENSEE, which expression shall, unless excluded by or repugnant to the content include their heirs, successor, executors, administrators, legal representatives and assignees) of the OTHER PART.

That the Licensor hereby allow the Licensee to use the following described premises earmarked as Area-02 in the Annexure A located at the First Floor, Dr APJ Abdul Kalam Centre for Extension Research and Innovation (CERI), Gujarat University Research Park, Gujarat University, Ahmedabad 380009.

NOW THE DEED WITNESSETH AS FOLLOWS :

1. That the Licensee shall pay to the Licensor of the premises, a licensee fee of Re.1 per annum on or before the 7th day of the month of January each year
2. **OTHER CHARGES**
 - a. **Electricity**



Handwritten signatures and initials at the bottom of the page.



That the Licensor or its affiliates or subsidiaries shall bear the Electricity Charges and shall ensure the continuation of provision of uninterrupted electricity supply to the premises leased by the Licensee.


b. Common Maintenance Charges

That the Licensor shall pay the premises' Common Maintenance Charges towards common lighting, sweeping, water pumping, lift, etc.

c. Local Authority Taxes

That the Licensor shall pay the Local Authority taxes such as Municipal Corporation Taxes which will be inclusive of the License fee.

3. That the Lease agreement is granted for a period of 30 years commencing August 01, 2019 and expires on July 31, 2049, and the License fee stands payable till that date.
4. The Licensee shall have the option to terminate this Agreement with a 03 month notice period, and on such termination, the Licensee will handover vacant and peaceful possession back to the Licensor.
5. That the Licensee shall not carry out any structural additions to the building layout, fittings or fixtures without the written consent of the Licensor.
6. That the Licensee shall not keep any hazardous items/goods etc. in the said premises which is prohibited by law.
7. That the Licensee shall not carry out any anti-social activities prohibited, under the prevalent Act of law.
8. That the Licensee shall not create any kind of hindrance in the said premises, or its surrounding premises' norms, rules and regulations, which shall be binding to the Licensee and occupants.
9. That, the Licensee shall permit the Licensor / Legal Authority to enter upon the said premises for inspection.
10. That, the Licensee shall bear day to day repairs and maintenance to the said premises.
11. That the said premises is let to AIC - GUSEC Foundation only for the purpose of running the Atal Incubation Centre for Gujarat University under the patronage of Atal Innovation Mission, NITI Aayog, Government of India.

- 
12. On the expiry (unless renewed) or sooner upon termination of this agreement, Licensors will have to vacate and remove all their furniture and other articles brought in or upto the said premises by the Licensee in pursuance of this agreement and to ensure to return the said premises to the Licensors in the same state and condition as they were on the date of execution of this Agreement. Reasonable wear and tear accepted.
13. It being the express intention of both parties that this is purely a lease agreement and nothing herein contained shall constitute any tenancy or sub tenancy between the Licensors and the Licensee.
14. That the Lensors also agree(s) that the Licensee paying the Licensee fee and (complying with the conditions contained) herein shall peacefully and quietly possess and enjoy the said premises, during the currency of the Agreement without interruption or disturbance by the Lensors.
15. Upon the expiry of the term and if renewed, upon expiry of renewed term or sooner upon termination of this agreement or the renewed term, the Licensee shall handover the vacant possession of the said premises by removing all their belongings and physically handover the said premises to the Lensors and clear all the dues payable as per this agreement.
16. That the Lensors hereby warrants to the Licensee that he/she is the member of the said premises and is entitled to enter into and execute this agreement. The Lensors further warrants that there are no outstanding payments or taxes required to be paid to the association or to anybody or authority or any proceedings pending in connection with the ownership or otherwise of the said premises.
17. If the Licensee fails to comply with any of the terms mentioned in this agreement, Lensors shall have the right to terminate this agreement by giving one month's notice to the Licensee and the Licensee shall have to hand over the vacant and peaceful possession back to the Lensors.
18. The terms of this agreement shall not be altered or added to nor shall anything be omitted from this agreement except by means of an agreement in writing duly signed by the parties hereto.

IN WITNESS WHEREOF THE LICENSOR AND THE LICENSEE HAVE HERETO SET
THEIR HANDS IN THE DAY AND YEAR MENTIONED ABOVE

FOR THE LICENSOR

Prof Piyush. M. Patel
Registrar (I/c)
Gujarat University



FOR THE LICENSEE

Prof Rakesh M. Rawal
Joint Coordinator
AIC-GUSEC Foundation



IN THE WITNESS OF:

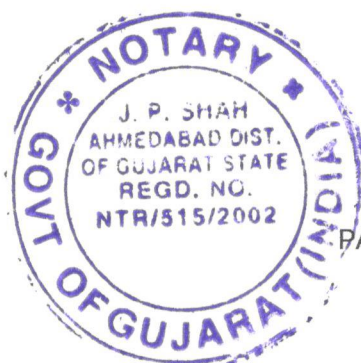
FOR THE LICENSOR

Prof Himanshu A Pandya
Vice-Chancellor, Gujarat University




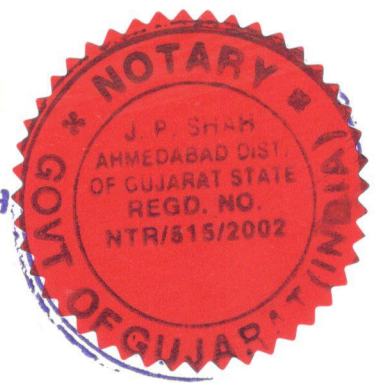
FOR THE LICENSEE

Rahul Bhagchandani
Group CEO, GUSEC & Director, AIC-GUSEC Foundation



BEFORE ME

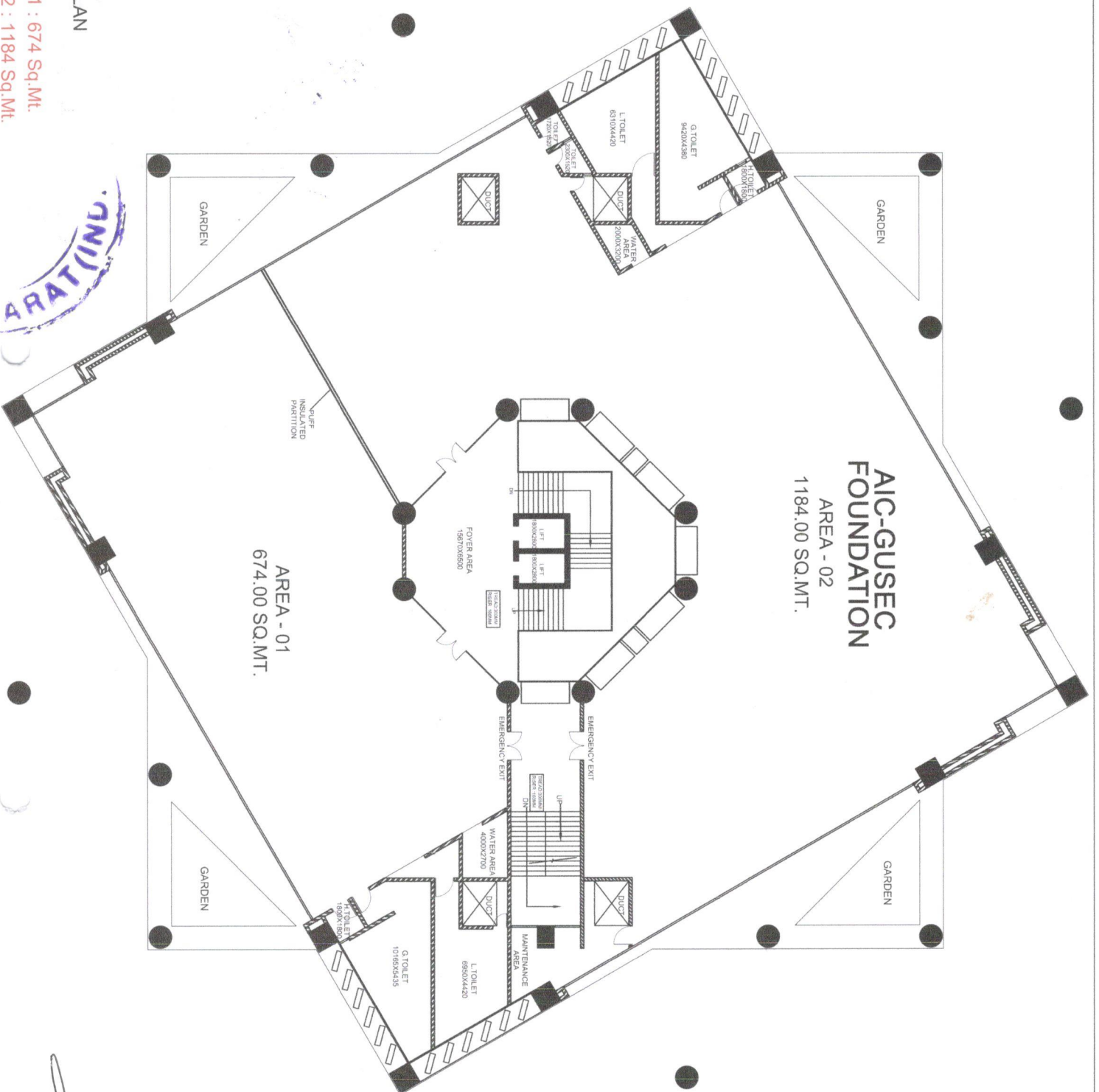

JISHA P. SHAH
NOTARY
GOVT OF GUJARAT
30 JUL 2019



FIRST FLOOR PLAN

CARPET AREA - 1 : 674 Sq.Mt.

CARPET AREA - 2 : 1184 Sq.Mt.

[illegible]

FOR APPROVAL

ISSUED DATE:-12-06-2018

[illegible]

PROJECT TITLE :
GUJARAT UNIVERSITY
AT AHMEDABAD

ORG. TITLE

APJ SCIENCE BUILDING

FIRST FLOOR PLAN

PROJECT
GUJ-UNI-APJ SCIENCE BUILDING

SCALE	DATE	DRAWN BY	CHECKED BY
-------	------	----------	------------

CONSULTANTS:-	
---------------	--

4001 "Kawanna" parking at 317med4001-380006
www.auctors.com
auctors@gmail.com
tel: 078 2640 1200 fax: 078 2646 0476

HAT(INDIA)

 भारत सरकार
GOVERNMENT OF INDIA



हिमांशु अनिरुद्धभाई पंड्या
Himanshu Aniruddhabhai
Pandya
जन्म तारीख/ DOB: 08/11/1971
पुरुष / MALE

7868 9215 1369



भारो आधार, भारी ओज

 आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सरनामुं :
S/O अनिरुद्धभाई, ओमकार,
सी- 36, सेक्टर- सी, स्टर्लिंग
सीटी, जोपल, दसक्रोई,
अमदावाड,
गुजरात - 380058

Address:
S/O Aniruddhbhai, Aumkar, C- 36,
Sector- C, Sterling City, Bopal,
Daskroi, Ahmadabad,
Gujarat - 380058



 1947
1800 360 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No.1947,
Bengaluru-560 001

✓



GUJARAT UNIVERSITY

NAVRANGPURA, AHMEDABAD - 380009
PH: 26300342, 26301341, 26300126, FAX: 26306194

IDENTITY CARD



Dr. Piyushkumar M. Patel
I/C Registrar (OSD)

I/C REGISTRAR

VICE CHANCELLOR

HAT/INDIA

 ભારત સરકાર
Government of India

 રાવલ રાકેશ મહેશચંદ્ર
Rawal Rakesh Maheshchadra
જન્મ તારીખ / DOB : 11/02/1966
પુરુષ / Male



9257 3096 6139

આધાર - સામાન્ય માણસનો અધિકાર

 આધાર
Unique Identification Authority of India


સરનામું:
મકાન: 25/બી, શેરી: સંઘાથ-3,
ભૂચિહ્ન: મોટેરા સ્ટેડિયમ પાસે, સ્થાન
/ ઠેકાણું / સેક્ટર: મોટેરા,
ગામ/નગર/શહેર: અમદાવાદ શહેર,
જિલ્લો: અમદાવાદ, પોસ્ટોફીસ:
સાબરમતી, રાજ્ય: ગુજરાત, પિનકોડ:
380005

Address:
House/Bldg./Apt.: 25/B,
Street/Road/Lane: Sanghat-3,
Landmark: Near motera Stadium,
Area/Locality/Sector: Motera,
Village/Town/City: Ahmedabad
City, District: Ahmedabad, P.O.:
Sabarmati, State: Gujarat,
PinCode: 380005

9257 3096 6139

1847
1800 300 1947


help@uidai.gov.in


www.uidai.gov.in



11/11/11

 ભારત સરકાર
GOVERNMENT OF INDIA




રાહુલ ચંદ્રપ્રકાશ ભાગચંદાની
Rahul Chandraprakash Bhagchandani
જન્મનું વર્ષ / Year of Birth : 1992
પુરુષ / Male



2724 0375 1974


આધાર - સામાન્ય માણસનો અધિકાર


P.


 આધાર
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


સરનામું:
કે/૨૦૩, સુમધુર ૨ એપાર્ટમેન્ટ,
આઝાદ સોસાયટી ની પાસે,
આંબાવાડી, અમદાવાદ, ગુજરાત,
૩૮૦૦૧૫

Address:
K/203, SUMADHUR II
APARTMENT, NR AZAD
SOCIETY, AMBAVADI,
Ahmadabad City, Ambawadi
Vistar, Ahmadabad, Gujarat,
380015

 1947
1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001

P.

