



Cairo for Investment and Development

Robbiki Leather City

Ownership shops

(RQ Number

)



Robbiki Leather City

مدينة الجلود بالروبيكي



Shops Model (20 m²)

Tender Document Price: EGP3000 / USD75 for
foreign investors

(Value Added Tax (VAT) to be added)

Tender Document Serial Number ()

Date for Submission of Tender Documents and

Required Supporting Documents ()





Introduction

Robbiki Leather City (RLC) stands as one of the most significant specialized industrial cities, encompassing all aspects of leather tanning, leather industries, and their supporting and complementary industries.

RLC is also a pivotal industrial hub with a diverse economic, industrial, environmental, and social dimensions. Its design and planning meticulously consider the provision of varied spaces and essential facilities for integrated industries, along with modern services for communication, marketing, cutting-edge technological training, and the hosting of international and local exhibitions for products and equipment.

RLC is recognized as one of the leading industrial centers in the Middle East, meticulously planned to the highest global standards. Strategically located, RLC boasts excellent geographical connectivity to a robust road network, including Cairo-Ismailia, Cairo-Suez, the New Administrative Capital, and the Regional Ring Road. This network provides direct access to Red Sea and Mediterranean ports such as Sokhna, Adabiya, Suez, Port Said, Damietta, and Alexandria.

Furthermore, the presence of a railway network and the electric train significantly contributes to the speed and ease of transport, export, and import operations for both raw materials and finished products.

Project Objectives

This project aims to provide a developmental solution to support and advance the leather industry. It also seeks to encourage both local and foreign investments in complementary and supporting industries, fostering industrial integration. The ultimate goal is for RLC to become one of the most significant industrial cities in Egypt.

Robbiki Leather City Features

- **Fully Equipped Industrial Units:** Industrial units (hereinafter referred to as <unit(s)>) come complete with all necessary utilities and facilities.
- **Comprehensive Services:** RLC offers a range of services, including an administrative building, banks, sales outlets, showrooms, a mosque, and a restaurant with a cafeteria.
- **Proximity to Residential Areas:** RLC is conveniently located near residential communities.
- **Easy Product Distribution:** Thanks to its proximity to various marketing hubs, RLC allows for simple and efficient distribution of manufactured products.
- **Environmental Compliance:** RLC adheres to environmental standards.

Targeted Service Sectors

- Sales Outlets, Showrooms, Restaurants & Cafeterias, Supermarkets.



Service Unit Model Specifications



• General Unit Specifications

Number of units offered	Area model	Dimensions	Activity	Electrical Capacity
5	20 m ²	4*5 m	Sales Outlets, Showrooms, Restaurants & Cafeterias, Supermarkets	3 KVA

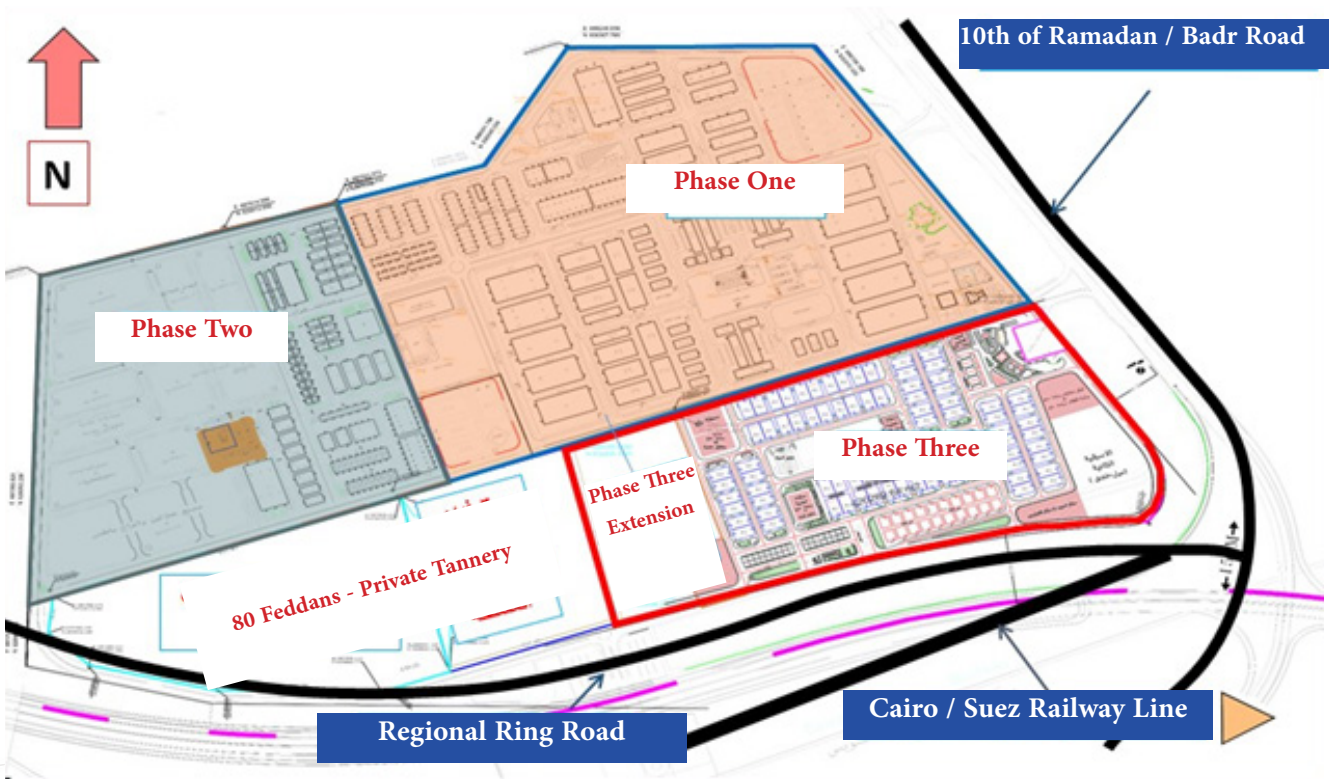
- Unit height ranges from 3.5m to 4m.
- RLC is equipped with fire suppression systems, telecommunications network, and surveillance cameras.
- Shop facades are made of cladding, reflective glass, and Saveto with a high-quality cement character resistant to high temperatures.
- Doors and windows are made of alumetal and glass.
- Shops include utilities (water – electricity – drainage – telecommunications).
- Shop front areas feature pergolas, marble walkways, and green spaces.
- Public toilets serve shops area.

Allocation of units will be based on the strategy of Cairo for Investment and Development (CID)



Project General Location:

Third Phase, with an area of (111) feddans / (466200) m²







Images of offered Service Units





Images of offered Service Units





General Conditions

1. For Egyptian companies and sole proprietorships, a Commercial Registry must be submitted upon allocation. If the application is submitted by a foreign investor, they must establish a company under Egyptian law and provide its Commercial Registry upon allocation.
2. An investor can submit an allocation request personally or through an authorized agent or representative, in accordance with the required documents stipulated in this Tender Document. The agent's signature serves as an acknowledgment by the principal of all details within the Tender Document, as if personally signed by them, with the agent committing to fully inform the principal of all clauses and provisions contained within the Tender Document.
3. An investor is required to submit only one application (per model) during the offering, whether for a single unit or multiple units.
4. The correspondence address provided on the allocation request form shall be considered the investor's legal domicile. All correspondence and notifications sent by CID to this address are deemed valid and legally effective. The investor is obliged to notify CID immediately of any amendment or change to their address specified in the allocation request within fifteen days from the date of such amendment or change. Under no circumstances may the investor claim non-receipt of any correspondence, notifications, or warnings, and all shall be legally enforceable against them and produce all their legal effects.
5. The investor must comply with all relevant laws, regulations, decisions, rules, and conditions pertaining to the establishment and operation of service projects, as well as the regulations governing RLC approved by CID's Board of Directors and any subsequent amendments thereto.
6. Only 10% of the total reservation security deposit will be deducted if the investor withdraws after the allocation decision is issued or if the investor fails to take delivery of the unit within thirty days from the notification date or withdrawal after delivery.
7. The allocated unit owner must commit to paying the monthly consumption fees for the unit (water, sewage, electricity, etc.) to the relevant authorities.
8. No internal or external modifications or changes to unit heights are permitted without obtaining prior written approval from CID. Should this be violated, the allocated unit owner must restore the unit to its original condition at their own expense, in accordance with CID's regulations.
9. The allocated unit owner(s) are prohibited from engaging in service activity outside the boundaries of the allocated unit, whether on roads, sidewalks, or other areas outside the unit's defined limits. If such activity results in damage to adjacent units, roads, or sidewalks, the allocated unit owner must restore the affected area to its original condition at their own expense.
10. Investor shall refrain from performing any manufacturing process inside unit.
11. Upon allocation and unit handover, the investor must implement fire protection requirements within the contracted unit, and provide and equip all necessary provisions for this purpose in accordance with relevant laws and regulations. Should the investor breach this obligation, resulting in damage or destruction to the unit or neighboring units, the allocated unit owner must restore the property to its original condition at their own expense, without prejudice to CID's right to claim full compensation for damages. The investor shall be solely responsible for any civil liability arising from such breach, including injuries, fatalities, damages, or destruction of third-party property, with no liability whatsoever on CID.
12. Compliance with environmental requirements specific to nature of activity and adherence to safe waste disposal.



13. If an investor wishes to introduce new partners, amend partners' shares, change the individuals holding shares, or alter the shareholder structure (excluding cases of inheritance), they must obtain approval from CID and pay the standard fees determined by CID.
14. The allocated unit owner is prohibited from disposing of the unit(s), regardless of its nature, legal entity, or applicable legal system, from the moment the allocation is approved, by any means whatsoever, except after obtaining written approval from CID and in accordance with CID's regulations, rules, and procedures.
15. The investor must abide by all regulations issued by CID and any subsequent amendments or decisions, including all amounts and costs approved by CID's Board of Directors.
16. • The unit use cannot be altered, and adherence to purposes for which it was allocated is mandatory. Furthermore, service activity cannot be changed without prior written approval from CID.
17. All accompanying documents must be submitted only in Arabic or English.

- **Financial Amounts Due Upon Reservation Request:**

- A non-refundable amount of EGP 3,000 (one thousand Egyptian Pounds only) / USD 75 for the cost of the terms and conditions booklet (plus VAT).
- A reservation security deposit of 10% (of the unit's/units' price).
- The due financial amounts are to be paid by deposit into the accounts of CID, as stated in Clause Nine of the tender document.

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I have reviewed all the general conditions stated above. My signature hereto constitutes an undertaking to abide by all provisions contained therein. In the event of any breach of these conditions, Cairo for Investment and Development (CID) reserves the right to take all necessary actions.

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Required Documents

1. Receipt of payment for the Tender Document (non-refundable).
2. Receipt of payment for the reservation security deposit.
3. The Tender Document, stamped and signed on all pages by the applicant, and attached to the reservation request submitted by the investor.
4. Photocopy of a valid National ID card or passport for the investor (sole proprietor or legal representative of the company).
5. Valid and recent commercial register extract, issued no more than six months prior, for the entity seeking allocation (upon allocation).
6. Photocopy of the company's articles of association and its amendments, or the companies' statement (upon allocation).
7. If submitting through a power of attorney, a recent and valid special power of attorney must be provided. A photocopy of the principal's National ID card and a photocopy of the agent's National ID card, or a notarized bank authorization, should be attached to the request.
8. Bank statement certified by the bank for the previous year, in the name of the applicant company or the names of the contributing partners mentioned in the company's articles of association, covering 15% of total unit value; statements from foreign banks outside Egypt must be authenticated by Egyptian Consulate and Ministry of Foreign Affairs.
9. Certified bank statement from the bank with the account number for the refund of the reservation security deposit in case of non-allocation.

CID reserves the right to exclude applications that do not meet any of the allocation conditions or fail to provide the required documents specified in the Tender Document

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I will present the original copies of all documents referred to above for inspection upon request by Cairo for Investment and Development (CID). If any of the original documents contradict the photocopies attached to the reservation request, the allocation will be automatically voided. Furthermore, CID reserves the right to exclude applications that do not include any of the documents specified above, or if any data recorded in the aforementioned documents is found to be incorrect.

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Tender Document Clauses



Article (1): Service Unit Allocation Request Form

Project data

Required unit Model: Model 20 m² Number of Required Units:.....

Service activity :

Required Allocation Type: Ownership (self-financed) Ownership (bank-financed)
 Payment Method: Cash Installments
 Payment Currency: EGP USD EUR

Allocation Applicant Data

Legal Entity:

Trade Name:

Trademark:

Commercial Register Number (if any): Issued on: Office:

Tax Card (if applicable):

Operating License Data (if any): Industrial Register (if any) :

Contact Information

Applicant Name: National ID/Passport Number:

Capacity:

Landline Phone: Mobile Phone: Fax:

Detailed Correspondence Address:

P.O. Box No.:

Email:

(CID is not responsible for any returned correspondence sent to the mailing address recorded in the application. All announcements and communications made to this address remain valid, effective, and legally binding.)

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I have reviewed the data provided above. My signature here constitutes an undertaking to abide by all its provisions, and confirms that the data is correct. If the data provided above is proven to be incorrect, the allocation request will be automatically voided, with no liability whatsoever on Cairo for Investment and Development (CID).

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (2): Project Facilities

- The project benefits from the availability of bank financing, provided through protocols signed between CID and various banks, including the National Bank of Egypt (NBE), Banque Misr (BM), Qatar National Bank (QNB), and the Export Development Bank of Egypt (EBE).

Article (3): Priorities

- The priority of allocation is determined according to following:
 1. Full cash payment for the unit in one lump sum. Preference will be given to the highest possible payment percentage or to payment in USD or EUR.
 2. Showrooms for projects existing inside or outside RLC

Article (4): Timeline for Reviewing Allocation Requests

1. Withdrawal and submission of applications with the required documents: 15 days from the date of announcement.
2. Timeframe for examining and studying submitted applications and personal interviews by the designated committee (if the committee deems it necessary): 15 days, starting from the end of the application submission period.
3. Announcement and publication of results for submitted applications: within two weeks from the end of the application examination and study period.

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (5): Service Unit Handover

- The allocated unit must be received within 30 days from the date of issuance of the allocation notification. If the unit is not received, CID reserves the right to initiate procedures for canceling the allocation and collecting the stipulated deduction percentage.

Article (6): Project Implementation Timeline

- The unit will be inspected within 90 days from the date of its handover to ascertain the completion of procedures for installing water and electricity meters.
- The unit shall be inspected within 6 months from the date of its handover to ascertain the completion of interior works and necessary preparations for operation.
- The project operation must be completed within a period not exceeding 12 months from the date of the unit's handover.

CID reserves the right to cancel the allocation of the unit(s), terminate the contract, and reclaim the unit(s) in case of non-compliance with the aforementioned within the stipulated timeframes

- If the investor wishes to extend the deadline for receiving the unit, they must submit a request to CID during the original period. This extension is for a maximum of one additional month only, in accordance with the regulations, rules, and procedures issued by CID.

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (7): Cases of Allocation Cancellation and Contract Termination

CID reserves the right to cancel the allocation and terminate the ownership contract, and repossess the unit, without the need for prior warning, notification, judicial demand, or court order, in any of the following circumstances:

1. Disposing of the allocated unit, or any part thereof, in any manner of disposition without obtaining written approval from CID, in accordance with the conditions stipulated in the Tender Document. This includes leasing, assignment in all its forms, or mortgaging. This excludes the devolution of the unit to legal successors (heirs).
2. Introducing new partners, amending partners' shares, changing the persons of shareholders, or altering the shareholder structure (other than cases where shares devolve to legal successors "heirs") without obtaining written approval from CID.
3. Failure to adhere to the project implementation timeline as stipulated in Article Six of the Tender Document.
4. Failure to pay two consecutive installments of the unit's due payments on their scheduled date. In the event of a delay in payment, measures will be taken within 90 days from the due date of the installment.
5. Cessation of business activity for a period of one year without obtaining written approval from CID.
6. Investor's failure to receive the unit(s) within the specified handover period, or failure to complete payment of the reservation down payment within the specified dates.
7. Making any modifications to the unit's façade or changing its heights, as well as making any internal modifications without obtaining written approval from CID. This also applies to causing any damage to the unit or neighboring units resulting from violating occupational health and safety requirements, civil defense requirements, negligence, or other causes. CID reserves the right to remove such violations and restore the unit to its original condition at the expense of the allocatee, without prejudice to CID's right to seek full compensation for damages, if any.

In the event of a decision to cancel the allocation of the unit(s), CID reserves the right to repossess the unit in accordance with its established procedures.

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I have reviewed all the terms and regulations in the Tender Document for the current offering. My signature here constitutes an undertaking to abide by all its provisions. Should any of its clauses be violated, Cairo for Investment and Development (CID) reserves the right to take appropriate action.
Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (8): General Financial Conditions

- The allocatee of the unit(s) must choose one of the following payment methods:
 1. Complete payment of the Reservation Security Deposit to cover the entire unit(s) price. CID will grant a percentage discount on the unit price as an incentive for immediate payment, according to CID's approved pricing mechanisms.
 2. Complete payment of 25% of the unit's price within 30 days, with the remaining 75% paid in installments after a one-year grace period. This balance will be paid in five equal annual installments, plus an additional 10% on the remaining amounts due at each installment's due date. If there's a delay in paying installments by their due dates, a 10% late payment interest will be charged for each installment.
 3. If the allocation is not approved, the Reservation Security Deposit will be refunded to the investor's bank account number provided in the required documents.
 4. If the investor wishes to extend the deadline for paying the unit's down payment, they must submit a request to CID during the original period and pay fees prescribed in CID regulations (non-refundable, VAT inclusive) for an extension of one additional month, as a maximum.

A deposit of 5% of the unit's total value will be collected for services and maintenance work at the time of contracting for each owned unit.

Upfront Payment Discount

- 7% discount for payments in Egyptian Pounds.
- 5% discount for payments in foreign currency.

Penalties shall apply for late payments beyond the specified deadlines, in accordance with CID's rules and regulations

Investor's Bank Account Number for refunding the Reservation Security Deposit in case of non-allocation.

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I've reviewed all the financial conditions. My signature here serves as an undertaking to comply with everything stated within them. If these conditions are violated, Cairo For Investment and Development (CID) reserves the right to take all necessary actions.

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (9): Prices of Industrial Units

Statement	Service unit price		
	EGP	USD	EUR
Unit With Area of 20 M ²	740,000 + (5% maintenance deposit)	14000 + (5% maintenance deposit)	12000 + (5% maintenance deposit)

- All amounts due for the unit/units must be deposited into the following accounts belonging to CID:

Account No.: 0573130431063003037	Account No.: 1103962310010201	Account No.: 0573160431063002023	Account No.: 0573160431063001018	Account No.: 2020352243301010
Bank: National Bank of Egypt (NBE) - Robbiki Branch	Bank: Arab Investment Bank (aiBANK) - Lebanon Square, Mohandessin Branch	Bank: National Bank of Egypt (NBE) - Robbiki Branch	Bank: National Bank of Egypt (NBE) - Robbiki Branch	Bank: Export Development Bank of Egypt - Tenth of Ramadan
Currency: EGP	Currency: EGP	Currency: USD	Currency: EUR	Currency: EGP

Name of Allocation Applicant:



Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Cairo for Investment and Development

 2nd Floor, Administrative building, Robbiki Leather City, Badr City, Cairo
 02 / 23108591 - 02 / 23108592
 19780
 info@cid-eg.com
 cid-egypt.com

