



**INFORMATION MEMORANDUM
OF
INDUSTRIAL PROPERTY FOR
SALE / LEASE
AT
KHOPOLI-PEN ROAD**

ASCC



Transaction Overview

Ascent Supply Chain Consultants Pvt. Ltd. (ASCC) is appointed as the consultant for the Outright sale / lease of freehold industrial land 33,576 Sq Mtrs (8.3 Acres) with class A Built up area of 1,50,000 Sq. Ft. Approx. RCC (Basement + Ground + First Floor)

About Khopoli Area



- Khopoli is an industrial hub situated on free hold land near NH-4 (Mumbai - Pune - Bangalore highway) at about 80 Kms. from Mumbai in Khalapur Taluka of Raigad District.
- Khopoli is considered as one of the preferred steel hubs of India. The Government of Maharashtra has declared Khopoli - Pen Road, Khopoli - Patalganga Road and Khopoli - Pali Road in the Industrial zone.
- Due to its excellent location on Mumbai - Pune express highway, proximity to the JNPT Port and low land rates, Khopoli has become a very popular industrial hub centre for large and medium class industries especially for the steel industries. However, industries in Khopoli are located on the free hold land as the Maharashtra Industrial Development Corporation (MIDC) has not yet completed acquisition of the land in Khopoli.

Industrial Infrastructure at Khopoli Area



It is a progressive Industrial area where infrastructure like electricity, water and roads are easily available. Other infrastructure like street lights, drainage lines are available along with a MSEB substation and a telephone exchange. Common Facility Centres (Fire Station, Hospitals, Schools) are also located in the Industrial area.

Roads : Good wide asphalted roads are available in the industrial area which can cater for Trucks and Containers movements.

Residential Accommodation : Good residential accommodation is available for labours and managerial staff in Khopoli. However the senior management and directors prefer to stay in Navi Mumbai or Mumbai.



Power & Water in Khopoli Area

Power : There is no power scarcity in Khopoli. Adequate power is available to the Industrial Area via a separate sub-station set up in the Industrial Areas. MSEB has commissioned power sub-stations to meet the Industrial requirements

Water : There is no water scarcity as the requirement of the industries is taken care by Morbe Dam, Pavana Dam & Patalganga river. The industries are also drawing underground water as there is no piped supply of water. Some of the industries are drawing water for Industrial purpose from the Patalganga river with the prior permission of Irrigation Department

Satellite Image of Industrial Premise for Sale/ Lease

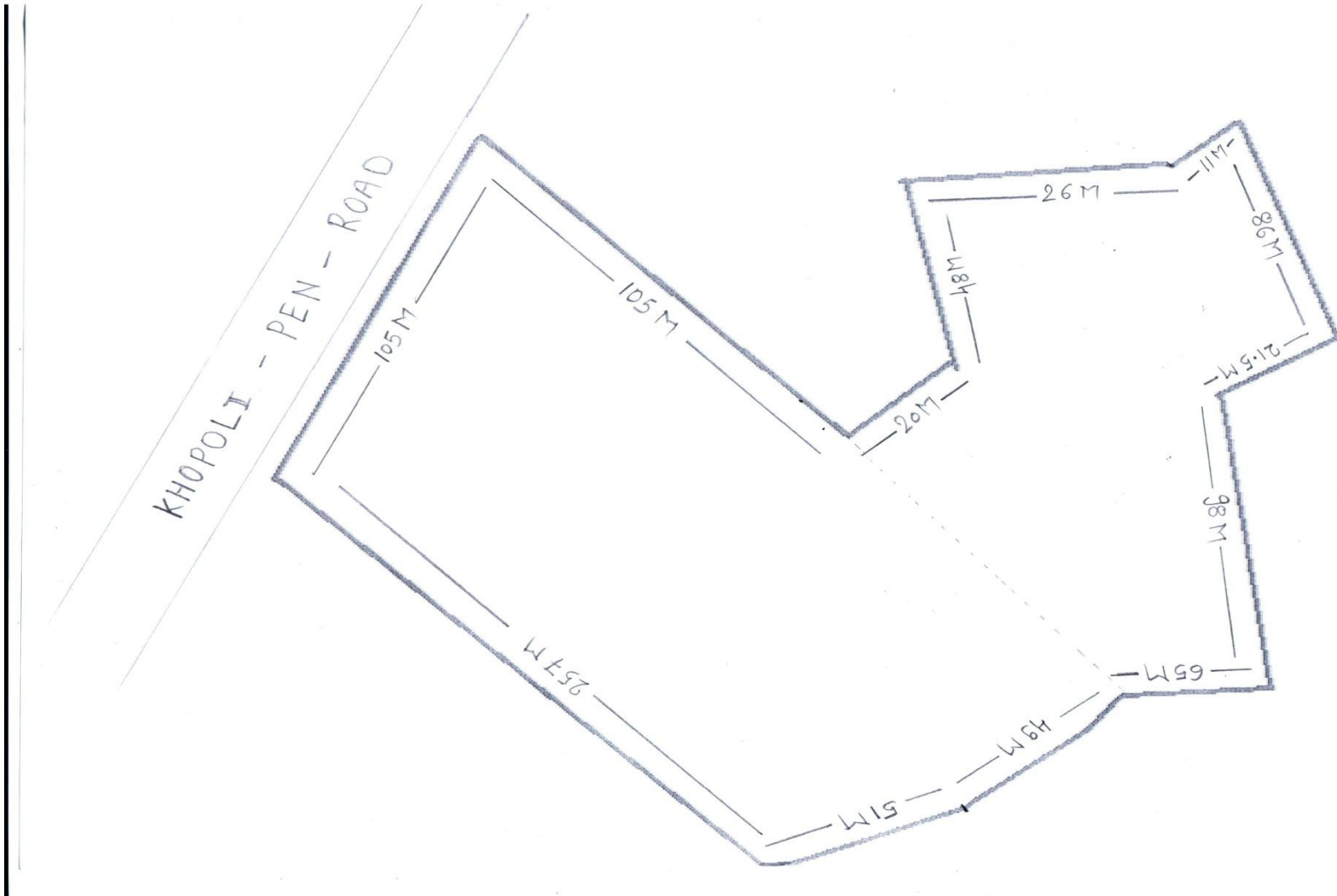




Locational Advantage

| | |
|------------------------------|-----------------|
| Khalapur Toll Plaza | 2 Kms. Approx |
| Mumbai Airport | 68 Kms. Approx |
| JNPT Sea Port | 60 Kms. Approx |
| Pune | 95 Kms. Approx |
| Proposed Navi Mumbai Airport | 35 Kms . Approx |

Plot Dimensions





Property Overview

| | |
|----------------------|-------------------------------|
| Plot Area | 33,576 Sq. Mtrs. (Industrial) |
| Built up Area | 14,000 Sq. Mtrs. (Approx) |
| Type of Construction | Class A, RCC Construction |
| Transaction Type | Outright Sale or Lease |
| Type of Land | Freehold (NA) |
| Zone | Industrial |
| Current Usage | Not Being Used |
| FSI Permitted | 1 : 1 |



Plot Details

| | |
|----------------------|--|
| Shape of the Plot | Main Plot is Rectangular |
| Plot | Slightly Sloppy from the front to the rear. Rain water can not stay in the plot. |
| Frontage | 105 Mtrs. |
| Status of Plot | Industrial NA |
| Boundary Demarcation | Plot clearly demarcated by proper stone wall . |

Building Overview



| | |
|-------------------------------------|---|
| Type of Building | RCC Building with basement ground & first floor |
| No of Blocks | 3 office blocks & 2 factory blocks. |
| Floor plate Dimension | 90 meters by 60 meters. |
| Column Spacing | 12 Mtrs X 12 Mtrs. |
| Ceiling Height | <ul style="list-style-type: none">• Slab to slab : 22 ft.• Under the mezzanine: 12 ft.• Clear : 12 on the first floor |
| Floor Strength | <ul style="list-style-type: none">• factory floor : 5 tons per Sq. Mtrs on plinth• The first floor : 1 ton per Sq. Mtrs. |
| Number of passenger & service lifts | Provision to install two passenger lift and one goods lift. |

Property Images (Outside)



Property Images (Inside)



Property Images (outside)





Facilities in the Premise

- Power : 25 KVA connected. Sufficient Power available with MSED for enhancement
- Abundant Water : Supply through Bore well.
- Ample open space available in the plot for horticulture, Parking and creation of other amenities.
- FSI available for additional construction of about 1.5 Lakhs Sq Ft
- Rooftop space available for potential installation of satellite and/or microwave Antenna.
- Provision to install two passenger lift and one goods lift.

Major Industries in the Vicinity



| Godrej Industries | Colour Roof India Pvt. Ltd. |
|------------------------------|-----------------------------|
| Bhushan Steels | Loha Ispat |
| Frigorifico Allana Pvt. Ltd. | Ispat Ltd. |
| Valvinox SRL Ind. Pvt. Ltd. | Bohler Uddeholm India |
| Uttam Galwa | Top Worth |
| Ultra Laboratories | Positive Packaging |
| Uttam Steel | Mahindra Ugni Steel |
| Indo Euro Export | Wartsila India Pvt. Ltd. |
| L & T | Venus Wire Industry |
| Kamani Oil | Tata Power |
| Parle Industries | Zenith Steel Ltd. |

Property Advantage



- Freehold Clear Title Property.
- High Class construction and Ready To Move Industrial Property.
- The Construction is only 5 Yrs old and well maintained
- Ideal Location. Good connectivity from Mumbai, Navi Mumbai and Pune.
- Manpower Available in the area. No Labour problem in the area
- Many Reputed industries already in the vicinity
- Suitable for any Engineering, Textile, Food processing , Pharmaceutical and Chemical activity
- FSI available for additional constructions
- All permits, licenses can be easily obtained due to Industrial NA
- No lien or Mortgage on the property
- The Plot is clearly demarcated with proper boundary wall .



Sale / Lease Terms

| Option | Terms | Details |
|--------|-------------------------------|-------------------------------|
| 1 | Outright Sale | Rs. 55 Cr. (Negotiable) |
| 2. | <u>Rental Option :</u> | |
| | A. Period of Lease | 05 to 20 Years |
| | B. Monthly Rental | Rs.18 Lakhs. (Negotiable) |
| | C. Deposit | 12 Months |
| | D. Escalation | 20 % after every Three years. |



"Your Success is our Motto"





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