



INDUSTRIAL PROPERTY FOR SALE AT MIDC NERUL, TTC , NAVI MUMBAI

----- By ASCC

Transaction Overview

- ▶ Ascent Supply Chain Consultants Pvt. Ltd. (ASCC) has been appointed as a consultant for outright sale / transfer of Leasehold rights of Industrial property comprising land - admeasuring 4050 Sq. Mtrs. (An Acres) with built up area about 20,000 Sq. ft. at MIDC Nerul, Navi Mumbai.
- ▶ The property can be used as is for any Industrial Activity, Rented Out or Redeveloped into an IT Park.

Property Location

- ▶ The captioned property is situated at Nerul MIDC , TTC, Navi Mumbai.
- ▶ Distances :
 - ✓ Proposed International Airport of Navi Mumbai : 10 Kms.
 - ✓ Mumbai International Airport : 28 Kms.
 - ✓ Nearest Railway Stations (Local): Turbhe – 4.5 kms , Sanpada – 3 kms, Vashi – 5 kms, Nerul – 2 kms.
 - ✓ Nearest Railway Station (Outstation): Mumbai Central 36 Kms, Mumbai CST- 30 Kms.
 - ✓ Mumbai Pune Highway- 0.4 Kms.
 - ✓ Chembur Mumbai : 16 Kms.
- ▶ The property has good prospects due to very good connectivity and proximity to Mumbai.

Property Overview

- ✓ Property Type : Leasehold.
- ✓ Grantor of Lease : MIDC.
- ✓ Lease Period : 95 Yrs.
- ✓ Year of Allotment : 1984.
- ✓ Present Activity : Industrial (Engineering).
- ✓ Plot Area : 4050 Sq. Mtrs. (Industrial)
- ✓ Dimension of the Plot : 45 length 90 width.
- ✓ Built-up Area : 20,000 Sq. Ft.(approx.) Industrial Shed & Building.
- ✓ Year of Construction : 1987 & 2000.

Property Overview

- ▶ Permitted FSI : 1.0 (can be enhanced to 1.5 for Industrial Activity).
- ▶ Consumed FSI : 0.5
- ▶ Type of transaction : Outright Sale (Transfer of leasehold rights).
- ▶ Offer includes : Land + Structure (RCC).
- ▶ Offer Excludes : All machinery and equipment used in the plant & office equipment.
- ▶ Current Usage : Engineering.
- ▶ Suitable For : Engineering , Food Processing , Pharmaceuticals , Cold Storage, IT/ITES, Electrical and Electronics, Chemical (Non Polluting)

Other Features :

- ▶ Clear title property.
- ▶ Running Engineering Industry with all compliances.
- ▶ Power & Water : Connected.
- ▶ A Well Maintained Property with clearly defined RCC boundary wall.
- ▶ Building Completion Certificate Available.
- ▶ Factory License approved from Joint Director Industrial Safety & Health.

Business Prospects

- ▶ For Industrial Activity of the Buyer.
- ▶ Investment: Can be easily given on rent for any kind of Industrial activity
- ▶ Redevelopment into IT/ITES complex and selling / renting the units.

Industrial Activity

Industrial Activity

- ▶ The captioned property can be used as is for the Industrial activity. The permissible activity is Engineering . Change of activity is possible. The industrial activities allowed in the area are:

Engineering

Food Processing

Pharmaceutical

Cold Storage

IT / ITES

Electrical and Electronics

Chemical (non polluting)

Automobiles

Investment: Rental Option

- ▶ The ongoing rentals in the TTC belt is Rs.40 psf on the built-up & 10 psf for the open space.
- ▶ The captioned property can be given on rent with some minor modifications & the expected rental income would be around Rs. 10 Lakhs monthly.
- ▶ Expected Rental Return on Investment : 7.0%.
- ▶ Minimum Expected Yearly Escalation: 10%.
- ▶ Net ROI: 17%.



Redevelopment of the Plot to an IT Park

An Ideal Location for an IT Park

- ▶ Availability of requisite infrastructure in TTC Navi Mumbai.
- ▶ Good Connectivity.
- ▶ Availability of software personnel in Navi Mumbai.
- ▶ Availability of Schools, colleges and residential accommodation nearby.
- ▶ Grant of additional FSI and other concession to IT / ITES by the State Government.
- ▶ Very good demand of IT offices on outright / lease by the companies / firms.

IT/ITES Project Overview

Plot Development Potential	
Plot Area	4050 Sq. Mtrs.
Front Road Width	24.5 Mtrs.
Current Activity	Industrial
Available FSI	1.0
Proposed Activity	IT/ITES
FSI for IT	3.0
Additional FSI Required	2.0
Built Up Area with 3 FSI	12150 Sq. Mtrs.
Amenities (Parking, Lift, AHU, Stairs, Security, Lobby, Gym etc.	9989 Sq. Mtrs.
Total Built Up Area	22139 Sq. Mtrs / 2,38,215 Sq Ft

IT/ITES Project Overview

Details of Expenses	
Land Acquisition (Inclusive of government charges. The split is given in the end)	Rs. 18.59 Cr. Approx.
Development of IT/ITES Project	
Official Payment (Conversion Cost, Labour Cess, Development Charges, Fire NOC)	Rs. 7.5 Cr. Approx.
Estimated Project Cost (238216x 2500)	Rs. 59.55 Cr. Approx.
Misc. Expenses	Rs. 5 Cr. Approx.
Total Expenditure on the Project	
Total Expenditure on the Project	Rs. 90.64 Cr. Approx.

IT/ITES Park Project Overview

Estimated Income	
Commercial Space 20%	47,643 Sq Ft
Average Selling Rate	Rs. 12,000/- PSF
Income from Commercial	Rs. 57.17Cr. Approx.
IT/ ITES Space 80%	1,90,573 Sq Ft
Average Selling Price	Rs.7500/-PSF
Income from IT/ ITES	Rs. 142.93 Cr. Approx.
Total Estimated Income	Rs. 200 Cr. Approx.
Note : The calculation are done keeping into consideration prevailing market rates	

IT/ ITES Project Overview

Estimated Profit	
Total Estimated Income	Rs. 200 Cr. Approx.
Total Estimated Expenditure	Rs. 90.64 Cr. Approx.
Estimated Profit	Rs. 109.36 Cr. Approx.

Modus operandi for Redevelopment into IT Park

Following steps are involved in the redevelopment:-

- Transfer of Plot in the name of Purchaser.
- ▶ Appointment of Architect & Contractor.
- ▶ Conversion of Plot to IT / ITES with additional FSI & obtaining requisite Approvals.
- ▶ Registration of Project with RERA.
- ▶ Construction of the Building.
- ▶ Obtaining BCC and OC.
- ▶ Formation of the Society.
- ▶ Execution of the conveyance deed.



Land Acquisition Steps and Cost

Modus operandi for Transfer of Plot

Following steps are involved for Transfer:-

- Finalization of Terms and Signing of MoU
- Submission of Transfer documents to MIDC
- Issuance of Consent Letter by MIDC
- Payment of Transfer Charges to MIDC
- Issuance of Transfer Order by MIDC
- Adjudication of Deed by the collector of Stamps
- Payment of Stamp Duty
- Execution of the Deed of Assignment

Cost of Land Acquisition

Land Acquisition Cost	
Particulars	Costing
Cost of Plot @ 4050 X 40000 /- PSM	Rs.16.20 Cr.
Transfer Charges @ 22000 /- PSM	Rs. 89.10 Lakhs Approx.
Stamp duty @ 6%	Rs. 97.20 Lakhs Approx.
Misc Expenses on Transfer	Rs. 15 Lakhs Approx.
ASCC Service Charges (2% of the Net Sales Value Plus taxes)	Rs. 38.23 Lakhs Approx.
Total Cost of Procurement of Plot	Rs. 18.59 Cr Approx.

Shoot Your Query To:

▶ Daljeet Saluja

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