



**INFORMATION MEMORANDUM
FOR ACQUISITION OF LEASEHOLD
RIGHTS / JV OF INDUSTRIAL PLOT AT
S.A.S. NAGAR, MOHALI (PUNJAB)**



Transaction Overview

Ascent Supply Chain Consultants Pvt. Ltd. (ASCC) is appointed as a facilitator for the Transfer of the leasehold rights/Joint Venture of Industrial land admeasuring 6 Acres approx. with a built up of 60,000 (RCC) in SAS Nagar Mohali (Punjab).

About Mohali



- Mohali, a residential suburb extension of Chandigarh has a well developed Social Infrastructure, popularly known as a gateway to Punjab. The city is equipped with the basic requirement of the residence with the further scope of development in the Hospitality, Health , Education sector.
- The city witnessed a tremendous growth in the real estate sector after the new airport has become operational.



Property Overview

Type of Land	Leasehold
Grantor of Lease	Punjab State Electronic Development & Production Corporation Ltd.
Allotment year	1985.
Perpetual Lease Period	99 years (1988-2087)
Lessee	A limited Company.



Property Overview

Plot Size	27,840 Sq Yards (23277 Sq Mtrs)
Built up	60,000 Sq.Ft. (RCC)
Road width	80 Feet Both side
Plot Allotted For	Industrial Use (Electronics)
Past Use	Manufacturing of Electronic Type Writer
At Present	Non operational
Reasons for Closure	Electronic Type Writers had become obsolete
Liabilities	Nil

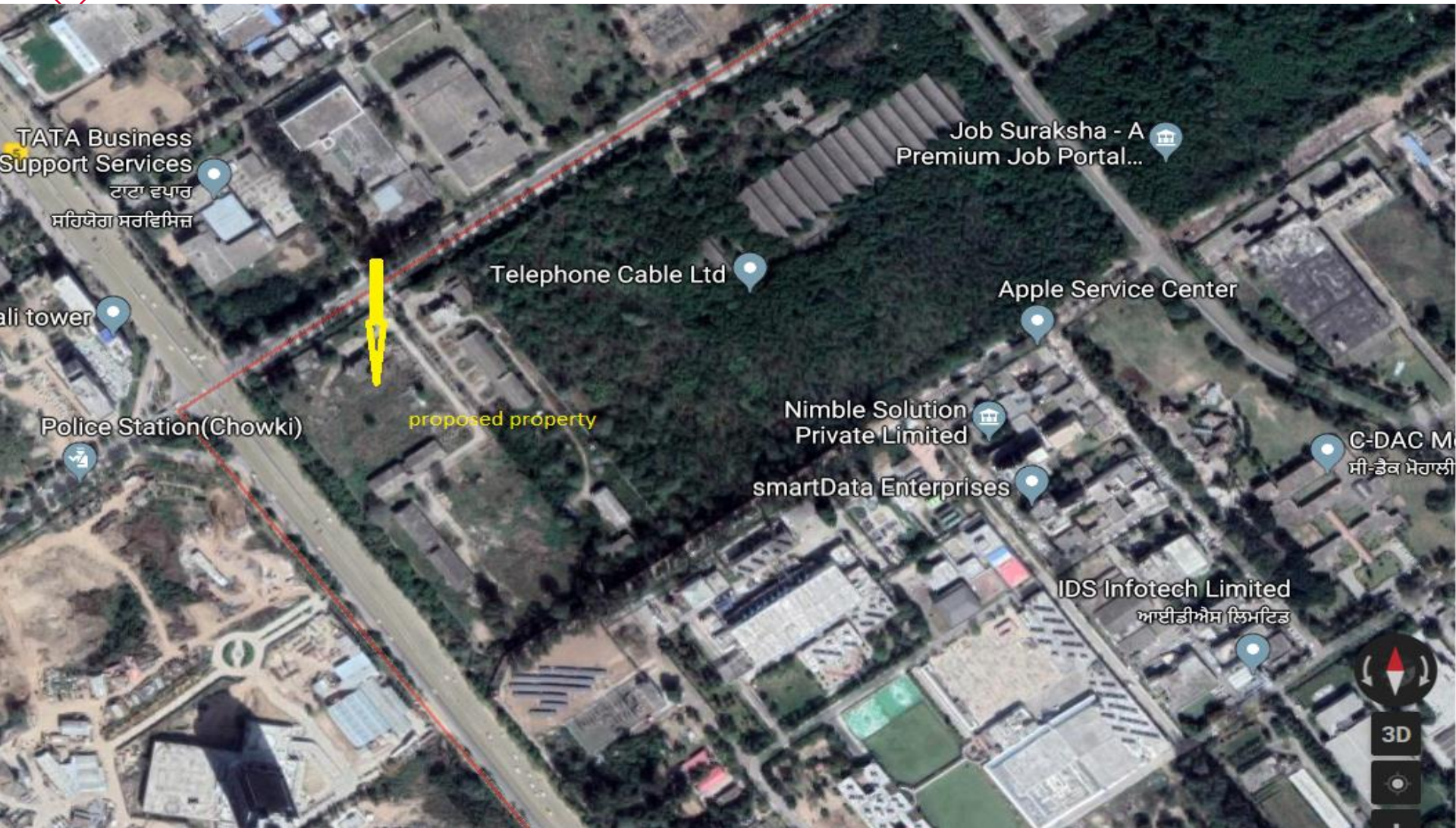


Transaction Overview

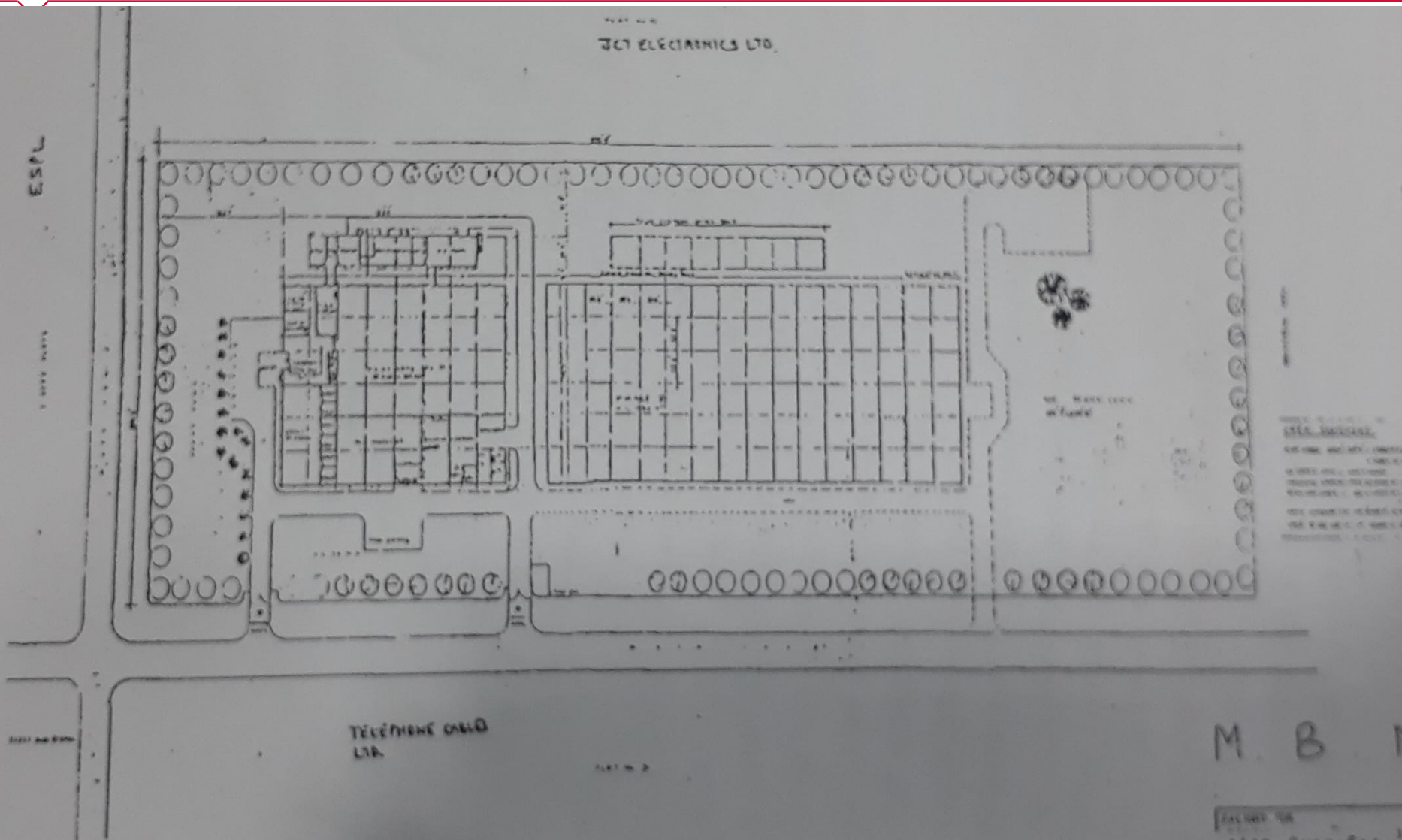
Options Available

Transfer of Leasehold Right / Joint
Venture

Satellite Image



Plot Layout





List of Neighboring Industries

S.No	Name of Industries
1	Continental Device India Limited
2	Nimble Solution Private Limited
3	IDS Infotech Limited
4	Euclide Software Solutions Pvt. Ltd.
5	Tata Business Support Services



Business Prospects

Any Industrial Activity (Non Polluting)	Allowed
IT / ITES	Allowed
Hospital	Conversion Feasible
Hotel / Mall	Conversion Feasible

Industrial Non Polluting Activity



- Captioned property is ideal for all Non Polluting Industries.
- Rectangular plot with Ready to use Shed of 60,000 Sq.Ft.
- Good Connectivity.
- Availability of skilled and unskilled manpower nearby.
- Availability of open area for additional construction if needed.
- Availability of adequate power.
- The captioned property is situated at Developed Industrial area with strong Industrial Infrastructure, which is a backbone of smooth running of Industries.

IT/ITES Industries



- The captioned property is located in Electronic Township (ELTOP) , a township established in Mohali for the promotion & growth of IT & Electronic Industries in Mohali.
- Availability of Government Incentive
- Availability of skilled manpower
- Availability of additional FSI
- Good Connectivity
- Quark & Infosys already have their existence in Mohali.

Hotel Industry



- The Prominent Hotels are mainly located in Chandigarh. Mohali is least developed in terms of hospitality Industries.
- The adjoining sector to the captioned property is a residential area with high income grade profile.
- FSI for the Hotels is 3.0.(Needs to be purchased by paying premium)
- Distance from Mohali Airport Approx. 10 Kms.
- Hyatt Regency, JW Marriott, The Lalit, Ramada Plaza are in Chandigarh. Mohali needs good Hotels to cater the gentry.

Hospital Industry



- Mohali is least develop in terms of healthcare Industries.
- The adjoining sector to the captioned property is a residential area with high income grade profile.
- FSI for the Hospital Industry is upto 2.25.
- Chandigarh is a hub centre to provide Medical facilities in Punjab and Haryana.
- PGI, Fortis, Max already have their presence but still there is a scope of new hospitals, as the service seekers of medical aid are more than the service providers.



Distance of Captioned Property from

Mohali Railway Station	6 Kms Approx.
Mohali Airport	8 Kms Approx.
Chandigarh Airport	20 Kms. Approx.
Mohali city	1 Kms. Approx.
Chandigarh Railway Station/ ISBT 43 sector (Bus Stop)	15 Kms. Approx. 6 kms.

Property Images (Inside)



Property Images (Inside)



Property Images(Inside)



Property Images(Inside)



Property Images (Outside)



Land Acquisition Cost

Particulars	Costing
Expected Cost of Plot to be paid to the Seller (inclusive of amount to be given to Punjab Government)	Rs. 60 Cr. (Negotiable)
Transfer Charges	As Applicable.
Stamp duty	As Applicable.
Registration	As Applicable
Conversion Cost	As Applicable
ASCC Service Charges	2% of the Net Sales Value Plus GST.

Note : According to Lease Agreement 50% of the unearned income from the plot would go to the government authorities. The Expected Cost of the Plot to be paid to the seller includes the unearned income to be given to the Government. Transfer Charges, Stamp Duty, Registration Charges, ASCC Service Charges to be borne by the Purchaser.

"Your Success is our Motto"





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