

# Information Memorandum of An Industrial Premise for Sale at MIDC Bhosari in Pimpri Chinchwad, Pune.



# Agenda



ASCC  
Corporate  
Overview.

About MIDC  
Bhosari,  
Pimpri  
Chinchwad,  
Pune

Prospects of  
Cold Storage  
Business.

Property  
Overview.

Plot Layout &  
Property  
Images.

List of  
Machinery  
and  
Compliance  
Details.

Property  
Highlights.

Cost Sheet,  
Transaction  
Steps and  
Timeline.

# ASCC – Corporate Overview



- Established in **2004**
- **MSME** Registered Enterprise
- **ISO 9001** Certified
- Operations **PAN** India
- **Life Member** – EAAI
- **Sister company** of Himalaya Food International Limited – Pioneer in Frozen Food industry in India (BSE Listed)
- Served **17+** Fortune 500 Companies
- Served **50+** Big Indian Corporates
- Transacted more than **450+** industries
- Focus: **Industrial Consulting**



# ASCC – Activities

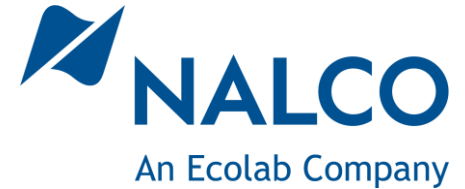


- Buyer/Tenant Services
- Seller/Landlord Services

- 
- Statutory permits and licenses for the industrial activity
  - Audits, Compliance and Consulting

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- Strategy consulting
  - Process consulting
  - Advisory services

# ASCC – Clientele (Partial List)



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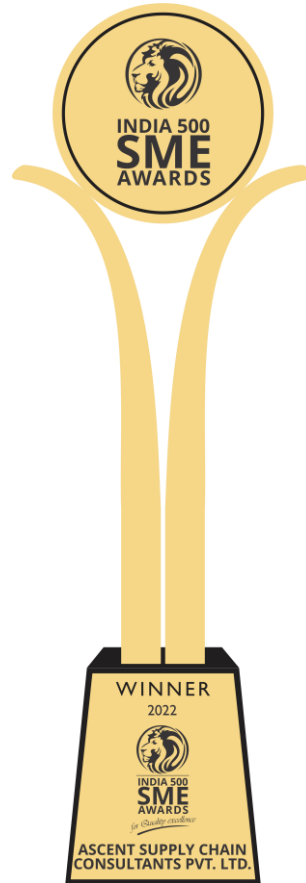


KONGSBERG





# ASCC – Awards



# Proposal Snapshot



Ascent Supply Chain Consultants Pvt. Ltd. (ASCC) is appointed as the facilitator for the Sale of an Ice Factory/ Cold Storage in MIDC Bhosari, Pimpri Chinchwad, Pune. The plot admeasures 2240 Sq. Mtrs. with a Built Up of 1161 Sq. Mtrs.

# Cold Storage - A Sizzling Business

- Cold storage is a vital link between the production and consumption of perishable products. Apart from the conservation of perishables, cold storage also helps in increasing the marketing period of these commodities and ensure availability to the consumer over a long period. It reduces post harvest losses of edible commodities by enhancing their storability and shelf-life.
- India needs to expand cold storage facilities, researchers have resulted that only 10-11% of the fruits and vegetables produced in India use cold storage. Storage capacity needs to be increased by 40 % to avoid wastage. There is more wastage of fruits and vegetables in the Southern and Western Regions of India due to the tropical and humid climate.
- Cold storage is also used to store processed meat, Dairy Products, Spices, Dry fruits, jaggery, pulses, frozen foods, chemicals, and pharmaceutical products. Cold storage Prolongs and preserves the shelf life of food without compromising on the nutritive value.
- With the rapid growth of food and related industries, cold storage is gaining huge demand. I is now recognized as a sunrise sector in India.
- The initial investment is higher compared to other small businesses. However, this type of business ensures a constant return on a long-term basis. Cold storage is a profitable business both in developing and developed countries.
- The captioned property is situated in the heart of Pimpri Chinchwad, The Lead time of reaching the product to the end user is very less.

# Brief of MIDC Bhosari, Pimpri Chinchwad, Pune.



- The Industrial Belt falls under **Group A** category of industrial classification. It has Small, Medium & Large scale industries.
- Pimpri Chinchwad Industrial Area is situated in Pune District, Maharashtra. The industrial belt is 20 Kms from the main Pune city.
- Bhosari is a developed Industrial area located in the heart of Pimpri-Chinchwad.
- 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.
- Official Land Rate of MIDC is INR 14,663 PSM whereas the Market Scales between INR 45,000 to 50,000 PSM.
- Excellent Connectivity, Fully developed Infrastructure, Availability of Manpower in the area makes the belt one of the preferred Industrial destination.
- Social Infrastructure in terms of Schools, Hospitals, Medical facilities, Banks, Hotels, Shopping Centres etc. are available in Pimpri Chinchwad Industrial Area.

# Property Overview



| Particulars             | Description                   |
|-------------------------|-------------------------------|
| Location                | Bhosari MIDC, Pune            |
| Land Type               | MIDC Leasehold                |
| Transaction Methodology | Transfer of Leasehold Rights  |
| MIDC Lease Tenure       | 95 Years                      |
| Property Holder         | A Partnership Firm            |
| Details of Partners     | Within the Family             |
| Allotted For            | Ice Factory and Cold Storage. |
| Current Usage           | Ice and Cold Storage          |
| Lease Deed Executed on  | 1973                          |

# Property Overview (Count.)



| Particulars          | Description           |
|----------------------|-----------------------|
| Is Property Mortgage | NO                    |
| Title Of Property    | Clear and Marketable. |
| Plot Area            | 2240 Sq Mtrs          |
| Built Up             | 1161 Sq Mtrs          |
| BCC obtained on      | 20/04/1974            |
| Plot Shape           | Rectangular.          |
| Frontage             | 32 mtrs               |
| Depth                | 70 mtrs               |

# Property Overview (Count.)



| Particulars   | Description              |
|---|--------------------------|
| MIDC Road Width   | 18.5 Mtrs                |
| Current Status  | Closed for last One year |
| Type of Construction  | RCC and Shed.            |
| No. of Floors   | G+4                      |
| Production Capacity of Ice Cubes (Per Day)                                      | 40 tonnes a day          |
| Floor Height  | Truck Level.             |
| Note: At present Cold storage facility is operational only on the Ground Floor. |                          |

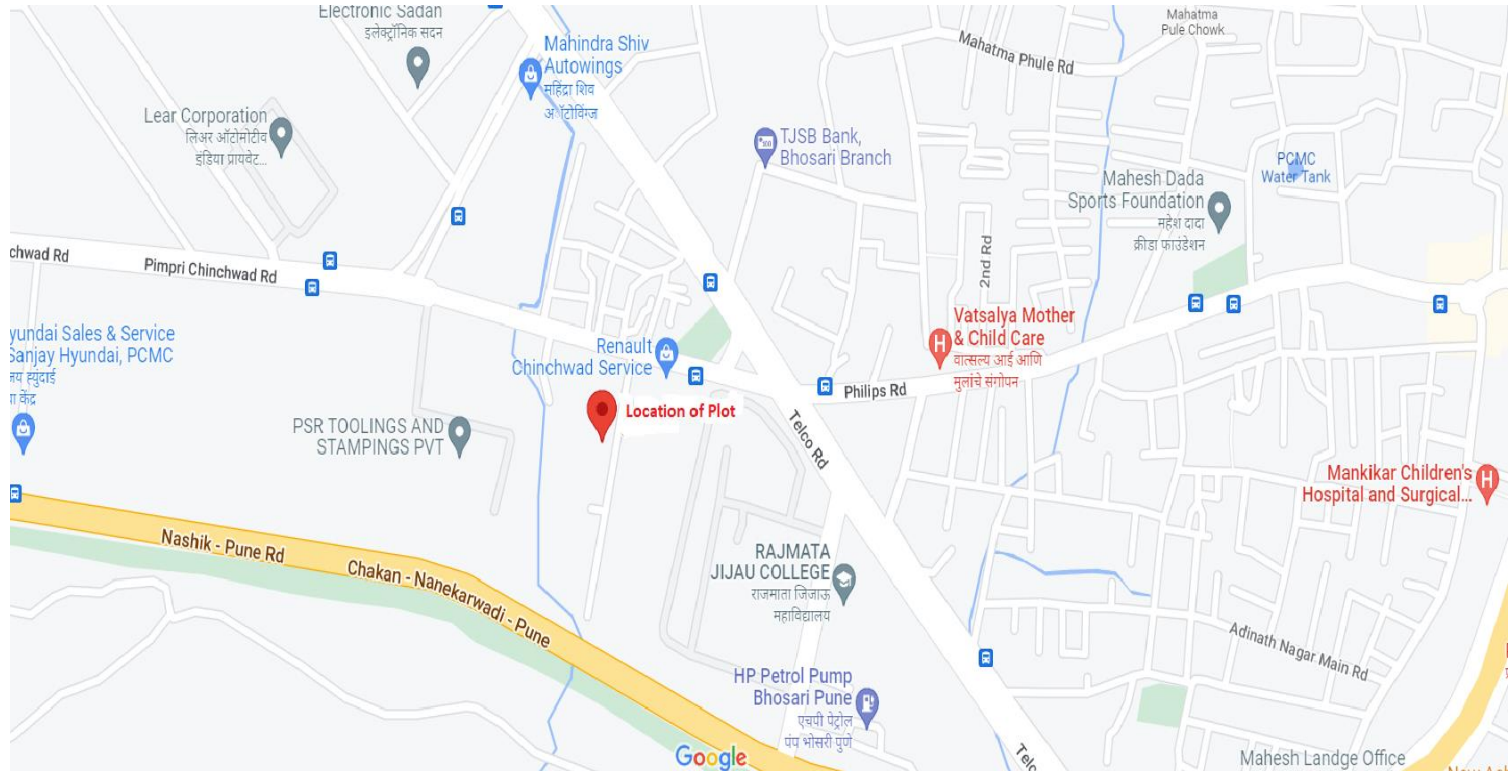
# Property Overview (Count.)



| Particulars                                 | Description           |
|---|-----------------------|
| Power                                       | 255 KW                |
| Water                                       | As per MIDC Standards |
| Cold Storage designed for Temperature (-/+) | -10                   |
| Year of Construction                        | 1973                  |



# Plot Location



# Industries in Vicinity and their Industrial Activity

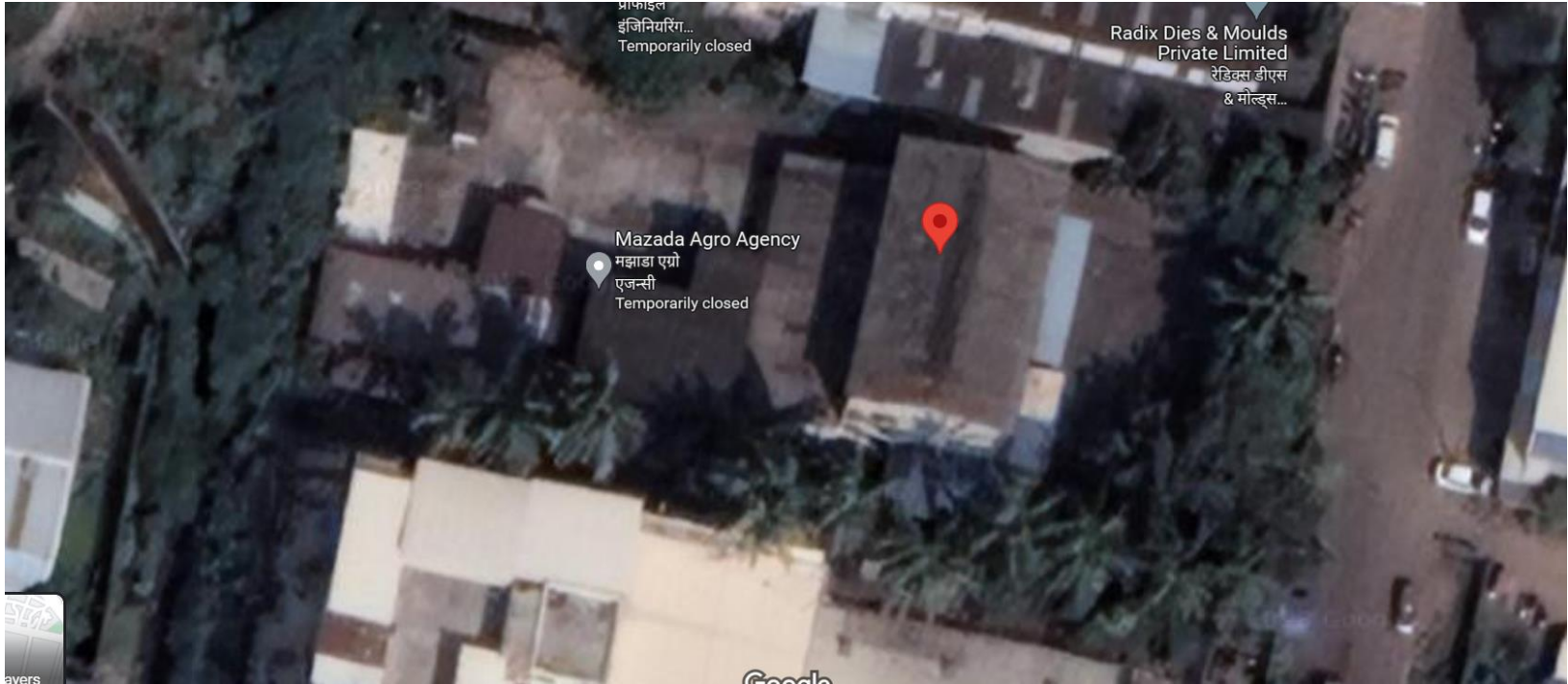


| Name                                      | Activity       |
|---|----------------|
| Amphenol Interconnect India               | Electronics    |
| Renault                                   | Automobile     |
| Lear Automotive India Pvt. Ltd.           | Automotive     |
| Delpro Equipments Pvt. Ltd.               | Engineering    |
| Alpha Dies & Pattern India Pvt. Ltd.      | Engineering    |
| Termax Ltd.                               | Engineering    |
| Emcure Pharmaceuticals Limited            | Pharmaceutical |
| Century Enka Limited                      | Textile        |
| Capgemini Technology Services India Ltd   | IT & ITES      |
| Rich Products & Solutions Private Limited | Food           |

## Distances From the Plot

| Location                          | Distance   |
|-----------------------------------|--|
| <b>Railway Stations</b>           | Kasarwadi Railway Station : 4 Kms<br>Pimpri Railway Station : 6 Kms<br>Pune Railway Station : 15 Kms                               |
| <b>Major Cities</b>               | <b>Pune</b> : 20 Kms, <b>Mumbai</b> : 140 Kms,<br><b>Thane</b> : 120 Kms, <b>Nashik</b> : 200 Kms, <b>Ahmednagar</b> :<br>126 Kms, |
| <b>Airports</b>                   | Pune Airport: Approx. 13 Kms<br>Mumbai Airport: Approx. 145 Kms  |
| <b>Mumbai Nashik Highway NH60</b> | 250 Mtrs   |

# Plot Layout



# Property Images



## Property Images (Cont..)



# List of Machinery and Equipment



| Name of Machinery  | Make      | Year                   | Capacity     |
|--|-----------|------------------------|--------------|
| CT/PT Incomers, amp with metering room - 1                                     | PCE       | 2016                   | 22KV/630 amp |
| Porta Cabin with AC - 4  |           | 2008, 2011, 2012, 2013 |              |
| Plastic heavy duty tanks - 3   | Sintex    |                        | 10 KL        |
| RO Plant with carbon purifiers/Silicon purifiers/UV Filters/Water pushing pump | Alfa Engg | 2016                   |              |
| Compressor 2 stage with 3 HP motor   | Elgi Mak  | 2016                   | 3 HP motor   |
| Compressor 3 stage with 5 HP motor   | Elgi Mak  | 1994                   | 5 HP motor   |
| Compressor Single stage  | Elgi Make | 1995                   | 20 kg        |
| Compressor 20.8 CFt\4 with 5 HP motor  | KND       | 2016                   | 20.8 CFM     |
| Cooling Tower with Ice Machine - 2   |           | 2016                   |              |

## List of Machinery and Equipment (Count.)

| Name of Machinery   | Make       | Year      | Capacity        |
|---|------------|-----------|-----------------|
| NH3 MS storage tank   | Chirag Ice | 2016      | MS Storage Tank |
| Bench Grinder   | Kirloskar  |           | 125 KVA         |
| KC3 Machine Including Compressor /Motors/Ice Makers/Amonia nks with cooling Tower |            | 2016,2018 | 20 T/day        |
| Packing Machine   | Pakona     | 2018      | 2.5 T           |
| Electronics weighing Machine - 2  | Samsun     | 2018      | 100 kg,75 Kg    |
| Ice Crusher -1  | Kamani     | 2018      |                 |
| Ice Freezer -2  |            | 2016      | 500kg,1 ton     |
| Scissor Hydraulic Lift-1  |            | 2016      | 1500 Kg         |
| Trolley Lifter -1   |            |           | 1500 Kg         |
| Deep Freezer - 2  |            |           | 1 Ton, 2 Ton    |



# Status of Compliance / Licenses



| Particulars  |
|--|
| Factory License approved from Joint Director Industrial Safety & Health.   |
| Maharashtra Pollution Control Board Consent.                               |
| Fire NOC.  |
| Food and Drug License.   |
| Approved Building plan and Building Completion Certificate issued by MIDC. |

## Property Highlights

- Excellent Location of the property in the heart of Pimpri Chinchwad, Pune.
- Excellent connectivity to any part of Pune.
- Excellent Business Opportunity for Entrepreneurs in the Ice and Cold Storage Business.
- Clear and Marketable Title of the Property.
- Property ideally suited for any kind of manufacturing industrial activity or IT/ITES activity.
- Plot with clear demarcation, Boundary wall, security cabin and underground water tank.
- All requisite Consent / approval in place for Cold Storage and Ice Production

# Steps & Timeline



| Particulars   | Time Period |
|---|-------------|
| Signing of MoU.   | D           |
| Submission of Application for Transfer.                     | D +10       |
| MIDC Consent / Demand Letter.                               | D +55       |
| Payment of Transfer Charges to MIDC by the Purchaser.       | D +60       |
| MIDC Transfer Order.  | D +65       |
| Submission of Deed Documents for adjudication to Collector. | D +67       |
| Issuance of Demand Order.                                   | D +80       |
| Payment of Stamp Duty and Issuance of Challan.              | D +85       |
| Registration of Deed of Assignment.                         | D +90       |

# Release of Payment (As per market norms)



| Particulars                            | % of Deal Value    |
|--|--------------------|
| On Signing of MoU.                     | 25% .              |
| On MIDC Consent / Demand Letter.       | 25% .              |
| On MIDC Transfer Order.                | 25% .              |
| On Registration of Deed of Assignment. | <b>Balance 25%</b> |

## Sale Options and Expected Price

| Options for Sale | Transaction Including        | Price             |
|------------------|------------------------------|-------------------|
| OPTION 'A'       | Plot and Building            | INR. 11<br>Crores |
| OPTION 'B'       | Plot, Building and Machinery | INR. 12<br>Crores |

Note: All the current Liabilities on the Plot will be cleared by the Seller up till transfer of property. The expected price excludes MIDC Transfer Charges, Stamp Duty and Registration. The Cost to be borne by the Buyer.

# Services offered by ASCC (As a Part of Transaction)



- Provide all requisite details about property and business to the intending purchaser.
- Property Inspection by the Purchaser.
- Meeting with the Seller.
- Finalization of the transaction terms.
- Structuring of the deal.
- Preparation and finalization of MoU.
- Monitoring of entire Transfer Process with MIDC till execution of Deed of Assignment.

# Additional Services offered by ASCC to the Purchaser



- Title Search and Issuance of Title Certificate by an Advocate
- Preparation of all transfer documents for Purchaser
- Submission of Transfer documents to MIDC
- Handling entire Transfer Process with MIDC.
- Preparation of draft Deed of Assignment
- Adjudication of Deed by the collector of stamps.
- Execution of Deed with the concerned sub-registrar.



## Brokerage Charges

2% on the Net Sale Value + GST

## Payment Terms

- 50% at the time of signing of MoU / MoA
- Balance 50% on completion of transaction



# Q & A



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Thank you.

ASCC

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