

Information Memorandum of Industrial Property in Mahad MIDC



Agenda

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Corporate
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Mahad

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Compliance

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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

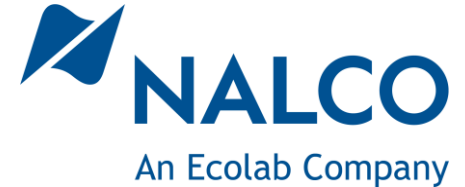


- Buyer/Tenant Services
- Seller/Landlord Services

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

-
- Strategy consulting
 - Process consulting
 - Advisory services

ASCC – Clientele (Partial List)



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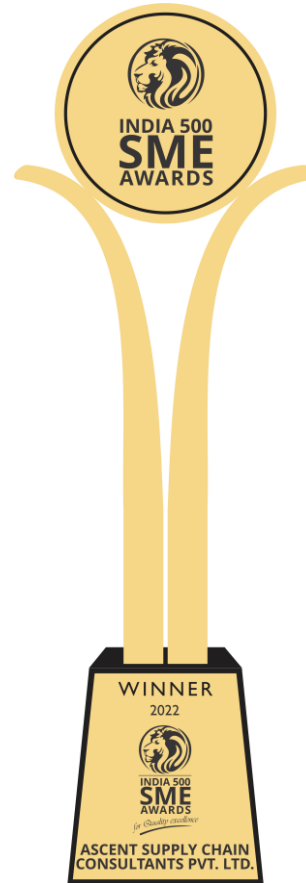
ASCC – Clientele (Partial List)



KONGSBERG



ASCC – Awards



Proposal Snapshot



Ascent Supply Chain Consultants Pvt. Ltd. (ASCC) is appointed as the Sales Organizer for the Sale / Transfer of Leasehold Rights of Industrial Plot admeasuring 21,051 Sq. Mtrs.(5.25 Acres) Along with the Built up area 11,352 Sq. Mtrs. (Industrial Shed and RCC). The premises was being utilised for a plastic industry which closed the operation in November 2020. All machinery and equipment have been removed from the site.

All About Mahad



- ✓ Well planned industrial township in Dist Raigad of Maharashtra.
- ✓ Situated on NH - 17 (Mumbai - Goa highway) at about 180 Kms. from Mumbai
- ✓ Skilled, Semiskilled and unskilled man power is available at Mahad
- ✓ Mahad is considered as one of the preferred chemical hubs of Maharashtra.
CETP is available and operational
- ✓ Major Industries are Chemical, Pharmaceutical & Engineering

Industrial Infrastructure at Mahad



- ✓ **Power**: MSEB has commissioned two power sub-stations of 100 KVA and 220 KVA capacity. Sufficient power is available in Mahad for industrial use.
- ✓ **Water**: MIDC has developed a separate water supply scheme for industries by constructing a Dam having a capacity of 29 Million cubic meters on Savitri River. A 24 MLD Water Treatment Plant has also been constructed to meet the requirement of the industrial area. This water treatment plant has an excess capacity of 8 MLD.
- ✓ **CETP**: There is a common effluent treatment plant at MIDC Mahad.

Distances From the Plot



Sr. No.	Location	Distance
1	Mumbai – Goa National Highway.	4 Kms. Approx
2	JNPT Seaport	150 Kms Approx.
3	Proposed Navi Mumbai Airport	135 Kms. Approx.
4	Mumbai Domestic and International Airport	170 Kms. Approx.
5	Pune	120 Kms. Approx.

Property Overview



Sr. No.	Particulars	Description
1	Location	Old Mahad
2	Asset Type	MIDC Leasehold
3	Transaction Methodology	Transfer of Leasehold rights through MIDC
4	Plot Ownership	Ltd. Company
5	MIDC Lease Tenure	95 Years (1St June 1999 – 31st May 2094)
6	Allotted for	Plastics Industry
7	Past Usage	Plastic Molding Industry
8	Property Mortgage	No
9	Title Of Property	Clear and Marketable

Property Overview (Cont.)



Sr. No.	Particulars	Description
1	Plot Area	21,051 Sq. Mtrs.
2	Built Up	11,352 Sq. Mtrs. (Industrial Shed and RCC)
3	Height of the Shed	30 Feet
4	FSI allowed	1.0 (Can be enhanced to 1.5 on payment of additional premium)
5	MIDC Road Width	25 Mtrs.
6	Power	Sanctioned Power – 2,510 KW 220/33 KVA MSEB feeder
7	Water	Abundant supply of Drinking / Treated Water from MIDC
8	Inclusions:	Land, Building, Electricals, Transformers, Panels

Industries in Vicinity



Sr. No.	Company's Name	Activity
1	Sudarshan Chemicals Ltd	Chemical
2	Laxmi Organic	Chemical
3	Astec Life Sciences Ltd	Pharmaceuticals
4	Privi Organic Ltd.	Chemical
5	Vinati Organic Ltd	Chemical
6	Hikal Ltd	Chemical
7	Pidilite Industries Ltd	Chemical
8	Sandoz India Pvt. Ltd	Pharmaceuticals
9	Raigad petroleum Ltd	Petro Chemical
10	Prasol Chemicals Pvt. Ltd.	Chemical
11	Haartz organics pvt ltd	Chemical
12	Kopran Ltd.	Chemical
13	Primal Health care	Pharmaceuticals

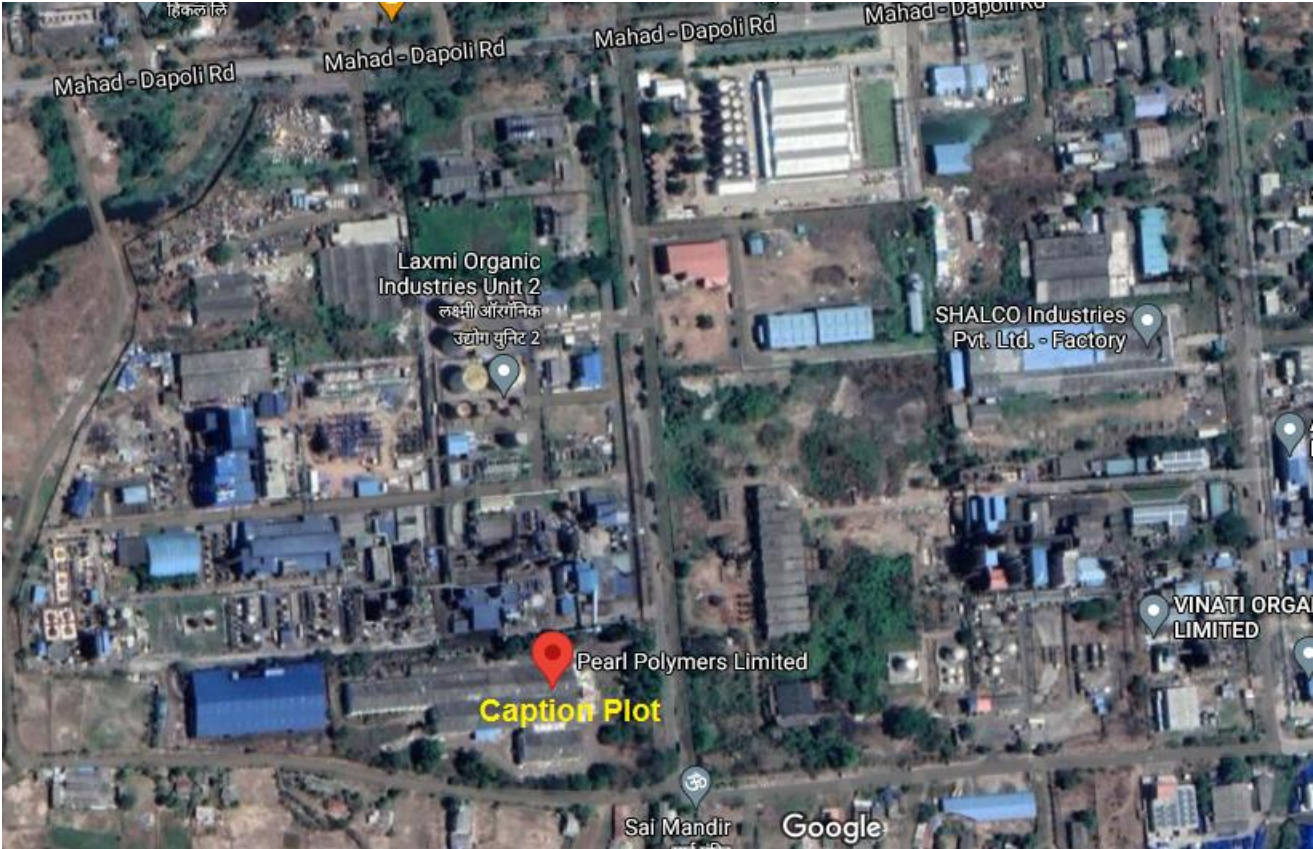
Industries in Vicinity (Cont.)



Sr. No.	Company's Name	Activity
14	Lasa Supergenerics Ltd.	Chemical
15	Shalco Industries Pvt. Ltd.	Engineering
16	Quality systems & Equipments Pvt. Ltd	Engineering
17	Embio Ltd.	Pharmaceuticals
18	Akzo Nobel India Ltd.	Chemical
19	Titan Laboretories Pvt. Ltd.	Pharmaceuticals
20	Ipca Laboratories Ltd	Pharmaceuticals
21	Duflon Industries Private Limited	Engineering
22	Dharia Impex Pvt. Ltd.	Engineering
23	Olon API India Pvt Ltd	Pharmaceuticals

Google Coordinates

<https://goo.gl/maps/AEmbiH9LDiHE9QhY8>



Satellite Image



Building Overview



- **OVER 1,22,000 SQ. FT OF BUILT UP AREA**
 - Primarily RCC construction + Shed
 - Designed for high-intensity Earthquakes
- **MAIN PLANT BUILDING**
 - Total 4 shed connected to each others
 - 12 Mtrs height
- **ADMIN BUILDING**
 - RCC G+1 consisting of Offices, Canteen, Dining Hall, Sitting Lounge.
- **OTHER BUILDINGS**
 - Finished Goods Storage
 - Raw Material Storage
 - Power House
 - Workers' canteen



Property Video Link

<https://photos.app.goo.gl/bz9rZu8zrVobC1Z26>



Entrance Images of Property



Property Images (Outside)



Property Images (Outside)



Property Images (Inside)



Property Highlights



- ✓ Owned by a Ltd. company.
- ✓ Ideal location for Pharma & chemical Industry.
- ✓ Many reputed industries already in operation in the area.
- ✓ Mahad Industrial Area has requisite industrial infrastructure
- ✓ Clear Title property, Levelled Land with clearly defined boundaries
- ✓ Skilled, semi skilled and unskilled manpower available in Mahad
- ✓ Ready to move industrial premise. The Least lead time to start industry.
- ✓ Reasonable price
- ✓ Excellent connectivity to road & rail transport. Well connected to major highways such as NH- 17
- ✓ Close proximity to Pune & Mumbai city

Details of Compliances



- ✓ Factory Plan approved from Factory Inspectorate
- ✓ Pollution Control Board Consent.
- ✓ Factory License
- ✓ NOC from Chief Fire Officer
- ✓ Building Completion Certificate (BCC) from MIDC available

Steps and Time Line for Transfer



Sr. No.	Steps	Time Line
1	Signing of MoU	D
2	Submission of Application for Transfer	D + 10
3	MIDC Consent Cum Demand Letter	D + 55
4	Payment of Transfer Charges to MIDC by the Purchaser	D + 60
5	MIDC Transfer Order	D + 65
6	Submission of Deed Documents for adjudication to Collector	D + 67
7	Issuance of Demand Order	D + 80
8	Payment of Stamp Duty and Issuance of Challan	D + 85
9	Registration of Deed of Assignment	D + 90

Expected Price with Cost Break up



Sr. No.	Details	Amount (Approx)
1	Industrial Plot 21,051 Sq Mtrs (Fully Developed) @3000/- PSM	Rs. 6.32 Cr.
2	Built Area Shed + RCC (1,22,000 Sq. Ft) @ 700/- PSF	Rs. 8.54 Cr
3	Boundary Wall / Electricals etc	Rs. 0.64 Cr
	Total Expected Price (Negotiable)	Rs. 15.50 Cr

Cost Sheet



Sr. No.	On Account Of	Amount (Approx)
1	Total Cost Payable to Seller (Negotiable)	₹ 15,50,00,000
2	MIDC Transfer charges (10% DP)	₹ 18,00,000
3	Stamp Duty @ 5%	₹ 78,00,000
4	Misc charges on Transfer, Adjudication & Registration	₹ 15,00,000
5	ASCC Brokerage 2% on the net sales value	₹ 30,00,000
	Total Approx Cost (Excluding Brokerage)	₹ 16,91,00,000

Q & A



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Thank you.

ASCC

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