

INFORMATION MEMORANDUM FOR TRANSFER OF COMPANY ALONG WITH ASSETS OF INDUSTRIAL UNITS IN MIDC LOTE PARSHURAM



Agenda (1/2)



**Transaction
Overview**

**ASCC Corporate
Overview**

**About
Lote Parshuram**

**Details of
Land Pockets**

Proposal Snapshot

Q & R

Transaction Overview



Ascent Supply Chain Consultants Pvt. Ltd. (ASCC) is appointed to facilitate Sale / Transfer of Leasehold Rights of Chemical Units with / without Business and Company at Lote Parshuram MIDC.

Assets Involved



Broad details are as under:

- Pocket A: 20 Acres. (*Land, Building, Machinery and Company*)
- Pocket B: 10 Acres. (*Land, Building and Company*)
- Pocket C : 2 Acres (*Land and Building and Machinery*)

(Note: A company is open for a composite deal of all the three plots / Separate Sale of plots / With / without Machinery and Business.)



Brief Profile of the Facilitator Ascent Supply Chain Consultants Pvt. Ltd. (ASCC)

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
- Experience: 400+ Person Years
- Focus: Industrial Consulting



ASCC – Activities



- Buyer/Tenant Services
- Seller/Landlord Services

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

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- Strategy consulting
 - Process consulting
 - Advisory services

Partial List of Esteemed clientele of ASCC



Company Name	Company Name	Company Name
Honda	Halliburton	Schlumberger
Hyundia Mobis	Airtel	Pearlpet
Corteva Corp India	Ecolab	DHL
Hindustan Unilever Ltd	Modi Xerox	Evonik
Dow Chemical	Raymond	AJE
Nalco	DRT Anthea	Times of India
Pidilite	Misumi	Aditya Birla
Eternis	Praxair	Tex Year
Kongsberger	PerkinElmer	Jaysynth
NOV	Allnex	Microtrol



Brief Profile of the Seller

Company Profile (1/2)



- Established in March 2016.
- Listed in NSE & BSE
- Specializes in manufacturing chemicals, API, pharmaceuticals, and drugs, primarily for the veterinary sector, focusing on catalyst chemistry and anthelmintic/veterinary API products.
- The company is backward integrated, managing the supply chain from research to production for key molecules.
- **Key molecules:** Albendazole, Fenbendazole, Oxfendazole, Povidone Iodine, Nitroxynil, Ricobendazole, Halquinol, and others.
- **Product Range:** Includes anthelmintic/veterinary API products, animal feed ingredients, and reagents for therapeutic use.

Company Profile (2/2)



- Assets Involved : As mentioned in the Presentation.
- Liabilities : There are no Liabilities other than the current Statutory dues.
- Mortgage : There is no mortgage / loan on the assets of the company.
- Turnover Potential : INR 300 Cr.

Brief of Lote Parshuram Industrial Belt, Khed Taluka, Ratnagiri District, MH.

Lote Parshuram (1/6)



Particulars	Details
Industrial Zone	Designated Chemical Industrial Zone. Red Chemical Activity Permitted.
Dominating Industrial Activity	Chemicals, Pharma, Agro & Life-Science.
Availability of Land	MIDC doesn't have plots under Direct Allotment category. Plots available in Resale only.
Land Rates	Market Rate: 4,000 PSM.

Lote Parshuram : Industrial Infra (2/6)



Particulars	Supply / Capacity
Water	Supplied by MIDC, sufficient water available.
Electricity	Supplied by MSED, through a dedicated 50 MVA power substation.
Common Effluent Treatment Plant (CETP)	Capacity of 6 MLD with full collection network pipeline, spare capacity not available.

Lote Parshuram : Connectivity (3/6)



Particulars	Approx. Distance (in Kms.)
Railways	Chiplun Station - 12 Khed Station - 16
Seaports	Jaigad - 85 Dighi - 135 JNPT - 195
Airport	Ratnagiri - 80 Pune - 215 Navi Mumbai – 200

Lote Parshuram : Distance from Major Cities (4/6)



Cities	Approx. Distance (in Kms.)
Mumbai	260
Pune	240
Kolhapur	190
Ratnagiri	90

Lote Parshuram: Route from Mumbai & Pune (5/6)



Particulars	Mumbai	Pune
Route	Mumbai → Panvel → Pen → Mangaon → Mahad → Poladpur → Khed → Parshuram → Lote MIDC.	Pune → Satara → Karad → Chiplun → Lote MIDC.
National/ State Highway	Entire stretch on NH-66	Combination of NH-48 (Pune-Bangalore Highway) and SH-70/SH-136.
Travel Time	5- 6 hours	5.5 - 7 hours

Lote Parshuram : Major Industries (6/6)



Company Name	Company Name
Corteva Corp India	Supriya Lifescience Ltd
Hindustan Unilever Ltd	Gharda Chemicals Ltd
Dow Chemical	Laxmi Organics Ltd.
Eltech Fine Chem	Vinati Organics Ltd
Parco Pharma	Riverside Industries Ltd
Deepak Novochem Technologies Ltd	Rallis India Ltd
Filtra Catalysts	Kansai Nerolac Paint Ltd
Shree Pushkar Chemicals	Godrej Agrovet

Details of Assets



- Pocket - A
- Pocket - B
- Pocket - C

Pocket - A



(Land, Building, Machinery and Company)
No: of Slides : 07

Overview (1/7)



Particulars	Plot Details
Plot Area (In Sq. Mtrs)	81,008
BCC (In Sq. Mtrs)	3,986
Last Transfer	2018

Permits and Licenses (2/7)



Licenses / Permits	Issuance/ Renewal Date	Valid Up
MPCB Consent to Operate	12/10/22	30/09/2024
Environment Clearance (API, other synthetic organic chemicals and chemical Intermediate)	28/10/2020	Not mention

*Permitted Trade Effluent : 98.25 CMD . To be disposed in CETP post segregation.
 Domestic Effluent : 5 CMD to be disposed in the soak pit*

Product list of MPCB and EC with approved quantity (3/7)



Product	Approved Quantity (Ton/M)
Favipiravir	5
Albendazole	40
Fenbendazole	2
Oxfendazole	1
Ricobendazole	1
Nitroxynil	3
Cyromazine	2
Halquinol	2
Sodium Bromid (<i>Inorganic product</i>)	100
Halquinol 60% (<i>only Drying Milling & Packing</i>)	50

Permits and Licenses (4/7)



Licenses / Permits	Issuance / Renewal Date	Valid Up
PESO 180 Kl (150 Class A and 30 Class C Petroleum Storage)	09/05/2023	31/12/ 2027
GMP Certificate API (Bulk Drugs) : General (Other Than Cephalosporins, Pencilin, Cytotoxic, Hormones)	24/05/2024	23/05/2027
FDA Food & Drugs Administration	08/07/2024	07/07/2029

Plot Layout (5/7)



Factory Images (6/7)



Factory Images (7/7)



Pockets - B



(Land, Building and Company)
No: of Slides : 08

Overview (1/8)



Particulars	Plot Details
Plot Area (In Sq. Mtrs)	40,773
BCC (In Sq. Mtrs)	8,000 (Approx.)
Last Transfer	2023

Connections and Capacity/Load (2/8)



Particulars	Details
Power	Sanctioned and Connected Load : 19.90 KW
Water	Water Pipeline Size : 25.00 mm
CETP	Discharge Permission

Permits and Licenses (3/8)



Licenses / Permits	Issuance Date	Valid Up
MPCB Consent to Establish	09/05/2019	Max. 5 Years' from Issuance Date.
Environment Clearance (synthetic organic chemicals)	01/02/2016	Not Applicable

Product list of MPCB and EC with approved quantity (4/8)



Product	Approved Quantity (Ton/M)
Iodine Compounds	25
Intermediates	60
Resins	1000
Resolving Agents	30
Selenium Compounds	5
Inorganic Compounds	20

Product list of MPCB and EC with approved quantity (5/8)



Product	Approved Quantity (Ton/M)
Active Pharma Ingredients	200
R & D Trail Products	5
By –Products (Spent Sulfuric Acid, Spent Caustic Soda Lye, Paint Thickener, Solvent for Recovery) . <i>Approval only in EC</i>	150

Plot Layout (6/8)



Plot Images (7/8)



Plot Images (8/8)



(Land and Building and Machinery)
No: of Slides : 07

Overview (1/7)



Particulars	Plot Details
Plot Area (In Sq. Mtrs)	7,852
Built –Up Area (In Sq. Mtrs)	2,349
Last Transfer	2025

Permits and Licenses (2/7)



Licenses / Permits	Issuance Date	Valid Up
Factory License	01/01/2025	31/12/ 2028
DIC NoC <i>(For Transfer of Plot)</i>	18/11/2024	Not Mentioned

Product list of MPCB with approved quantity (3/7)



Product	Approved Quantity (Ton/M)
Hydrobromic Acid	5
Phosphorus Trichloride	5
Liquid Bromine	5
Lithium bromide	2
Sodium bromide	100
Propyl bromide (By Purification and Distillation)	10

Product list of MPCB with approved quantity (4/7)



Product	Approved Quantity(Ton/M)
Fenbendazole	10
Oxfendazole	10
5-chloro-2-Nitro Aniline	10
Ricodendazole 5-chloro-2-nitro aniline)	10
(Fenbendazole, Oxfendazole, 5-chloro-2-Nitro Aniline , Ricodendazole is only drying, milling and packing)	

Plot Layout (5/7)



Factory Images (6/7)



Factory Images (7/7)





Property Key Features, Highlights,
Reason for Sale, Benefits of Company
Takeover

Key Features (1/2)



- Animal feed ingredients: Potassium Iodide, Cobalt Sulfate, Sodium Selenate, etc.
- Reagents for therapeutic use: Cetylpyridinium Chloride, Bismuth Subsalicylate, Sodium Selenite, etc.
- Significant revenue from national and international markets.
- Plant specializes in manufacturing API Bulk Drug.
- Machinery is tailored to meet :
 - a) Volume and type of chemical reactions.
 - b) Materials suitable for corrosive and high-temperature processes.
 - c) Optimized space layout with smooth process flow.

Key Features (2/2)

- Equipment is easy to clean and designed to avoid contamination.
- Warehouse includes storage for raw materials, solvents, intermediates, finished goods, and packaging materials under suitable conditions.
- Utilities include continuous supply of steam, electricity, brine, purified water, and cooling tower water.
- Factory has a fully operational ETP.
- Facility is equipped with fire safety and proper ventilation systems.

Property Highlights



- **Ready to use facilities with:**
 - BCC & OC of MIDC.
 - Power and Water Connection.
 - All requisite Fire Appliances held with Final Fire NOC.
 - MPCB Consent and Environment Clearance.
 - Generator Set for Stand By Power.
 - Boiler facility with pipeline.
 - All Tanks and Reactors properly installed.
 - The plant is in working condition.
 - Clear Title property with no liability.

Reason For Sale



- Second Generation is not willing to join the business and the promoter is finding difficulty to operate from Lote Parshuram.

Transaction Option



1. Company Transfer : 60 days' (Approx.)

➤ **Benefits of Company Takeover:**

- a. Saving on Stamp Duty.
- b. Minimum Lead time for Operations.
- c. Utilize Existing Permits and Licenses.
- d. Getting Established Brand and Business along with enhanced Market Power.
- e. Tax Benefits – By Taking over past losses.
- f. Faster Growth

2. Assets Transfer : 120 days' (Approx.)

Q & A



Eknath Chorge
Sr. Manager (Transactions), ASCC
Cell: 9833834426
Email: eknath.chorge@ascc.in

Daljeet Saluja
Sr. Manager (Transactions), ASCC
Cell: 9833834428
Email: daljeet.saluja@ascc.in

Thank you.

ASCC

Ascent Supply Chain Consultants Private Limited

406, Raheja Arcade, Sector-11, CBD Belapur

Navi Mumbai - 400614, MH

E: info@ascc.in T: +91-22-67214444 W: www.ascc.in

CIN: U74140MH2004PTC148741 GST: 27AAECA9168Q1ZU

MSME: MH33E0020237