

Information Memorandum Property in Kurkumbh Industrial Area

ASCC

Transaction Overview



Ascent Supply Chain Consultants Pvt. Ltd. (ASCC) is appointed as the consultant for the sale of MIDC leasehold property comprising land admeasuring approximately 85,000 sq mtrs (21 Acres) with built up area about 16,000 sq mtrs and a residential complex of area 5850 sq mtrs having 28 flats.

The property is located at **MIDC Kurkumbh**, **District – Pune** on NH -9, Pune-Sholapur-Hyderabad.

Property Overview



Plot Area	53,500 sq. mts. (Industrial) / 5,850 sq. mts. (Residential)		
Built up Area	16,000 sq. mts. (Industrial) / 3,046 sq. mts. (Residential)		
Offer includes	Land + Structure		
Transaction Type	Transfer of Land Lease		
Master Lessor	MIDC		
Current Usage	Industrial		
FSI Permitted	1.5		
MIDC Lease Tenure	95 Years		
No of years of lease Remaining	75 Years		



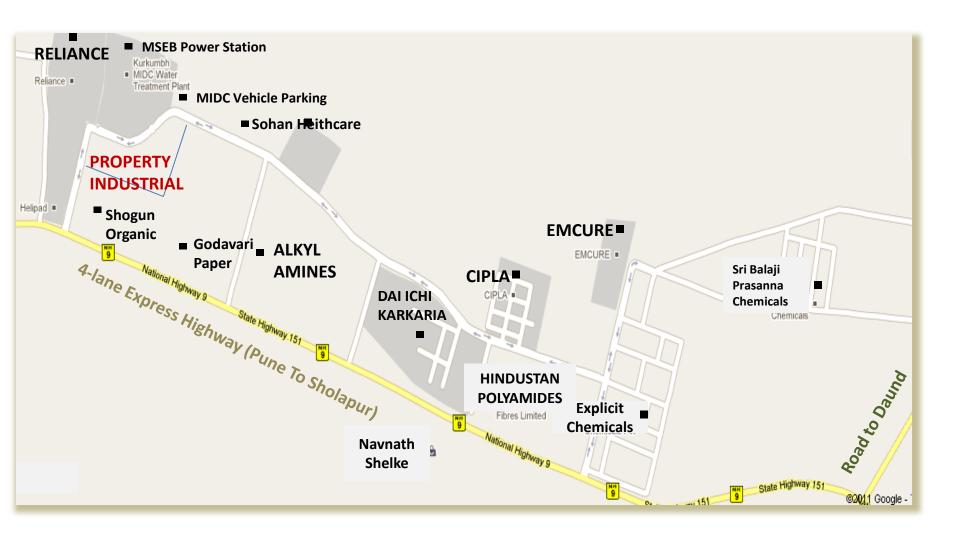




MIDC Lease Expiring Year	2087
Activity Permitted	Chemical / Engineering / Other industries.
Suitable For	Suitable for any Engineering, Pharmaceutical or Chemical Activity.
Distance From	Dound Railway Station: 11 kms Pune Railway Station & Airport: 75 kms Mumbai Railway Station & Airport: 225 kms JNPT Port: 200 kms

Location Map







Site Overview







Land Overview





Building Overview



OVER 100,000 SQ. FT OF BUILT UP AREA

- Primarily RCC construction (by Simplex)
- Designed to bear Static & Dynamic load of P&M
- Designed for high-intensity Earthquakes

MAIN PLANT BUILDING

- 7 level, Special steel / RCC structure
- 33 mtr high extendable to 50 mtr
- Steel Structure upto 50 mtr for Pre-crystallizer

GUEST HOUSE

- 13 rooms with attached bath
- Kitchen, Dining Hall, Sitting Lounge...

RESIDENTIAL COLONY

- ~5 kms from factory towards Daund Town,
 the closest residential cluster
- 28 tenements for staff

OTHER BUILDINGS

- Finished Goods Storage
- Raw Material Storage
- Tank Farms MEG, FO, HTM
- Workers' canteen









Particulars	Features
Power	Sanctioned Power - 2,400 KVA 220/33 KVA MSEB feeder located opposite the factory – connection on demand
Water	Abundant supply of Drinking / Treated Water from MIDC
Internal Roads	650 sqm concrete 2,700 sqm Tarred 2,050 sqm Untarred
Effluent Treatment Plant	MIDC Water Treatment Plant located opposite the factory MIDC responsible for disposing off Treated Effluent Water
Boundary Wall	Made of Stone 1,204 mtr long, 450 mm thick, 1.5 mtr High GI Barbed Wire fencing upto 10 Ft



Salient Features



Property Advantages

Located in Kurkumbh Industrial Area

Land with clearly defined boundaries

Clear title of property. The owner will get the bank release letter

All requisite NOC's for transfer will be given by Owner

Reputed companies such as Kores, Cipla in close vicinity

Excellent connectivity to road & rail transport. Well connected to major highways such as NH-9

Close proximity to Pune & Mumbai city.

Salient Features



Licenses / Approvals available

Factory Plan approved from Factory Inspectorate

Pollution Control Board Consent with consent discharge of 44 CMD

Explosive License

NOC from Chief Fire Officer

Building Completion Certificate (BCC) from MIDC completed

Investment Rationale



Legal	•Clear title by MIDC
Price Benefit	Attractive valuation for land, building, residential complex and approvals
Necessary Approvals / Licenses already obtained	•Major savings in time and effort
Infrastructure	Power, Water, Road , ETP all provided Major site development work over
MIDC	Highly sought after industrial zone Opportunity to acquire a large sized plot
Connectivity	•11 kms from Dound Railway Station • In close proximity of International airport
Talent Availability	•Pune city has ample talent from reputed engineering & technical colleges,
Suitability	Suitable for any Engineering, Pharmaceutical and Chemical activity.





Option	Details	Price
1	Industrial Plot 13 Acres Appx.	Rs. 10.7 Cr
2	Buildings in 13 acres Industrial land (16,000 Sq. Mtr.)	Rs. 5 Cr
3	Residentail Plot 5850 Sq. Mtrs. With Built Up 3046 Sq. Mtrs.	Rs. 5 Cr

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