



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

Property Overview

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

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



Features



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.

Sale Options



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	Residential Plot 5850 Sq. Mtrs. With Built Up 3046 Sq. Mtrs.	Rs. 5 Cr



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