

#### **INFORMATION MEMORANDUM**

Industrial Property at Pardi, Gujarat

**ASCC** 

#### **Transaction Overview**



Ascent Supply Chain Consultants Pvt. Ltd. (ASCC) is appointed as a consultant for the sale of Freehold Industrial property comprising land - admeasuring approximately *13,760 Sq. Mtrs.* (*3.4 Acres*) and with built up area about *38,000 Sq. Ft.* It is a well maintained property.

The property is located at Village – Umarsadi Desaiwad, Taluka – Pardi, District – Valsad on NH-8. Unit is only 1 Km from NH – 8 Mumbai – Ahmedabad.

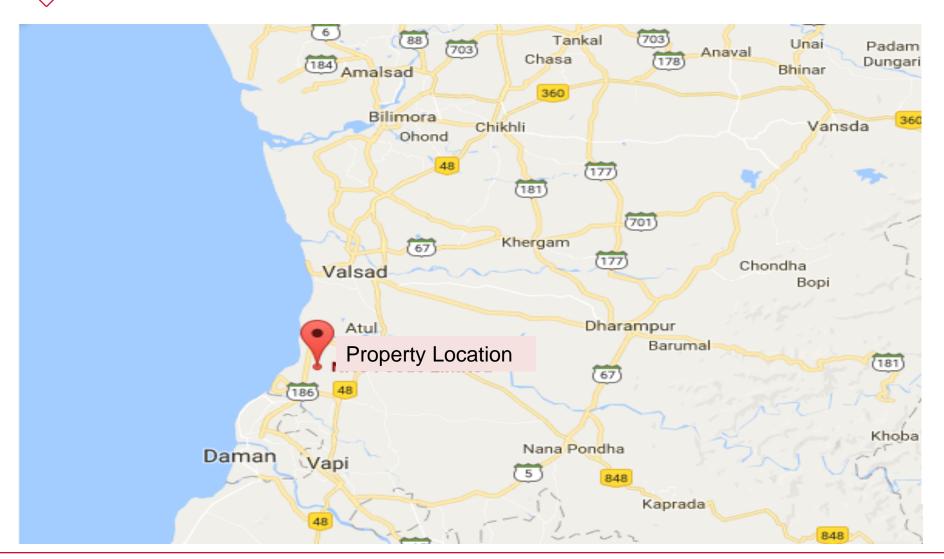
### **Property Location**



- The captioned property is situated at Village Pardi, Umarsadi Desaiwad Road, Killa Pardi.
   Pardi is a Taluka situated in Valsad District in the Indian State of Gujarat. It is located 14
   Kms towards South from District Headquarters Valsad. It is near to the Daman & Diu State
   Border & Arabian Sea. Pardi, Valsad, Daman and Diu and Vapi are the adjoining Cities.
- The city of Vapi, a large industrial township for small-scale industries is roughly 16 Kms South of Pardi Town. Pardi has its own industrial zone which is governed by GIDC and caters mainly to the Textile Industry.
- Udvada, the Holy Town for Parsis is about 7 Kms South of Pardi Town.
- Daman & Dadra Nagar Haveli is a famous tourist destination which is about 19 Kms South of Pardi Town.

### **Location Map**







### **Property Overview**



Plot Area	13,760 Sq. Mtrs. (Industrial)	
Built up Area	38,000 Sq. Ft. approx (Industrial Building – RCC Construction & Shed)	
Offer includes	Land + Structure (Shed and RCC), All fitting, furniture, fixtures, electrical panels kiosk and transformer	
Offer Excludes	All machinery and equipment used in the plant & office equipment	
Property Type	Freehold Property	
Current Usage	Industrial	
FSI Permitted	1.0	



# **Property Overview**



Type of transaction	Sale & Rental (Prefer Outright Sale)	
Year of Construction	2010	
FSI Used	25.6 %	
FSI Balance	74.4 %	
Activity Permitted	Engineering	
Suitable For	Any Engineering & Food Processing Activity	

#### **Distances**



From Railway Stations	Pardi Railway Station : Only 500 Mtrs  Udvada Railway Station : 7 Kms  Valsad Railway Station : 14 Kms  Vapi Railway Station : 16 Kms  Surat Railway Station: 110 Kms
From Major Cities	Mumbai: 182 Kms, Ankleshwar: 149 Kms, Valsad: 14 Kms, Vadodara: 237 Kms, Ahmedabad: 350 Kms, Pune: 319 Kms, Thane: 168 Kms
From Airports	Daman Airport: Approx. 19 Kms Surat Airport: Approx. 110 Kms Vadodara Airport: Approx. 237 Kms Mumbai Airport: Approx. 175 Kms

# **Property Snapshot (Outside Building)**















# **Property Snapshot (Inside Factory)**









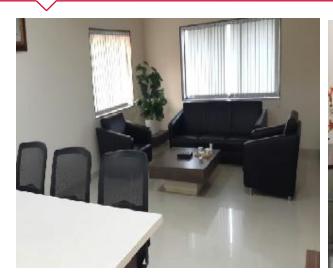


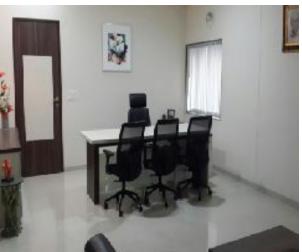




# Property Snapshot (Office & Guest House)









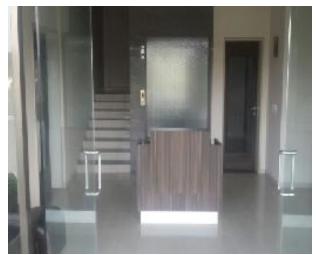






# **Property Snapshot (LAB & Open Space)**



















Particulars	Features
Power	Sanctioned Power - 200 KVA with Transformer
Water	Two Bore Wells with adequate Water Supply available
Fire	Fire Hydrant system available along with first aid fire fighting appliances
Water Drainage	Water Drainage Channel provided which also caters for rainy water
Sewerage / Sanitation	U/G Sewage Drainage System available
Solid Waste Management	U/G Solid Waste Management available



### **Industrial Compliances**



#### Licenses / Approvals available

Factory License approved from Joint Director Industrial Safety & Health

**Gujarat Pollution Control Board Consent** 

Fire NOC

SME Certificate Part II

Building Plan sanctioned and construction permission issued by Sarpanch, Gram Panchayat, Umarsadi Desaiwad and Junior Nagar Niyojak, Valsad

Land Records: 7/12 Extract

### **Property Features (Slide 1)**



#### **Property Advantages**

Property Located in Village – Umarsadi Desaiwad, Pardi, Dist – Valsad.

Land with clearly defined boundaries and boundary wall. A Well Maintained Property.

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

Running Food Processing Industry with all compliances.

Skilled and unskilled manpower available in Pardi.

Excellent Connectivity to road & rail transport. Well connected to Major Highways such as NH-8 which bisects the Pardi town in East and West Regions. Unit is only 1 Km from NH-8.

Ideal Location. Close to Mumbai, Vapi, Surat, Valsad, Ankleshwar and Vadodara.

### **Property Features (Slide 2)**



#### **Property Advantages**

Close proximity to Vapi which is an industrial hub of Gujarat

There is no labour problem in Pardi, Vapi or Valsad

Security cabin with Gates. RCC Boundary wall all around

Loading Unloading Bays and Inside Roads

The owner is regularly paying all requisite taxes and charges including Electricity and Property Tax etc.

Social Infrastructure in terms of Schools, Hospitals, Medical facilities, Important Banks, Good Hotels, Shopping Centres etc. are available in Pardi and Vapi

There are very good prospects for the industries in Pardi





### **Expected Price - Outright Sale**

Sr. No.	Breakdown	Price
1	Land @ Rs 3500/- PSM	Rs 4.82 Crores
2	Building @ Rs 2200/- PSF	Rs 8.50 Crores
3	Plot Development, Boundary Wall, Drainage, Electricity & Water etc.	Rs 0.53 Crores
4	Furniture, Fixtures and other Accessories	Rs 1.25 Crores
Total Expected Price		Rs 15 Crores







Details for Rental Option			
Period	3 to 10 Yrs		
Expected Monthly Rental	Rs 10 Lakhs		
Deposit	10 Months		

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