



# 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

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

# Property Overview

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

# Distances

<p><b>From Railway Stations</b></p>	<p>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</p>
<p><b>From Major Cities</b></p>	<p><b>Mumbai</b> : 182 Kms, <b>Ankleshwar</b> : 149 Kms, <b>Valsad</b> : 14 Kms,  <b>Vadodara</b> : 237 Kms, <b>Ahmedabad</b> : 350 Kms, <b>Pune</b> : 319 Kms,  <b>Thane</b> : 168 Kms</p>
<p><b>From Airports</b></p>	<p>Daman Airport: Approx. 19 Kms          Surat Airport : Approx. 110 Kms          Vadodara Airport: Approx. 237 Kms          Mumbai Airport: Approx. 175 Kms</p>

# Property Snapshot (Outside Building)





# Property Snapshot (Inside Factory)



# Property Snapshot (Office & Guest House)



# Property Snapshot (LAB & Open Space)



# Other Features

Particulars	Features
<b>Power</b>	Sanctioned Power - 200 KVA with Transformer
<b>Water</b>	Two Bore Wells with adequate Water Supply available
<b>Fire</b>	Fire Hydrant system available along with first aid fire fighting appliances
<b>Water Drainage</b>	Water Drainage Channel provided which also caters for rainy water
<b>Sewerage / Sanitation</b>	U/G Sewage Drainage System available
<b>Solid Waste Management</b>	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	<b>Rs 4.82 Crores</b>
2	Building @ Rs 2200/- PSF	<b>Rs 8.50 Crores</b>
3	Plot Development, Boundary Wall, Drainage, Electricity & Water etc.	<b>Rs 0.53 Crores</b>
4	Furniture, Fixtures and other Accessories	<b>Rs 1.25 Crores</b>
<b>Total Expected Price</b>		<b>Rs 15 Crores</b>



# Rental Options

## Details for Rental Option

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



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