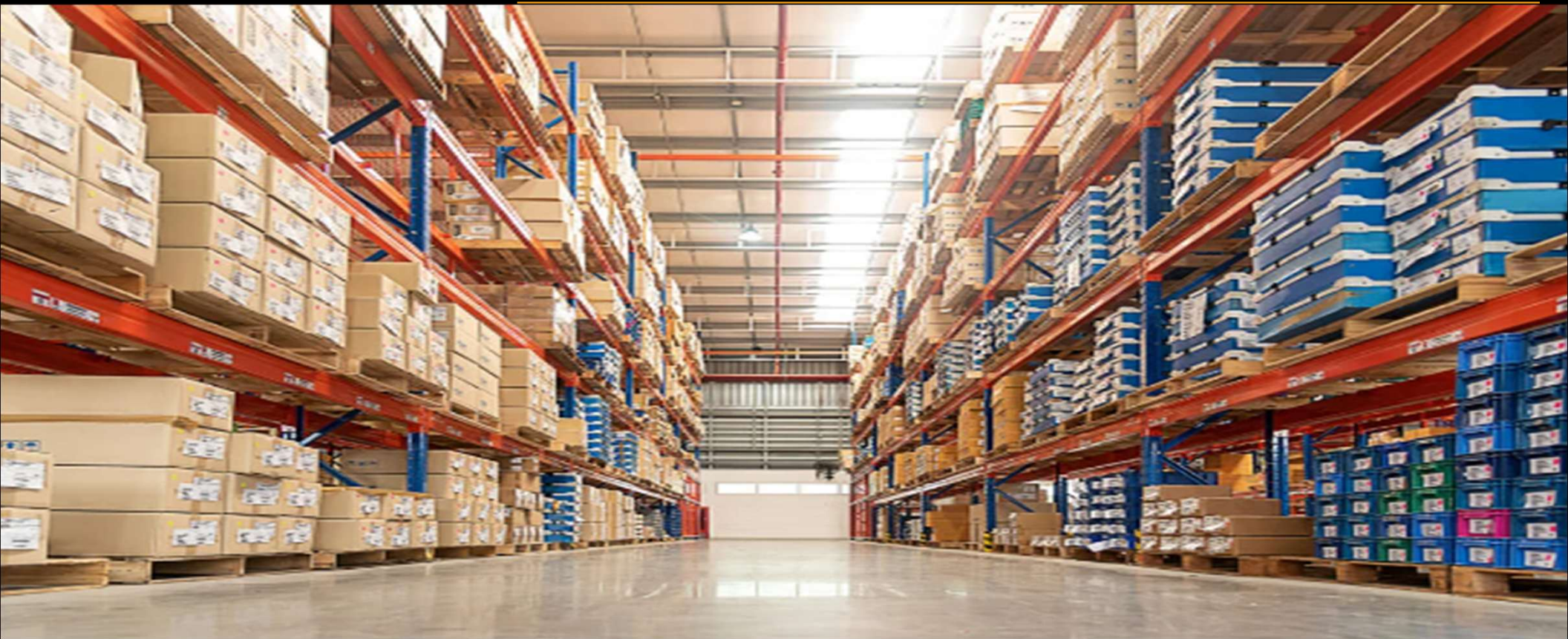


# PROJECT WAREHOUSE

MARCH 2025



# EXECUTIVE SUMMARY

THE PROJECT	Located in an Industrial City of West Central Maharashtra.													
DEVELOPER	The Developer company is a PVT LTD Company. The promoter also has other businesses													
PROJECT DESCRIPTION	<table><tr><th>TYPE OF PROPERTY</th><th>WAREHOUSE</th></tr><tr><td>LOCATION</td><td>MIDC Industrial Area 3 which is spread over 2471.05 acres</td></tr><tr><td>PLOT AREA</td><td>21 ACRES APPROX</td></tr><tr><td>BUILT UP AREA</td><td>7,03,000 SQFT APPROX</td></tr><tr><td>LEASEABLE AREA</td><td>5,07,000 SQFT APPROX</td></tr><tr><td>PROJECT STATUS</td><td>FULLY LEASED OUT</td></tr></table>		TYPE OF PROPERTY	WAREHOUSE	LOCATION	MIDC Industrial Area 3 which is spread over 2471.05 acres	PLOT AREA	21 ACRES APPROX	BUILT UP AREA	7,03,000 SQFT APPROX	LEASEABLE AREA	5,07,000 SQFT APPROX	PROJECT STATUS	FULLY LEASED OUT
TYPE OF PROPERTY	WAREHOUSE													
LOCATION	MIDC Industrial Area 3 which is spread over 2471.05 acres													
PLOT AREA	21 ACRES APPROX													
BUILT UP AREA	7,03,000 SQFT APPROX													
LEASEABLE AREA	5,07,000 SQFT APPROX													
PROJECT STATUS	FULLY LEASED OUT													

# BRIEF DEVELOPER CREDENTIALS

---



## About Group:

- The Group is a mid-sized group with diversified interests spanning OEM manufacturing, water purification, warehousing, logistics, and more.
- The group boasts an impressive turnover of approximately Rs. 600 crores and a promoter net worth exceeding Rs. 400 crores.



## Leadership Excellence:

- The group is spearheaded by two visionary brothers having over 60 years of experience, supported by a team of seasoned and qualified professionals:-
- Promoter 1: An MBA in Finance & Marketing, brings extensive expertise in managing finance and administration.-
- Promoter 2: A BE (Mechanical) graduate, who has honed his skills with specialized training in Production Management at AOTS, Tokyo, Japan. With 23 years of professional experience, he is a stalwart in the industry.`



## Our Expertise:

Collectively, the team has over 140 years of experience in entrepreneurship and the construction industry. They have successfully delivered over 2 million sq. ft. of commercial and industrial space.

# Site Analysis

## FACTSHEET

- Grade A Warehouse developed with a height of 9 mtrs in the corner and 12 mtrs in the centre
- A Corner Plot with two sides entry points
- Scope to install cranes of 10 tonnes on ramps
- Total development is spread over 12 buildings designed to store dry goods.
- Continuous round the clock supply of electricity and water, existing amenities for workers, security etc.
- There are 2 entry gates.
- The internal roads are 12-15 metres wide road with availability of truck parking
- The total installed electricity load is 730 HP



Key Nodes	Distance (approx)	Approx. Time
Nearest Airport	12 Kms	20-25 min
Nearest Railway station	20 Kms	30-35 min
Nearest National Highway	2 Kms	5 min

## LEASE STATUS

- The Warehouse is fully leased out. 80% of the leased area is occupied by two 2 large MNCs;
- 4,00,000 sq. ft. area has an escalation clause of 5% increment every year & remaining 1,00,000 sq. ft. has an escalation clause of 10% at the end of 2 years;
- Current annual rental is **INR 115 million**, with an average rental of Rs 17.85 per sq. ft. per month and a maintenance charge of Rs 12 million in addition to the rental
- Average remaining lease period is 3 -5 years.
- Unclaimed subsidy by govt. of Maharashtra, Rs. 500 Mn to be availed over next 10 years
- The present tenants will be extending as they have requested for additional area.

Direction	Development
North	Forging & Pharma Companies
South	30 meters wide road
West	There is a natural large water body which is used by the local authorities to store rain water.
East	45 meters wide road



## Aerial View



## KEY METRICS

---

Particulars	UoM	
Plot Area	In Acre	21
Leasable area	In sq. ft.	5,07,000
Current average lease rental	In sqft. p.m.	17.85
Annual Rental	INR MN	115
Rental Increment	In %	Average 5% per annum
Security Deposit with lessor	INR MN	34
Maintenance Charges Per Annum	INR MN	12
Unclaimed Govt. Subsidy <i>(Subsidy sanctioned but is yet to be utilized)</i>	INR MN	500