

AAC BLOCKS MANUFACTURING PLANT – BUSINESS AVAILABLE FOR SALE

Location:

Madhya Pradesh

Key Highlights

Total Land Bank:

10.5 Bighas (~288,750 sq. ft.), all land diverted for industrial use, road-touch, secured boundary wall, with multiple borewells, well, and an operational **100 MT** capacity weighbridge with security cabin.

Transport & Logistics:

Truck (upgraded capacity) and tractors with loader/lifter attachments (on finance – details on discussion)

Production Capacity:

Plant equipped for **120 CBM/day** AAC Blocks manufacturing
Utilisation capacity is currently operating at **35–40%**.
Scope for expansion: extra room and track laid for installing a third autoclave, increasing capacity by an additional **180 CBM/day**

Robust Infrastructure:

Fully functional **Production Shed (75m x 25m)** with office space and lab rooms
Material Storage Sheds, Fly Ash Storage Shed (25m x 10m)
Open Shed for loading/unloading operations
Staff & Labour Accommodation: 20+ constructed rooms with toilets and kitchens for workers, operators, supervisors, and managers

Financials & Miscellaneous:

Bank overdraft against **collateral only; raw material/finished goods stocks** and creditors/debtors to be finalised on deal date

Machinery & Utilities:

Complete set of silos, slurry prep, mixing, moulding, curing, cutting and transport systems
Boiler (3 Ton, biofuel/wood-fired), air compressors, **VFD-controlled pumps**
Connected to **11 KV line**, with **315 KVA** transformer and diesel generator backup
Hydraulic trolleys, tractors, water tankers, screw conveyors, Sintex water tanks, overhead storage tanks

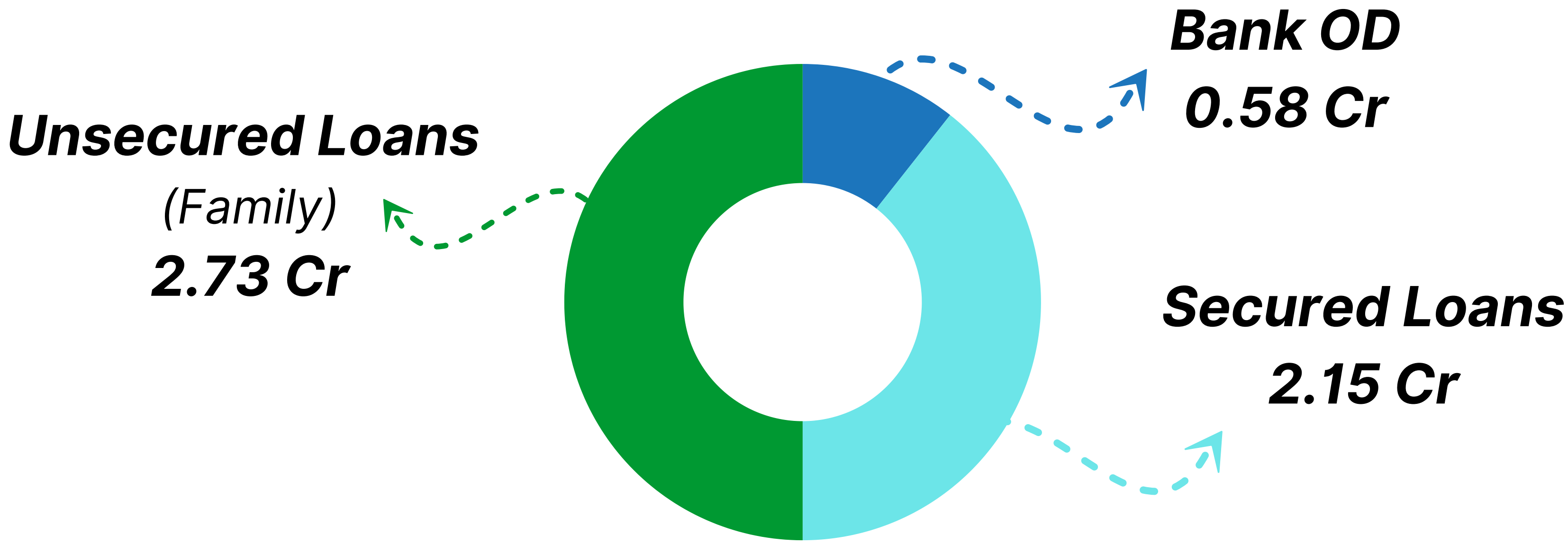
Financial Snapshot

Utilisation Capacity: 35–40%

	2022-23	2023-24	2024-25 (Provisional)
Revenue	2.52 Cr	2.77 Cr	1.81 Cr
Gross Profit	0.82 Cr	0.84 Cr	0.76 Cr
Gross Margin (%)	32.77%	30.36%	42.76%
Net Operating Profit/ Loss	0.31 Cr	(0.59) Cr	0.32 Cr
Depreciation	0.61 Cr	0.64 Cr	0.64 Cr
Net Profit/Loss	(0.31) Cr	(1.23) Cr	(0.32) Cr
Net Margin (%)	(12.30%)	(44.40%)	(16.66%)
Stock on Hand	0.28 Cr	0.60 Cr	1.19 Cr
Fixed Assets	4.97 Cr	4.52 Cr	3.71 Cr

Loan Liability

As on 31- Mar-24



A complete package — including land, constructed area, plant and machinery, utilities, and transport equipment — is available at an indicative price of **₹10+ crore**. Suitable for use as a warehousing facility.

