

# Investment Proposal

Invitation to participate  
in uniquely structured  
NA land sale  
transaction where the  
seller and buyer is tied  
up.

# Key Details

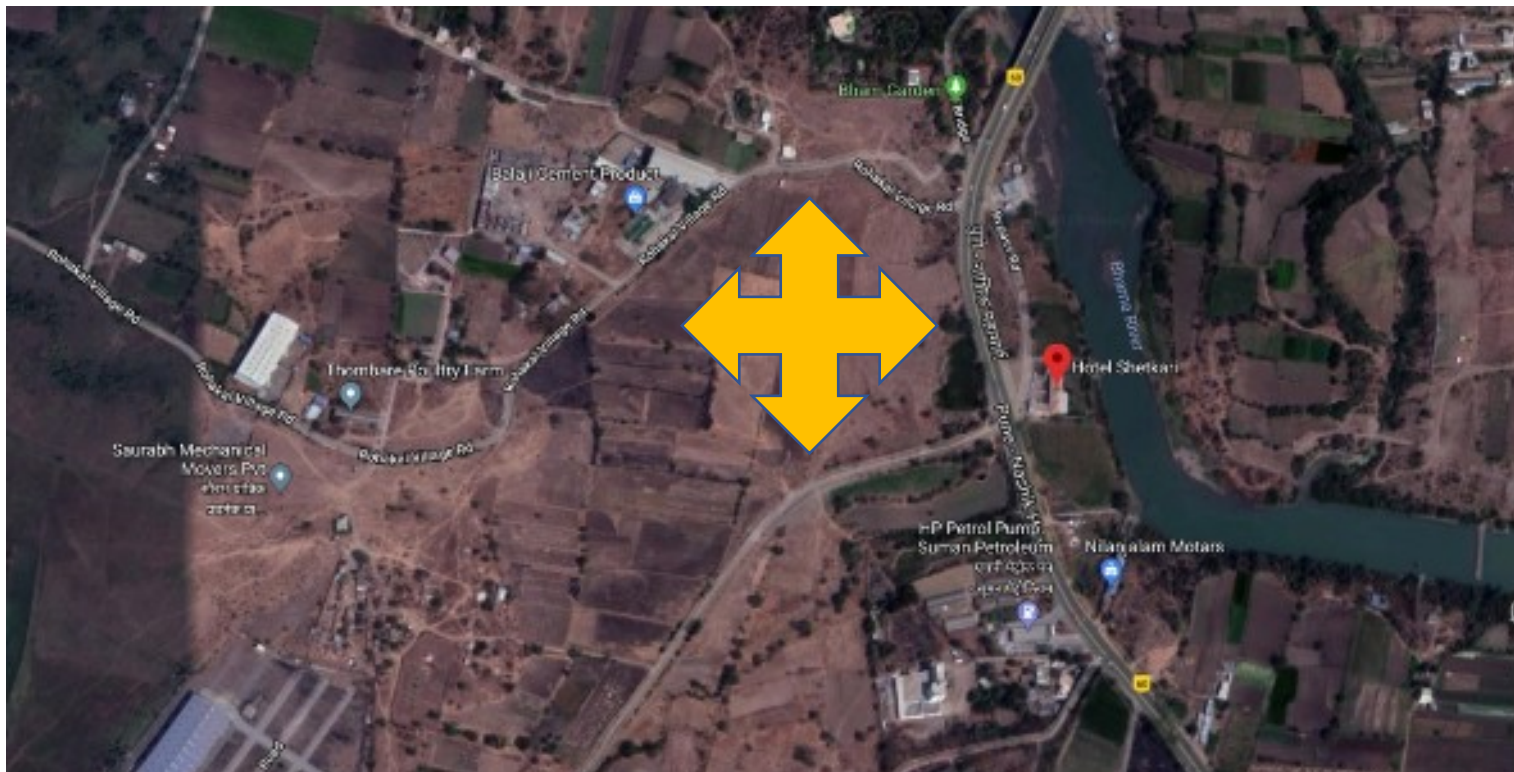
1.) Location	:	Chakan, Pune
2.) Area	:	36 acres
3.) Ownership	:	Trent Limited – listed entity
4.) Land owned since	:	1982-84
5.) Status	:	Non Agri Land with amalgamation done
6.) Zone	:	Industrial
7.) Access from three roads	:	<ul style="list-style-type: none"><li>• NH3 – full frontage</li><li>• PMRDA – DP Road – Full frontage</li><li>• Village Road</li></ul>
8.) Water	:	Borewell & Bhima River in vicinity
9.) Power	:	Chakan Power Station – 133 KV & Power at the Land Site
10) Watchman Cabin	:	Yes with power connection
11.) Transaction	:	The current land owner wish to sale this land.

# Key Details

12.) Local issues	:	There are certain local issues which we are sorting out along with help from Trent PPL
13.) EmerCorp's Role as a buyer	:	We are interested to buy this land along with our Nominees. This land is then developed into a Warehousing Facility
14.) Proposal	:	Invitation to participate in uniquely structured NA land sale transaction where the seller and buyer is tied up.

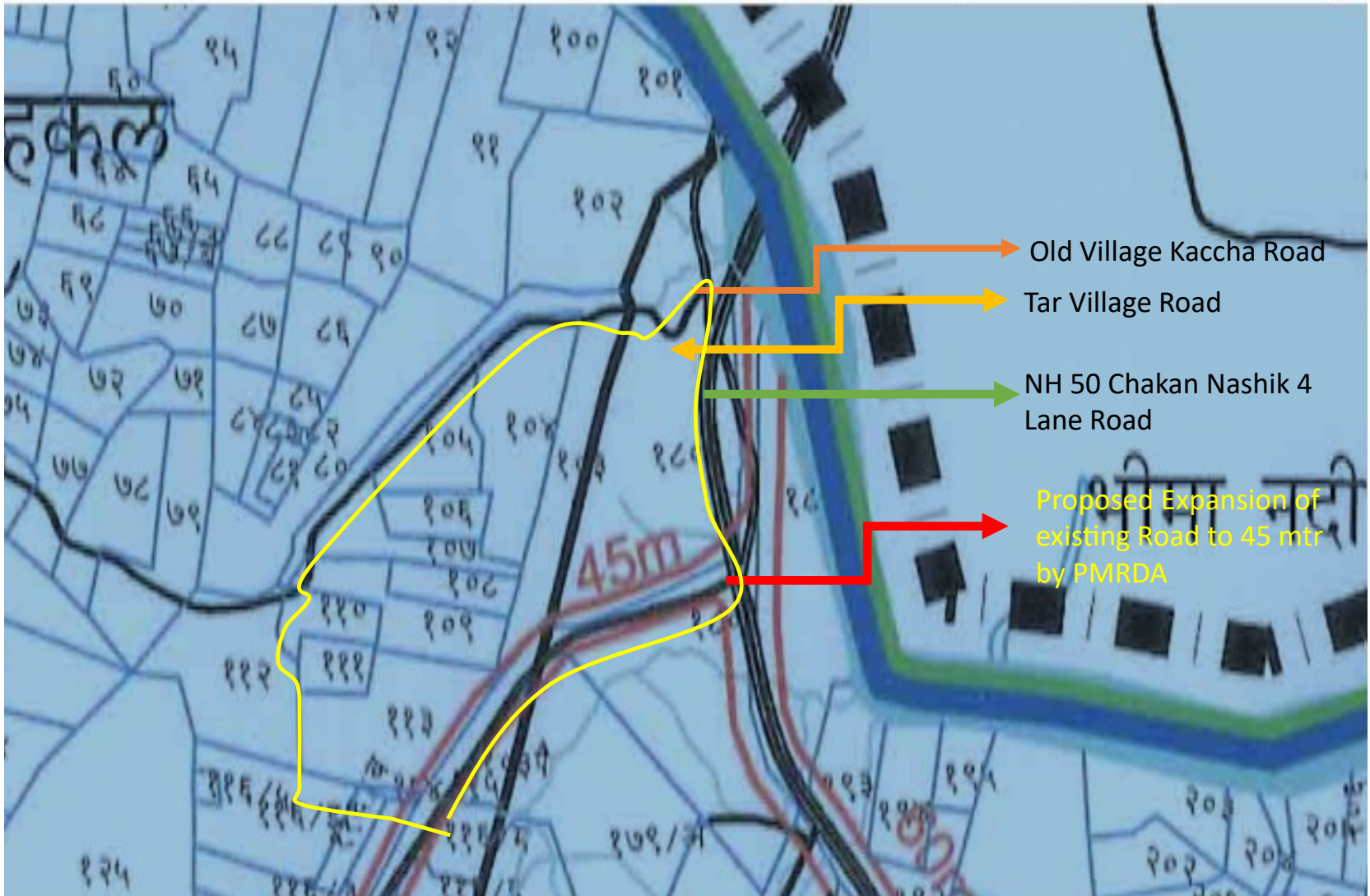
Work on  
the  
Transaction  
Completed  
so far..

Seller - Trent	:	Land Owner is tied up and NDA is in place
End User Buyer - Indospace	:	EmerCorp has identified the End User and has signed the NDA with him
Work Completed	:	<ul style="list-style-type: none"><li>• The updated Govt Land Records are procured</li><li>• Data Sharing by Trent Ltd is in place</li><li>• Land Survey – private is done</li><li>• Old Trent Team during the land acquisition is on board</li><li>• Legal Counsel is in place</li><li>• Site visits by Projects team is completed</li><li>• The projects team is working on the Test Print of warehouse on the land</li><li>• We are addressing the queries etc.</li><li>• Expecting the LOI soon</li></ul>

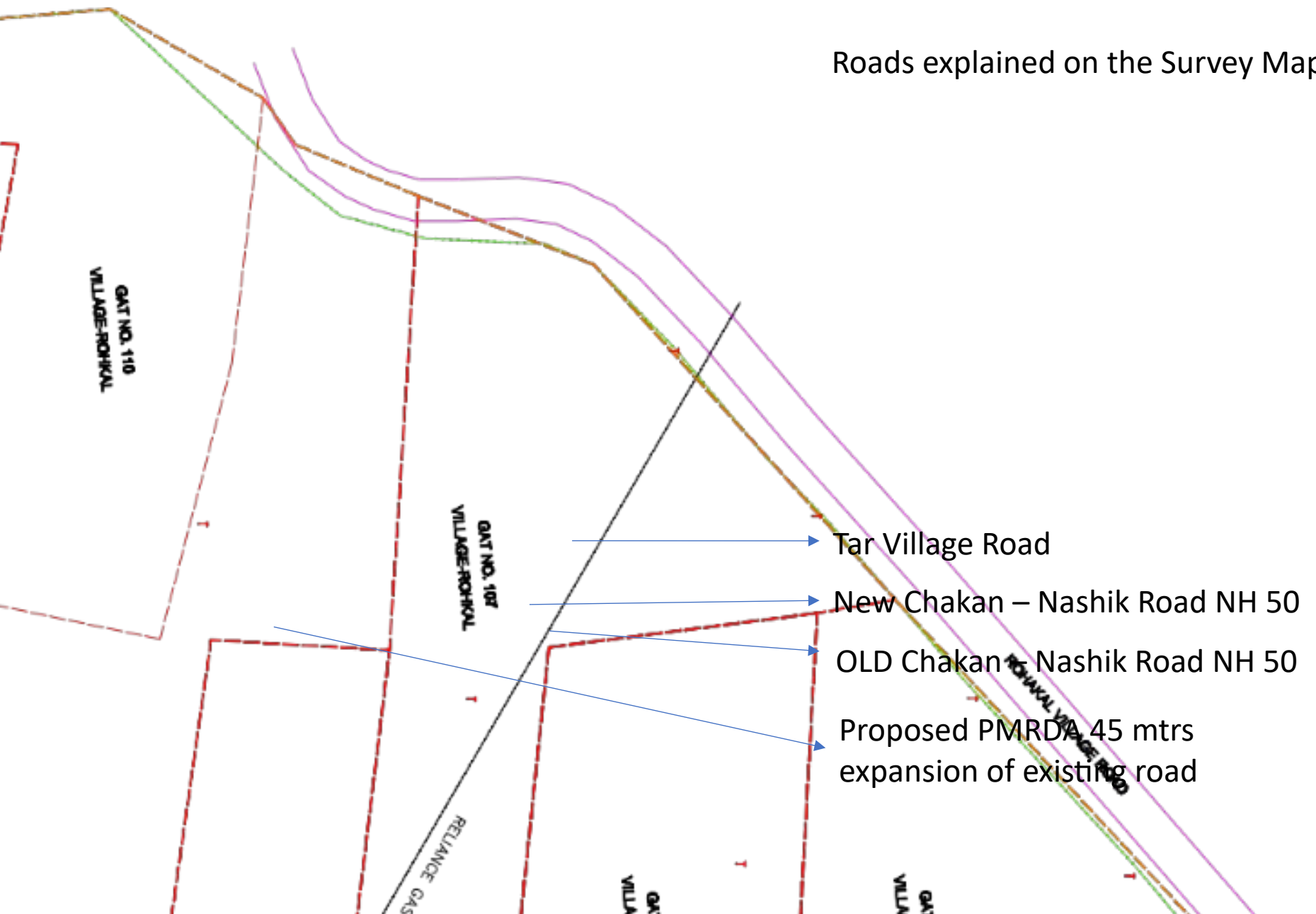


Google image of the land

# Roads touching to the Plot as per Regional Plan of PMRDA



## Roads explained on the Survey Map



# Zone Certificate & Mention of PMRDA 45 mtr road



Village Rohakal:

PMRDA 45 Mtr RP Road  
Touching the Survey no 103 & 113

It can be observed that there is an  
existing 12 mtr road which will expand

No Land Acquisition Notice is served

Tip: You can use the full frontage as a  
major access road to the plot







# Proposal Option 1

## Fixed Return

Amount required	:	Rs Five Crores
Purpose	:	Land advance to Trent [Rs 2.50 crs] Making land Govt Mojani, Local issues, Pole boundary around the plot [ Rs 1.50 crs] Legal, Surveyor & Architect [Rs 0.25 cr] & Misc [Rs 0.25 cr]
Land under discussion shortlisted by the Buyer	:	36 acres
Buyer	:	Developer is India's largest Warehousing Developer having considerable presence in Chakan i.e Indospace
Gross Trade Profit	:	Rs 28.80 crores
Return payable at end of the trade	:	To give an absolute return of [24%] on the investment
Tenor	:	12 months
Amount Refunded back	:	Rs 5.00 crs plus Rs 1.20 crs = Rs 6.20 crs
Repayment Source	:	Bullet, from the proceeds of the Sale
Documentation protection for the Investor	:	<ol style="list-style-type: none"><li>1. Term Sheet – MOU</li><li>2. Investment Agreement between Investor and EmerCorp</li><li>3. Disbursement : One Payorder in name of Trent Ltd Rs 2.50 cr &amp; EmerCorp Rs 2.50 cr</li><li>4. Any other mutually accepted documents as prescribed by Solicitors</li></ol>
Status	:	<ol style="list-style-type: none"><li>1. NDA signed with Trent Ltd &amp; Indospace</li><li>2. Land Due Diligence is under progress at the IndoSpace</li></ol>

# Proposal Option 2

## Profit Participation

Amount required	:	Five Crores
Purpose	:	Land advance to Trent [Rs 2.50 crs] Making land Govt Mojani, Local issues, Pole boundary around the plot [ Rs 1.50 crs] Legal, Surveyor & Architect [Rs 0.25 cr] & Misc [Rs 0.25 cr]
Land under discussion shortlisted by the Buyer	:	36 acres
Buyer	:	Developer is India's largest Warehousing Developer having considerable presence in Chakan i.e Indospace
Gross Trade Profit	:	Rs 28.80 crores
Profit percentage	:	Participation in the Profit of the transaction [18 %] i.e Rs 5.18 cr [18% of Rs 28.80]
Amount refunded	:	<ul style="list-style-type: none"><li>Total : Rs 5.00 cr plus Profit Rs 5.18 cr = Rs 10.18 crs</li></ul>
Tenor	:	12 months
Repayment Source	:	Bullet, from the proceeds of the Sale
Documentation protection for the Investor	:	<ol style="list-style-type: none"><li>1. Term Sheet – MOU</li><li>2. Investment Agreement</li><li>3. Disbursement : One Payorder in name of Trent Ltd Rs 2.50 cr &amp; EmerCorp Rs 2.50 cr</li></ol>
Status	:	<ol style="list-style-type: none"><li>1. NDA signed with Trent Ltd &amp; Indospace</li><li>2. Land Due Diligence is under progress at the IndoSpace</li></ol>

- For further details
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Thank You

