



Nesco Limited

**Nesco Center, Western Express Highway,
Goregaon (East), Mumbai 400063
Maharashtra, India**

CIN L17100MH1946PLC004886

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← Tower 03

Tower 04
↓



Particulars	Unit	Existing		Proposed	Total
		Tower 03	Tower 04	Tower 02	
Area - Office Space & Related	Sq. Ft.	6,65,000	12,00,000	26,80,000	45,45,000
Area - Licensed / Contracted	Sq. Ft.	6,65,000	9,15,000	-	15,80,000
Capex - Cost of Construction	Rs. Crores	140.00	400.00	950.00	1,490.00
Capex - MCGM Charges	Rs. Crores	10.00	170.00	500.00	680.00
Capex - Total	Rs. Crores	150.00	570.00	1,450.00	2,170.00
Annual Revenue (100% Occupancy)	Rs. Crores	115.00	200.00	500.00	
Revenue Yield	Rs. psf/pm	145.00	150.00	160.00	
Area - Hotel	Sq. Ft.	-	-	3,40,000	
Capex - Cost of Construction	Rs. Crores	-	-	250.00	
Capex - MCGM Charges	Rs. Crores	-	-	100.00	
Capex - Total	Rs. Crores	-	-	350.00	
Annual Revenue (70% Occupancy)	Rs. Crores			100.00	

Proposed Tower 02



Proposed Tower 02



- Designed by Singapore based Architect firm
- 26,80,000 Sq. Ft. office space
- Floor plates ranging from 25,000 Sq. Ft. to 120,000 Sq. Ft. with options for horizontal and vertical exclusivity experience
- Proposed Platinum LEED Certified
- Direct Connectivity to Metro Station

Proposed Tower 02



- Integrated 4 Star Business Hotel - 300 keys, F&B and Banquet areas
- Business Centre
- Over 120,000 Sq. Ft. Open Space for Circulation and F&B on Plinth
- Parking for over 3,000 vehicles
- Landscape at multiple levels of building



Tenant Profile



BLACKRock®

HSBC The HSBC logo consists of the letters "HSBC" in a black serif font next to a red diamond-shaped emblem containing a white cross-like pattern.

MSCI

KPMG

The KPMG logo features the letters "KPMG" in a white, bold, sans-serif font inside four blue squares of decreasing height from left to right.

ERICSSON

The ERICSSON logo consists of three blue, rounded, horizontal bars of increasing height from left to right, followed by the word "ERICSSON" in a dark blue, sans-serif font.

pwc

The PwC logo features the letters "pwc" in a black, sans-serif font next to a graphic element of colored bars (orange, yellow, red) forming a step-like shape.

here
Maps for Life

The "here" logo is written in a blue, slanted, sans-serif font. Below it, the words "Maps for Life" are written in a smaller, blue, sans-serif font.

priceline.com®

Integreon
Insightful Outsourcing. Remarkable Results.

The Integreon logo features a blue square divided into a 2x2 grid with a white diamond in the center, followed by the word "Integreon" in a black, sans-serif font and the tagline "Insightful Outsourcing. Remarkable Results." in a smaller, italicized, black, sans-serif font.

FRAMESTORE

The Framestore logo consists of a blue circle with a white "F" inside, followed by the word "FRAMESTORE" in a blue, sans-serif font.

ENDURANCE
International Group

The Endurance logo features a blue compass rose icon above the word "ENDURANCE" in a black, sans-serif font, with "International Group" in a smaller, teal, sans-serif font below it.

ISS The ISS logo consists of the letters "ISS" in a large, dark blue, sans-serif font next to a blue triangle pointing to the right.

AEGON

The AEGON logo features the letters "AEGON" in a black, sans-serif font next to a blue square graphic element.

IndiaFirst
LIFE INSURANCE

The IndiaFirst logo features the word "IndiaFirst" in a dark blue, sans-serif font above the words "LIFE INSURANCE" in a smaller, dark blue, sans-serif font. To the left is a graphic element of three overlapping diagonal bars in red, blue, and orange.

GAMES
24 7

The GAMES 24/7 logo features the word "GAMES" in a blue, sans-serif font inside a green circle, with "24" in a yellow circle and "7" in a red circle below it.

wework



BOMBAY EXHIBITION CENTER

a division of NESCO Ltd.

Capacity

Facility	Area (Sq. Ft)
Hall 01	2,10,000
Hall 02	80,000
Hall 03	1,20,000
Hall 04	1,15,000
Hall 05	47,500
Area - Existing	5,72,500
Area - Proposed in FY2021	1,50,000

- Airconditioned Halls
- Ground Level
- Currently has been serving the city residents as large covid care facility.
- Depending on the improvement of the Covid situation, we hope to have some exhibitions/events to resume in Q4

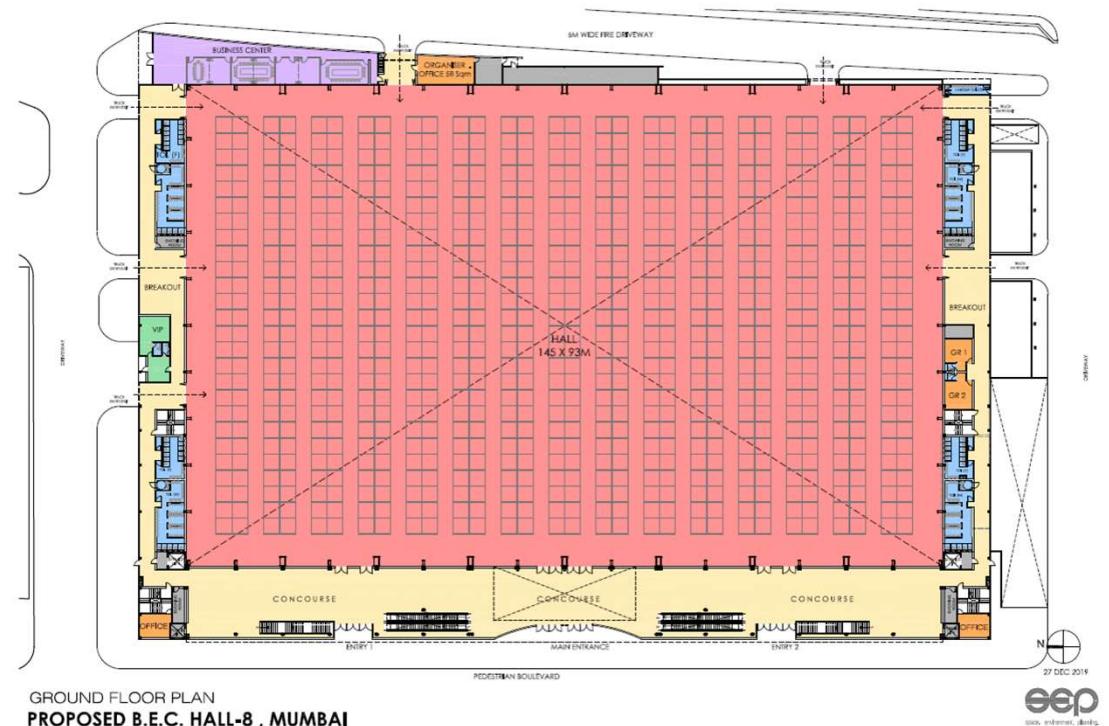


Proposed New Hall



Proposed Hall Floor Plan

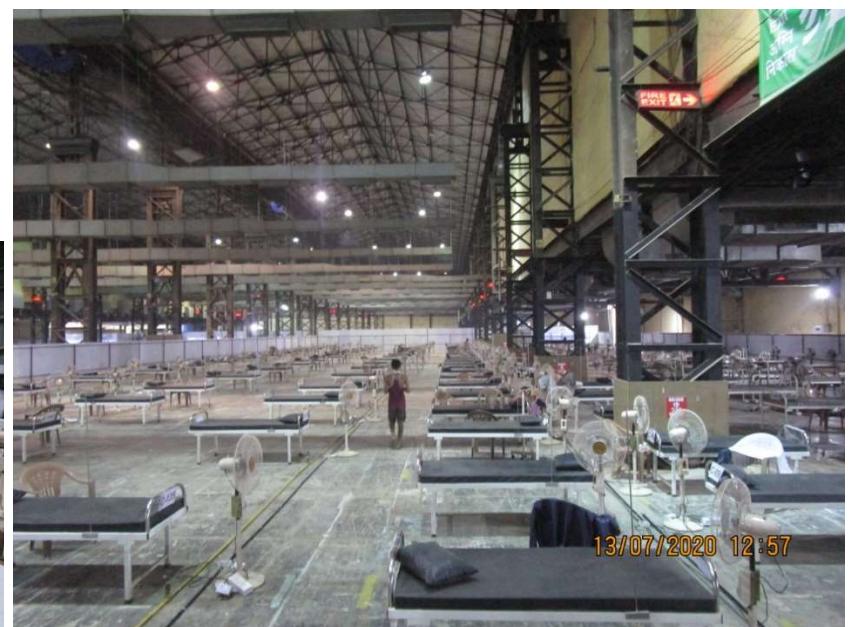
- 150,000 Sq. Ft. Pillar Free Hall with 14 meter clear height
- Pre-Function area
- Multi Purpose Hall (Exhibitions, Musical Events, Sporting Events, Corporate Programs and more)
- Pre-engineered main structure with RCC



Covid Care Centre / MCGM



1200 Beds
200 ICU Beds
Doctors onsite
Hygiene Teams





The Root



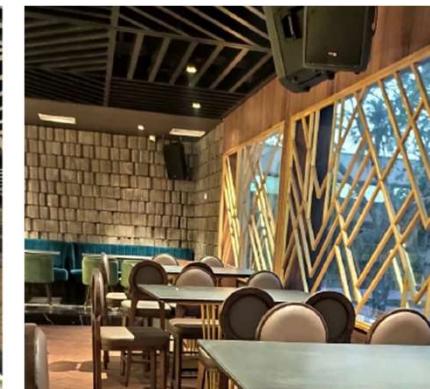
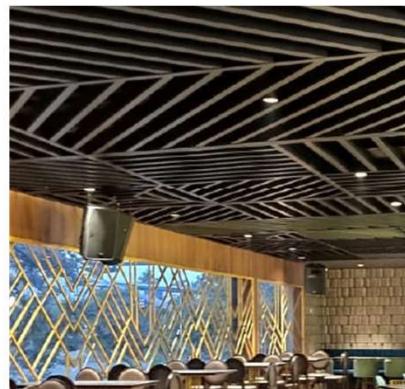
- 25,000 Sq. Ft. world class facility having Chefs serving global cuisines
- Capability to prepare and serve 20,000 meals each time 24X7 basis



- 20,000 Sq. Ft. facility having plush ambience
- Flexibility to divide in 3 independent halls or one large hall
- Prefunction area
- Ample parking space
- Ideal for Corporate parties, Weddings and other Functions

Restaurants

- Multiple restaurants
- Food Court Outlets
- Serving variety of cuisines



Community

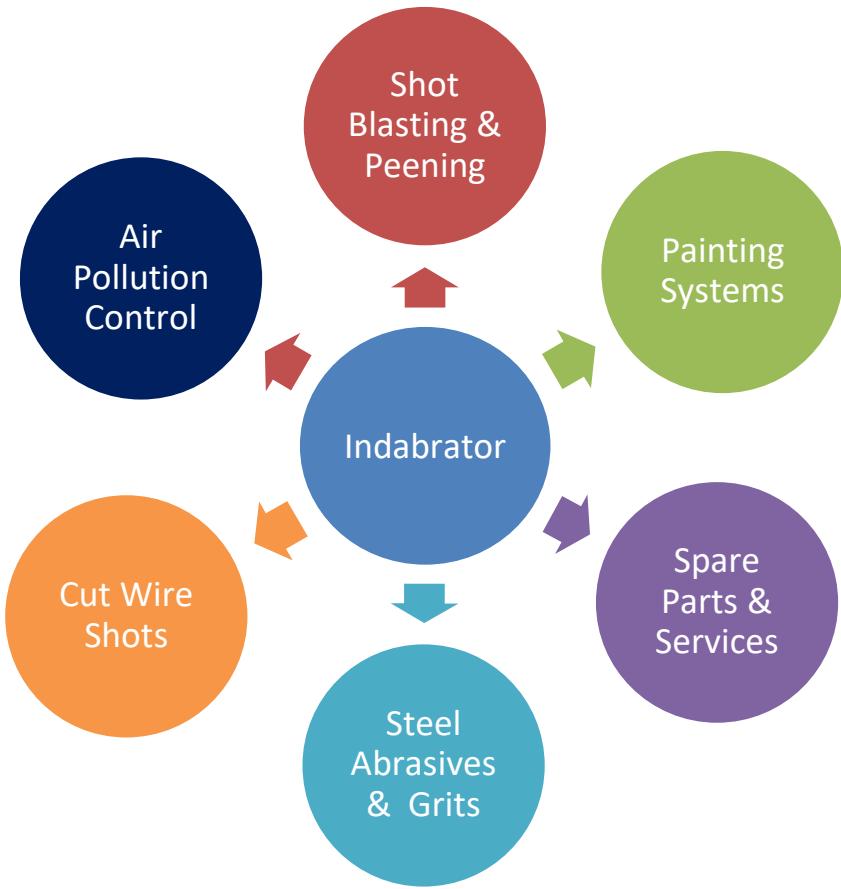




a division of NESCO Ltd.

- Manufacturing located in Gujarat at Karamsad and Vishnoli
- Fully integrated capability to manufacture Equipments, Spares and Abrasives
- Surface Preparation Equipments, Painting Systems, Dust Collectors





Shot Peening machine with
Robotic Pick & Place



Large machines for Indian Railways

CNC shot peening for clutch plates



Clientele



HINDUJA FOUNDRIES



Mahindra

Shanthi Gears



SHRIRAM PISTONS & RINGS LTD.

Clientele



Clientele

Gulf Valve



الشركة المتحدة للحديد والصلب ذ.م.م.
United Iron & Steel Company LLC



TECHNICAL METAL
GLOBAL LEADER IN FASTENERS

SAECO



جلفار
Galfar

**GALFAR ENGINEERING &
CONTRACTING SAOG**
"THE WILL TO LEAD; A PASSION TO EXCEL"



DUCAST



ALL METALS INDUSTRIES LLC



Rezayat Protective Coating Co. Ltd.
Blue Means Quality





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