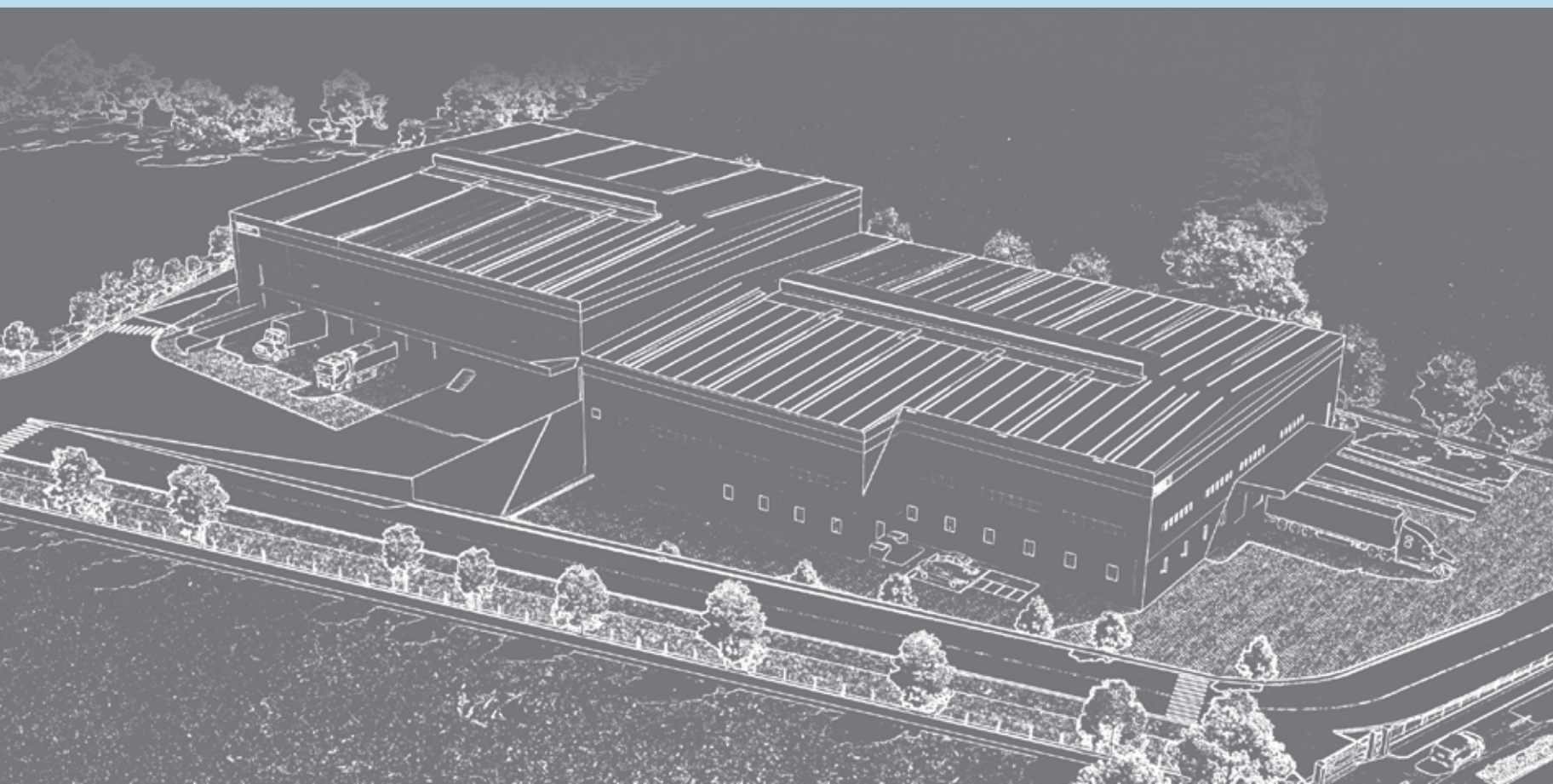




CHAKAN - PUNE



INDOSPACE - TRANSFORMING SPACE INTO VALUE

We've **pioneered** modern industrial & logistics real estate in India with unmatched scale and new-age infrastructure. With the **largest industrial parks portfolio**, global expertise and experience, we don't just provide infrastructure, but help you build value.

With **30 million square feet** of space, our national reach allows you to work with a single development partner for all your supply chain facility needs. We are continuously adding new land parcels near industrial clusters, consumption centers and major highways to provide well-located logistics hubs, facilitating your expansion across India.

We are **partners to leaders** in manufacturing, automobiles, e-commerce, FMCG and third party logistics among other industries; and have built lasting partnerships with over 100 of the world's leading firms operating in India.

IndoSpace is a joint venture between Everstone - a major Indian and Southeast Asian investor, and Realterm - a global industrial real estate leader.



“

The IndoSpace platform had everything we needed, the right locations, the right expertise and the right attitude, all under one roof. They were the logical choice for us.

”

Shuji Ueno,
Vice President, Nissan Motors

INVESTMENT OF OVER
US \$1 BILLION

TOTAL AREA SF
30 MILLION
(2.78 MN SQ.M)

NUMBER OF PARKS
28

CLIENTS IN INDIA
350+



TESTAMENTS TO EXCELLENCE



WAREHOUSE EXCELLENCE AWARDS 2018
FOR LEADING WAREHOUSE & INDUSTRIAL PARKS



PIONEER OF MODERN INDUSTRIAL AND LOGISTICS PARKS IN INDIA 2016
BY HAMBURG MEDIA



INDUSTRIAL/WAREHOUSE DEVELOPER IN INDIA 2017
RANKED No.1 BY EUROMONEY MAGAZINE FOR THREE YEARS IN A ROW



WAREHOUSING COMPANY OF THE YEAR 2016
AT THE CII SUPPLY CHAIN & LOGISTICS EXCELLENCE (SCALE) AWARDS



STAR WAREHOUSING COMPANY OF THE YEAR 2017
AS A PART OF ELSC LEADERSHIP AWARDS



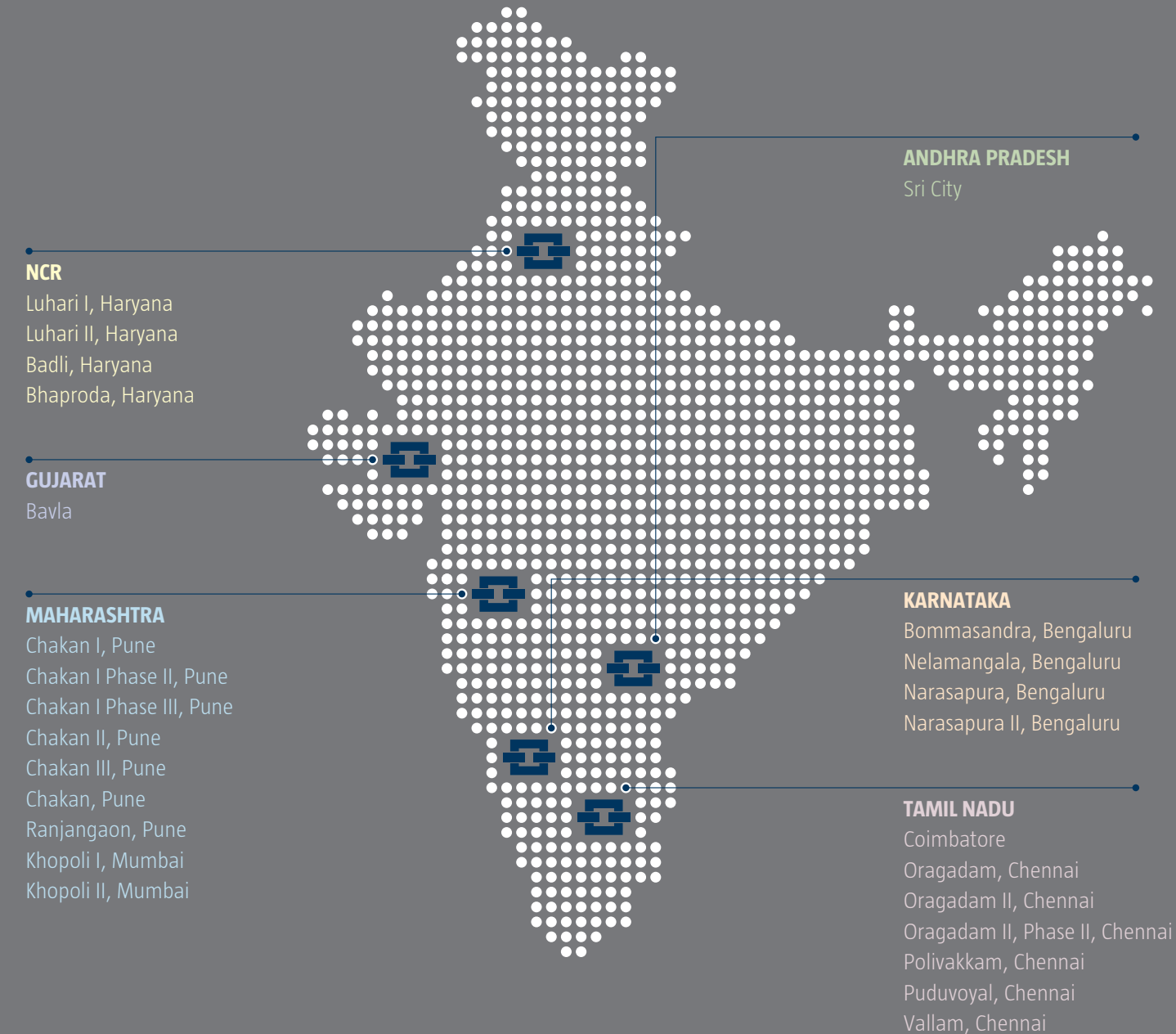
WAREHOUSING EXCELLENCE INNOVATION AWARD 2016
RECOGNITION RECEIVED AT THE 10TH EXPRESS LOGISTICS & SUPPLY CHAIN CONCLAVE



BEST INDUSTRIAL & LOGISTICS INFRASTRUCTURE PLAYER 2017
AT THE CII SUPPLY CHAIN & LOGISTICS EXCELLENCE (SCALE) NATIONAL AWARDS

CONNECT WITH GLOBAL CLASS EXPERIENCES ANYWHERE

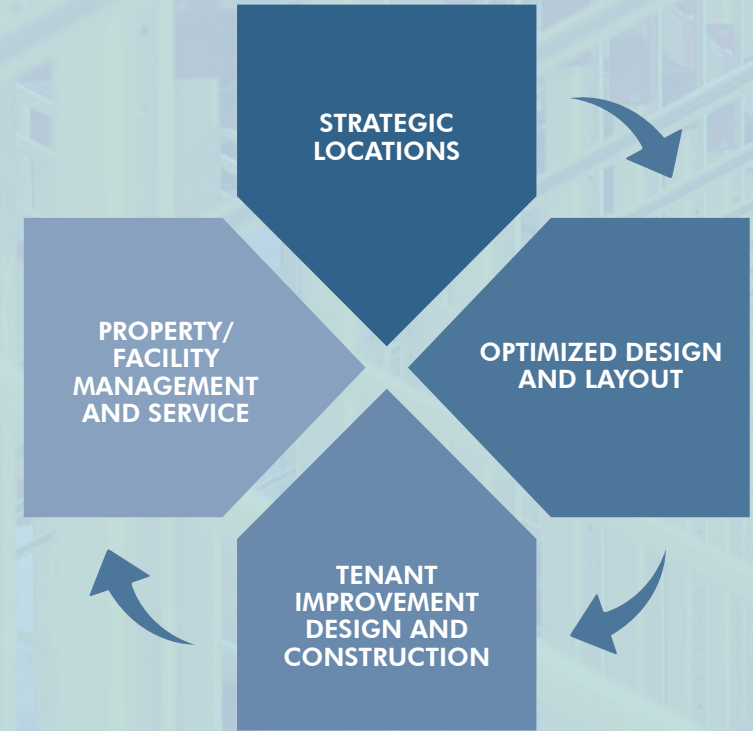
IndoSpace is the largest Investor, Developer and Manager of Industrial and Logistics Parks in India.



SOLUTIONS THAT
CATER TO
YOUR NEEDS

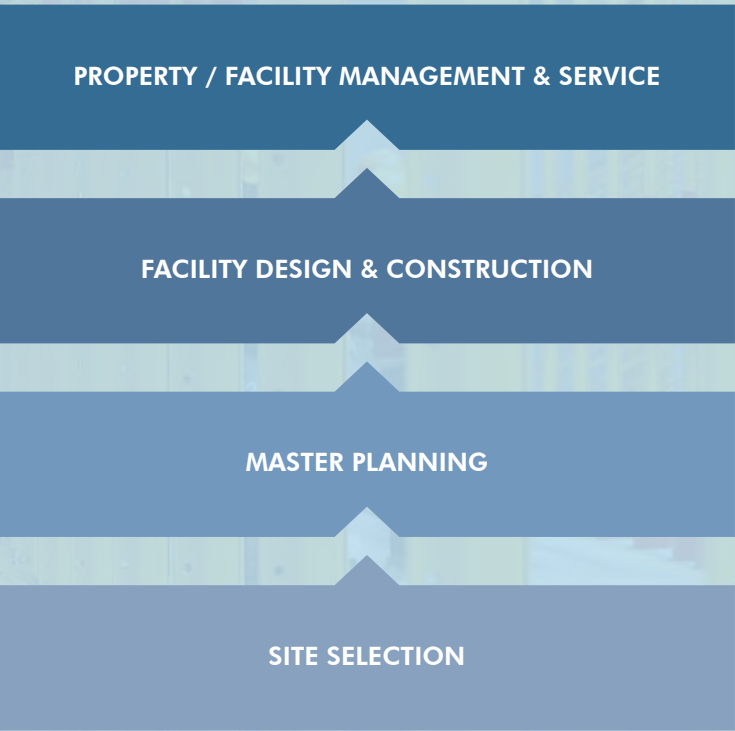
READY SPACE

Our general warehousing and logistics parks meet the needs of most clients in terms of size, grade and lease terms, allowing for cost-effective solutions.



BUILD TO SUIT

We build close partnerships with clients to understand their needs and use our expertise in industry-specific state-of-the-art infrastructure and logistics facilities to deliver the most optimal solution.



“Delphi had a wonderful experience with IndoSpace. They are a one-stop shop for all our requirements. Right from planning until execution they did a great job & our people were totally satisfied with their work. We have already engaged with them for our second project.”

Reji Varghese,
President & MD - Delphi India



• MULTI STOREY BUILDING

OVERVIEW OF INDOSPACE CHAKAN

TOTAL LAND PARCEL
5 ACRES

TOTAL CHARGEABLE AREA
62,000 SF
(5,766.91 SQ.M)

TYPE OF LAND
SUITABLE FOR INDUSTRIAL &
LOGISTICS DEVELOPMENT

ABOUT PUNE

Pune is Maharashtra's fastest growing city at a rate of 12%, contributes 11% to the State's GDP and ranks 2nd in Software exports from India. A world-class manufacturing hub, Pune has industrial clusters that host major automotive, durable and pharma companies.

ABOUT CHAKAN, PUNE

With 3 large Industrial Parks in Chakan, IndoSpace has a leading footprint in this strategic location. At a distance of about 30kms from the city centre of Pune and located on National Highway 60, between Pune and Nashik, Chakan is a preferred automobile hub and one of the fast emerging investment hubs thanks to the planned development in its immediate neighbourhood.

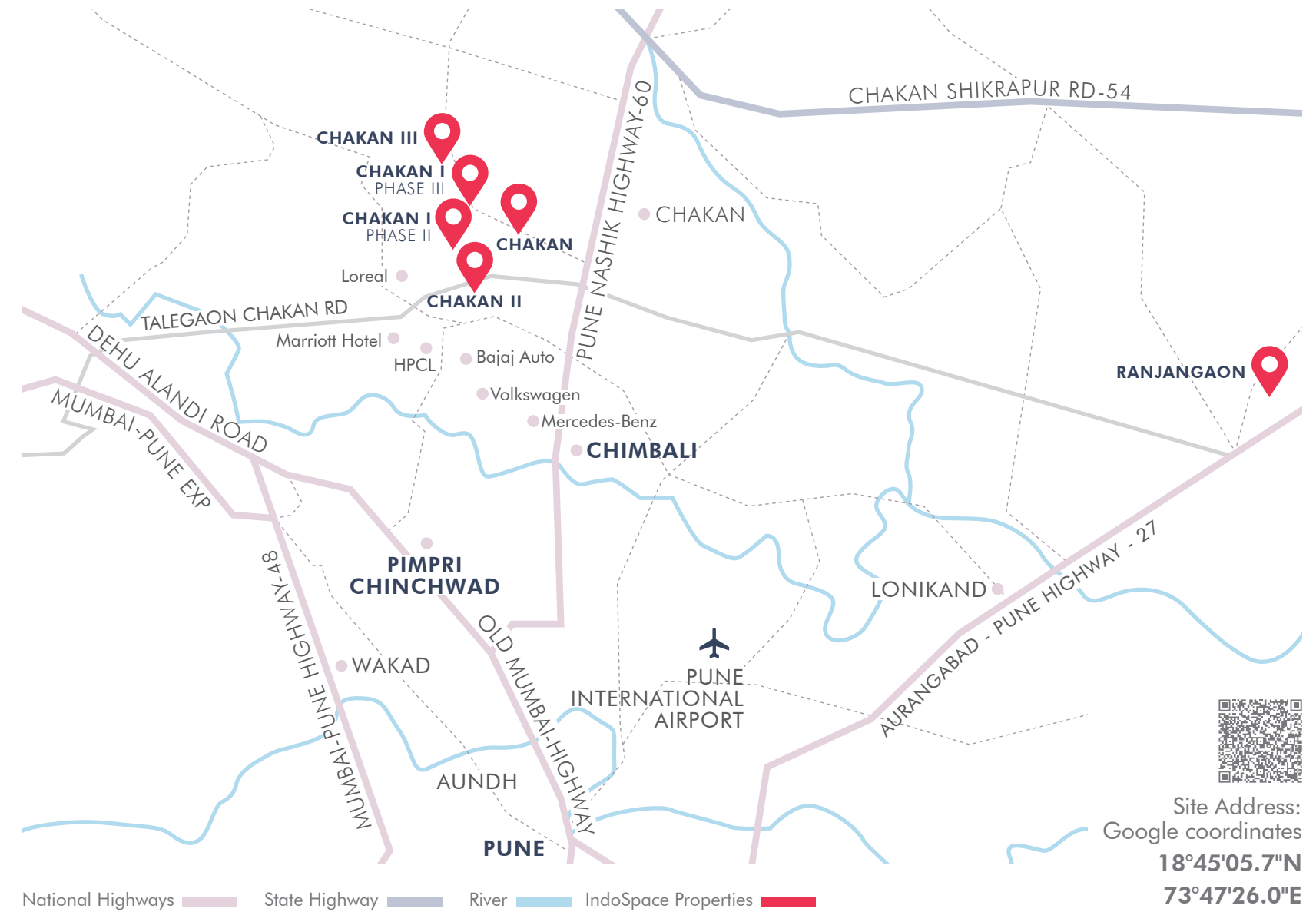
INDOSPACE AT CHAKAN, PUNE

IndoSpace is located in the Chakan industrial area, Pune's prime industrial area where the manufacturing facilities of large corporations including L'Oreal, Volkswagen, Bajaj, Mahindra & Mahindra, Mercedes Benz, Bridgestone, GE and Hyundai are based.

CONVENIENT TRANSPORTATION NETWORK



LOCATION MAP



SENSIBLE LOCATIONS FOR SMART ADVANTAGES.



- Distance from Mumbai Pune Expressway 20 Km



- Easy connectivity with Pune-Mumbai Highway, Pune-Nashik Highway and Pune-Ahmednagar-Aurangabad Highway



- Surrounded by MIDC Development

MASTER LAYOUT PLAN OF INDOSPACE CHAKAN

LEGEND

GH	GATE HOUSE
RG	RECREATION GROUND
RS	RECEIVING STATION
CAS	COMMOM AMENITY SPACE
■	UTILITY SPACE
🚗	2/4 WHEELER PARKING



TOP LAYOUT VIEW OF
INDOSPACE CHAKAN

















ASSURED MAINTENANCE

To ensure our customers receive the best possible service, all our estates have in-house property services teams that attend to customers’ operational needs and ensure maintenance and presentation standards are exceptional.

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.

ENHANCED PARK INFRASTRUCTURE & AMENITIES

-  Pre built state of the art infrastructure to the last mile connectivity (plug & play)
-  Security fence around the site boundary and round the clock vigilance
-  Security gate and boom barrier at main park entrance
-  Asphalt road for access and internal circulation for 40 feet containers
-  Onsite electrical HT power line and water connection
-  External lighting to common areas and roads
-  Fire fighting ring main loop with fire hydrants, water storage tank & pump room
-  Connection of sewage lines from toilets to onsite STP
-  Directional signages
-  Property management office
-  Drivers rest area and toilets
-  First Aid center
-  Rainwater harvesting
-  Green belt with tree plantations



SUPERIOR BUILDING STRUCTURE

B100

STRUCTURE Pre-engineered building, Optimized column spacing	CLEAR HEIGHT 9.2m at eaves	ROOF ‘Standing Seam’, a premium roof system that provides 10 years leak proof warranty	WALL Precast concrete walls upto 3.6m and metal panels upto roof
FLOOR 5T/m2. Flat / Super flat floors, FM2 compliant designed to support high cube racking	SKYLIGHT Energy efficient lighting and sky lights	VENTILATION Passive ventilation to provide 3-6 air changes through combination of windows & louvered panels on external wall and roof monitors	FIRE DETECTION NBC standard fire fighting & suppression system
DOCKING TYPE Internal	DOCK DOORS, DOCK LEVELLERS AND DRIVE IN DOORS Manually operated rolling shutters and mechanically operated dock levellers	POWER LOAD Three phase power connection from local substation - 5.5 VA for industrial/ sq.ft and 1.25 VA/ sq.ft for warehousing	LIGHTING Flexibility to achieve illumination through LED or T5 high bay light fixture
TRUCK APRON Concrete paved 16.5m deep (from face of dock wall to edge of pavement)	OFFICE Ground floor office	PARKING For two and four wheelers at office entrance	PLUMBING <ul style="list-style-type: none">• Separate Piping for domestic & treated water requirement• Dual flushing arrangement meeting the requirement of Green Building (Edge Certified)

B200

STRUCTURE Pre-engineered building, Optimized column spacing	CLEAR HEIGHT 9.2m at eaves	ROOF ‘Standing Seam’, a premium roof system that provides 10 years leak proof warranty	WALL Precast concrete walls upto 3.6m and metal panels upto roof
FLOOR 5T/m2. Flat / Super flat floors, FM2 compliant designed to support high cube racking	SKYLIGHT Energy efficient lighting and sky lights	VENTILATION Passive ventilation to provide 3-6 air changes through combination of windows & louvered panels on external wall and roof monitors	FIRE DETECTION NBC standard fire fighting & suppression system
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INDOSPACE LOGISTICS PARK CHAKAN



INDOSPACE LOGISTICS PARK CHAKAN



PARTNERING BLUE CHIP CLIENTS





CHAKAN - PUNE

NCR | **GUJARAT** | **MAHARASHTRA** | **ANDHRA PRADESH** | **KARNATAKA** | **TAMIL NADU**

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Landline: +91 22 6167 1001

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Off. Chakan Talegaon Road,
Near L'oreal, Taluka - Khed, Pune,
Maharashtra 410507

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