

Industrial Unit 'Shamnagar Estates Pvt. Ltd.'

Available for Transfer on 'as-is-where-is' basis
in Kolkata, West Bengal



Highlights:

- The company Shamnagar Estates Pvt. Ltd. (SEPL) has no liabilities/ disputes.
- Freehold land admeasuring 15.20 acres (Approx.)
- Factory building, labs, godown, sheds, managers bungalow, flats, admeasuring built-up area of 146,634 sq.ft.
- Present land use is industrial
- Independent private jetty on river Hoogly
- Unit is exempted from preview of ULCA under clause (a) of sub-section (1) of Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976)
- Ample natural resources including a pond (paddle boating and leisure sports)
- CLEAR AND MARKETABLE TITLE

Shamnagar Estates Private Limited :

is available for Transfer. Its main assets consists of an industrial unit, located at PO Athpur, Shamnagar, 24 Paraganas - North, West Bengal. The unit comprises of land measuring approx. 15.20 acres (61327.20 sq. mtrs) having a built-up area of approx. 146,634 sq.ft. in the form of various buildings, structures & sheds thereon and some plant & machinery items collectively referred to as "Unit" henceforth is available for transfer on "as is where is" basis.

The transfer of the unit/ company shall be as per applicable provisions of the Companies Act relating to transfer of undertaking including transfer of shareholdings of the company namely Shamnagar Estates Private Limited (SEPL) with all assets (referred to as "Company" henceforth)

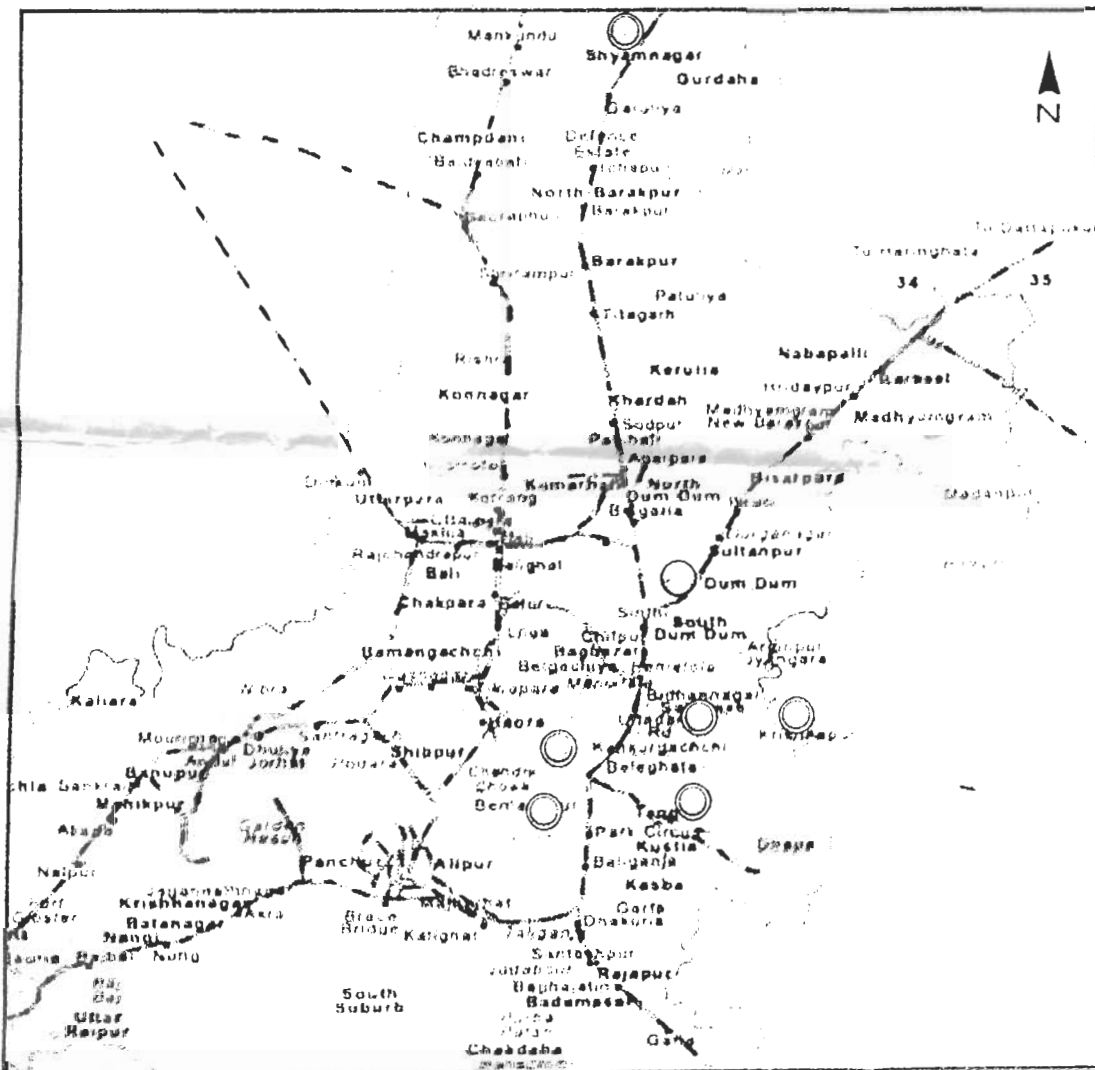
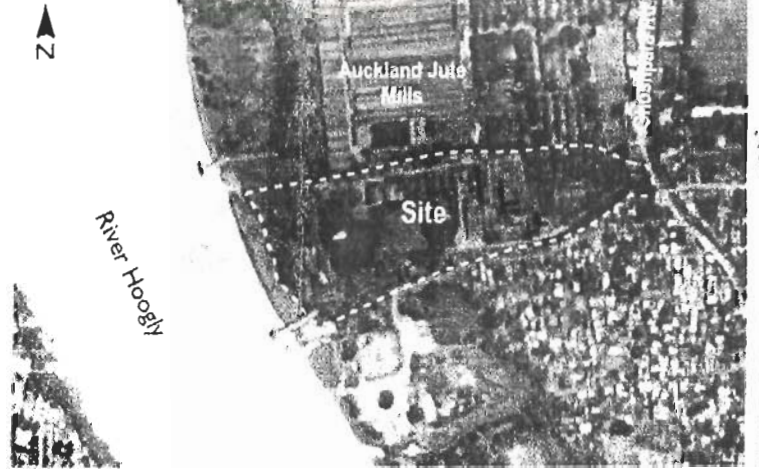
UNIT DETAILS		
"Unit" for Transfer.	Industrial unit comprising of Land, Buildings such as Bungalow , Officers Quarters , Sheds , Plant & Machinery and an independent Jetty on River Hooghly located at Shamnagar, 24 Paraganas (North) , Kolkata in the state of West Bengal	
Location	P.O. Athpur, Shamnagar, 24 Paraganas (North), West Bengal – 743128. Located on the eastern bank of river Hooghly at a distance of 3 Kms from Shamnagar Railway Station and approx. 40 Kms from Kolkata CBD.	
Owner		
AREA DETAILS		
Land	Total area of the property is approx. 15.20 Acres (61,529.6 sq. mtrs)	
Topography	Plain topography. Ground is well leveled and having one Pond and football ground within the Unit.	
Access	From Road - West Ghoshpara Road, P.O. Athpur, Shamnagar, 24 Paraganas (North). From River ways – Potential direct access from the River Hooghly.	
Construction	Manager's Bungalow, and flats , sheds and private Jetty on the river, Factory buildings, Labs, Godown, Administration block, Canteen admeasuring approx. 146,634 sq.ft of built-up area within the unit and officers' quarters adjacent to the unit on H. Ghosh Road.	
SCHEDULE OF PROPERTY		
Neighborhood	North	Aukland Jute Mills
	East	West Ghosh Para Road
	South	Horomohan Ghosh Road and residential colony.
	West	River Hoogly
TITLE & USAGE		
Title	Freehold. Clear Title and Single Ownership in the name of Company.	
Usage	The land use of property is Industrial. <i>The factory operations at the Unit are shut since 1998 and all the employees and the workmen in the unit have either been transferred or accepted voluntary retirement. There is no liability financial or otherwise, of the company Shamnagar Estates Private Limited.</i>	
Sale	Outright transfer on " as is where is basis " with up front payment.	

Agreed & Accepted By _____
(Date: _____) Company seal

DISCLAIMER:

Whilst every care has been taken in the brochure, the owners reserve the right to make additions, alterations and amendments as may be necessitated from time to time. The description, information, photographs and all other material contained in this brochure have been provided by Cushman & Wakefield India for information purpose only. No representation or warranties, express or implied, is made to the accuracy or completeness of the information contained herein. Prospective purchasers are responsible for satisfying themselves through whatever verification or due diligence process they deem necessary as to the accuracy or completeness of any information regarding this unit.

- Distance from Shamnagar Railway Station:
Approx. 2 Kms
- Distance from Airport: Approx.
22 Kms
- Distance from CBD: Approx. 30 Kms
- Distance from Kalyani Expressway
(National Highway): less than 5 Kms



- CBD
- Dalhousie
- EM Bypass
- Sector V
- Rajarhat
- Site at Shamnagar
- Airport