***“Project Cost Rs.235100 Lakh and Employment of 78000+ persons in 5 years.”***

**PROPOSED PROJECT PROFILE OF**

**RISHAB UNIQUE INDUSTRIAL PARK**

**BY**

**KALER BIOPHARMACHEM PVT. LTD.**

**Plot No. A-5, S.G. Enclave, Phase 1, Naushehra, Ma Road, Amritsar, Punjab.**

**Geographical Address: NL: 31°41'24" EL: 74°58'21"**

**Postal Address:**

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**Preface**

I have been serving from the last 42 years in the pharmaceuticals sector and worked as Managing Director of Kwality Pharmaceuticals Ltd (KPL) since incorporation. During this tenure of work, my field of work started from 1 person factory and now working with multiple hands. I being the promoter of the company and working in the field of pharmaceuticals I have learned the GMP (Good Manufacturing Practice) and procedures. I have taken an interest in developing my own IT (Information Technology) system to meet the requirements of customers. I started with excel sheet from 2002 and again started with ERP in 2012 and still working on the software which managed my existing company. During the COVID period KPL has made a landmark progress in expanding its sales from 200 cr. to 450 cr. The KPL has expanded its 1 unit to 4 manufacturing units, 2 units in Amritsar existing site and 2 units in Himachal Pradesh existing site. Even after these expansions the management of KPL also started a biological unit as 3rd unit in Amritsar in the existing factory premises. Before the decision of 3rd unit in the same premises, the KPL had procured a land of 60 acres and made an agreement to buy 140 acres of land. Side by side KPL sales were increasing and its debtors were also increasing. One of the main customer “SD Pharmaceuticals” Proprietary of Mr. Deepak Bansal, who has made a purchase above Rs. 100 cr. has raised a debt of Rs.40 cr. The idea of Kaler Biopharmachem Pvt. Ltd. came into the mind of Mr. Ramesh Arora wherein he made the said named company with Mr. Deepak Bansal and procured a land with the contribution with Mr. Deepak Bansal and himself as a Director. The idea is to create a lien on the property and providing PCL limit to SD Pharma to clear the debts and avail the credit limit. In the meantime the COVID period was over. The boosted sale has shrunk to normal sale and PCL and credit limit was not required. The land broker who has sold this land to Kaler Biopharmachem Pvt. Ltd. has also sold land of multiple acres to Kwality Pharmaceuticals Ltd.

Kwality Pharmaceuticals Limited who has plan to put up new units in procured land has postponed the idea to make a new unit and planning to start of new units after successful running of upgraded units in Himachal and Amritsar and after improving the sale. The approximate time of land requirement for new plants by KPL is year 2025. The KPL has also decided to dispose of this land at double price and procure land at cheaper price behind the procured existing land. M/s Kaler Biopharmachem Pvt. Ltd. (KB) is ready to purchase this land of KPL at double the price under an agreement with main following considerations.

1. Kaler Biopharmachem Pvt. Ltd. (KB) will provide a road access to KPL from its road.
2. KPL will allow Kaler Biopharmachem Pvt. Ltd. to start the land development work without making payment of land transfer or land purchase.
3. KB will purchase land of KPL as and when the funds are available with KB after sale agreement of industrial plots and shops of business center.
4. The land purchase by KB can also be exchange with KPL land.

Kaler Biopharmachem Pvt. Ltd. (KB) management has decided to make an industrial area and business center of wholesale market. KB has made an amendment in its Memorandum and Article of Association to work as a real-estate company and enhance the idea of RUIP came. RUIP is the brand name of the industrial park and the legal name is Kaler Biopharmachem Pvt. Ltd. RUIP expended form is Rishab Unique Industrial Park. Rishab was son of Mr. Ramesh Arora who expired in year 2013 at the age of 31 year.

RAMESH ARORA (DIRECTOR)

 KALER BIOPHARMACHEM PVT. LTD.

AMRITSAR

DATE: 01/11/2022

**INTRODUCTION AS INVITATION**

**Rishab Unique Industrial Park (RUIP) (रुईप) (ਰੂਇਪ)** is sponsored by **Kaler Biopharmachem Pvt. Ltd** to give fuel to business with advance technology. Since 20 to 30 years back the Amritsar city has built the wholesale market and industry at segregated places and now they neither fulfill the demand of market and nor attend the customer due to congestion of area. A large area is selected and shall be provided at economical rate to promote your business. The idea and the purpose behind establishing this facility is to provide modern technology and to upgrade the style of working matching with modern advancement in electronic word. It is in the one area a huge facility which will have advantage of togetherness. It is started with a slogan of **“Togetherness is strength”**.It is invites the industry and wholesalers of all categories to participate in the activities of this area by giving extensive support with your token of interest as per scheme. The service providers also invited to serve the industrialist and wholesalers.

The park is established as per the guideline of the Invest Punjab and PUDA/RERA regulations in about 300 acres of land. The total 8600 wholesale shops and 211 Commercial Plots are in 83 acres of land including 105 ft. front road of wholesale market, 15 acres of land for warehouse including warehouse roads and 150 acres of land including industry roads, 2 acres for community centre, 6 acres for ETP and STP, 4 acres for shopping mall and five star hotels, 2 acres for exhibition ground, 2 acres for Zoo, children park and club. The area dedicated for particular purpose will not be diverted and mixed.

This park invites as per scheme, The Entrepreneurs for wholesalers, industrialist and service provider. It is addressed to all living in the holy city Amritsar and out of Amritsar who would like to have billing offices and physical office in the park wholesale shop and material in the warehouse. The scheme for each segment is mentioned on the website.

The Company has two Directors as follow:

1. Mr. Deepak Bansal (Director) DIN 09226818
2. Ramesh Arora (Director). DIN 00462656
	* + 1. **Brief about the project:** This Park is located in the holy city of Amritsar and well connected with the four lane National highway NH 54 towards Pathankot. It is about 7 Kilometer away from National highway NH-1. Once on the highway, the distance is about 7 minutes to the destination site. The area is well connected to the entire small township going from Amritsar to Jalandhar than from Amritsar to Pathankot and Jammu & Kashmir. It is 14 Kilometer from the Airport and 14 kilometers from railway station and bus stop. It is situated in 1200000 square meters (300 Acres) of land and can be expended over a period of time by keeping the space for expansion.

The work on the project will start by 1st January 2023, immediately after taking token of interest.

The park has various facilities to promote the business of participants.

**List of Facilities:**

**Part-A common for all Participants (Wholesaler and Industry and Transport), Part-B special services each category of participant.**

**Part-A Service: General Facility**

1. **Community Building facility consists of: Definition:** The facilities available within the community centre.
	1. Booking of shops and delivery.
	2. Community Canteen.
	3. Community Lockers.
	4. Community Night Halts.
	5. Community commercial Banks.
	6. Community Conference room.
	7. Community training Centre for staff and workers.
	8. Community restaurant.
	9. Community washroom including bathing facility.
	10. Community Fire Brigade
	11. Community Bus Facility
	12. Community E-Rickshaw.
	13. Community Architect office.
	14. Community Human Resource department.
	15. Community liaison office.
	16. Community Arbitration Centre
	17. Websites search for all shops, contact number of concern person.
	18. Software developers.
	19. Advocate services.
	20. Chartered Accountant services including company secretary services.
	21. Community Architect services.
	22. Community Interior decorators.
	23. Employment Office for recruitment of workers.
	24. Maintenance Office, Electrician, plumber and Mason and labour, Painter, carpenter.
	25. Incubators of starters.
	26. Advertisement signs and glow sign making company office.
	27. Food court, Night Halt, Washroom, Bathing 24X7 open.
	28. Induction Training for all the employees and the participants.
	29. Quality Assurance services.
	30. Testing Lab for Cloth, Metal and other components.
	31. Purchase Facility.
	32. Sale Facility.
	33. Import helps facility
	34. Export helps facility.
	35. Emergency Hospital 24X7 open
2. **Common Facility out of community centre: Definition:** These are the facility provided by the corporate which are not within the premises of community building.
	1. Road and Parking.
	2. Additional area of parking.
	3. Commercial Bank Complex and ATM.
	4. Common Warehouse and Personal Warehouse.
	5. Loading and Unloading area for goods.
	6. Fork lifter for goods.
	7. Transportation
	8. Courier services.
	9. Procurement of transportation.
	10. Compressed packing of bails.
3. **E-Facility: Definition:** It is related to internet provider and other IT related infrastructure like; cameras, computers, software program etc.
	1. Management of Warehouse by Software including placement and dispatch of goods.
	2. Optical fiber internet to all shops.
	3. Accountant facility with software.
	4. Stock management facility with software.
	5. Gallery in facebook and whatsapp.
	6. Software application for finding location, dustbin, washrooms and community building.
	7. PBX System available on phones and as handset.
	8. Coding of your stock.
	9. Sale bill by coding or RF ID sale bill.

1. **Hygiene: Definition:** It is related to greenery facility under taken by the corporate.
	1. Community washroom accessible within 200 feet maximum i.e. after 20 shops only for wholesale market blocks.
	2. Cleaning of veranda and shop front glass only for wholesale market blocks.
	3. Cleaning of roads and lifting of wastages.
	4. Sewage treatment plant.
	5. Water supply.
	6. Wastage collection from dustbin and road.
	7. Disposal of wastages by incinerator.
	8. Cleaning by water shower of fire brigade.
2. **Corporate Facilities: Definition:** The arrangement of the facility on the corporate land generated by corporate only which will not be given to third party.
	1. Club ground for extracurricular activity.
	2. Zoo
	3. Amusement Park.
	4. Exhibition Ground.
	5. Rehri Market.
	6. Electricity Sub-station 66000 Volts to 11000 Volts.
	7. Security from outside.
	8. Publicity of Park area and shops.
3. **Registered as Suppliers: Definition:** To build the park these persons are required to make the supplies to built infrastructures by corporate. Similarly the other participant who requires these services will have ready reference of registered supplier as their names are published on the website.
	1. Building material suppliers
	2. Electricity goods suppliers.
	3. Office furniture suppliers.
	4. Contractor of construction.
	5. IT equipment suppliers.
	6. Hardware suppliers.
	7. Sanitary goods suppliers.
	8. Generator suppliers.

**PART-B Services: Special Services.**

**For RO (Relationship Officer):**

1. Email updating of the development.
2. Issue of cards to visit the location.
3. Timely payment as per terms through Bank Account.
4. Software to follow up customers.
5. Software to write email to park administration.
6. Free Gift based on performance.
7. Free yearly trip to Hill station in India for five days for number of persons with a multiple based on performance.

**For industry:**

1. Liaison Office for interactive with Government department, invest Punjab, with SIDBI, investor meet and getting permissions.
2. Registration with Deputy Director of Foreign Trade for IEC Code (Import Export Code) and Licenses.
3. Export Promotion Council Registration.
4. Common STP & ETP
5. Maintenance of STP & ETP of all industrial units for captive consumption of water.
6. Execute all the exemptions and incentives of invest Punjab, Central government and income tax rate settlements.
	1. Exemptions from Building Cess.
	2. Exemption from CLU charges.
	3. Exemption from Water extraction charges.
	4. Exemption from establishment charges.
	5. Incentive of income tax for new units.

**For Wholesaler:**

1. Community washroom accessible within 200 feet maximum i.e. after 20 shops only for wholesale market blocks.
2. Cleaning of veranda and shop front glass only for wholesale market blocks.
3. Maintenance services available on call.
4. Club Membership free of cost to one person.
5. Export Promotion Council Registration.
6. DGFT (Director of Foreign Trade) Registration
7. Exploring the area of export for wholesaler.
8. Foreign customer meeting area and arranging the sample of their requirement.
9. Preference to wholesaler participant in exhibition ground for stalls.

**For Investor:**

* 1. Club membership of one person free of cost on investment of Rs. 35 Lakhs. The number of person’s membership multiplies with investment numbers.
	2. Free yearly trip to Hill station in India for five days for number of persons with a multiple of Rs. 35 Lakhs.
	3. Gift on investment.

**For Service Providers:**

* 1. Service provider for technical services like; Architect, Engineers, Charted Accountant, Company Secretary, Liaison officers will be given a free space for their sales persons in the community centre for six month.

**For Small Shops and Rehris:**

1. Bank Finance for Rehris, E-Rickshaw and small shops.
2. Design of Rehris and shops free of cost from interior designer.
3. Subsidized Uniforms.
	* + 1. **RISK STUDIES:** There are no risk which can be foreseen. The reason is the land belongs to Kwality Pharmaceuticals Ltd. and under agreement and at higher cost it will be sold to others. If there is no customer there will be no purchase. No loan yet taken on that land. The director of this project is the Managing Director of Kwality Pharmaceuticals Ltd. It is only an attempt to revive the city with the electronic world and give the employment to 70000+ persons over the period of 5 years or early, depending upon the interest of business persons.
			2. **MARKET:** The scope of this park is very bright and the market is world over for every commodity of wholesale market and for industry. The community centre is a facilitator between world market and the talent of the city. When a group is collective everything is possible. So please go through all the pages of booklet which explain the total scheme and understand how this will happen and what shall be the outcome.
			3. **DESIGN ENGG. & CONSTRUCTION:**

The RUIP will having “A” class construction and community centre will manage the area and work for promotion of business and digitalize all the participants. Kindly see the booklet. Many engineers and designers are invited to construct the area.

* + - 1. **INFRASTRUCTURE.**
1. **SITE:** The land and the structure is proposed on new land at Sohian Khurd, Amritsar-Pathankot National Highway NH-54, Amritsar, Punjab.
* It is contributing for the upliftment of the surrounding area backward area.
* Skilled and unskilled labour is easily available.
* The site is located near where electricity is not a problem.
* It is about 7 Kilometer away from National highway NH-1. .
* The area is well connected to the Amritsar city and entire Small Township going from Amritsar to Jalandhar than from Amritsar to Pathankot and Jammu & Kashmir. It is 14 Kilometer from the Airport and 14 kilometers from railway station and bus stop.
1. **POWER:** The Organizer will establish their own power grid of 66 KV to 11 KV and 11 KV to 440 V.



1. **FUEL:** Pet Coke,Diesel for generator, cooking gas, oxygen, electricity and wood for boiler is a fuel which will be used by the industry and it is available.
2. **COMMUNICATION:** The community centre has own server, internet and the optical fiber networking for all the factories and wholesalers. The wholesalers are connected with PBX system of VOIP (Voice over IP).
3. **WATER:** The water will be taken from own tube well and recycled and fully utilized.
4. **ENVIRONMENT:** The project is based on Zero discharge and all the wastages will be handled by wastages disposal area. The detail project of environment with pipeline system and rain water harvesting system shall be prepared once we get the approval of invest Punjab who will take the project for environmental clearance and PUDA clearance. The required documents shall be provided.
5. **ASSETS:** The community centre STP, ETP and roads are the assets of the industrial park organization. Rest all the land is either sold or the structure built on it shall be sold.
6. **EMPLOYMENT:** The RUIP generatesemployment of 70000+ persons in 5 years. The detail is mentioned in the list of wholesale market and industry which is enclosed.
7. **PAYMENT SCHEDULE:** The source of the payment is from the buyer of wholesale market and industry and bank.
8. **OTHER FACILITIES:** The community centre provides multiple facilities.
9. **EXPECTATION FROM PUNJAB GOVERNMENT:**

Register as Private Park

Giving all the advantage of invest Punjab.

Exempting the ground water extraction charges.

Exempting the establishment charges.

Exempting the cess duty on approval of maps from labour department and factory act.

Providing minimum Rs. 20 crores for community centre, Rs. 40 crores for ETP & STP, free installation and capital cost (except land cost) to set up power station. Giving electricity duty concession to the wholesaler besides the industries.

Any other concession.

* + - 1. **UTILITIES:**
1. **POWER:**

Connection load Proposed: 66 KV to 11 KV and 11 KV to 440 V.

**Cost of Power &amp; Fuel:** The cost of power and fuel will be borne by the participant of the park.

1. **WATER CHARGES:** Ground water extraction charges shall be paid by the organizer of the park if not exempted by the government.
2. **GENERATOR SET:** Individual participant will take permission for GEN-SET.
	* + 1. **THE COST OF THE PROJECT AND SOURCE OF PAYMENT ARE AS UNDER:**

**Expenditures (In Cr.)**

Cost of Land : 300

Cost of Construction for shops (9472 Shops) : 1231

Cost of Construction of Industry : 500

Cost of Plant and Machinery of Industry : 200

Cost of Roads (24 acres) : 20

Cost of Facilities : 60

ETP & STP : 40

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**Total Cost**  : **2351 ----------------**

**Source of Funds: (In Cr.)**

Sale Price of 9472 shops : 2605

Sale of Industrial Land (156 acres) saleable

acres (144 acres @Rs. 2500/Sq. yard : 173

or 1.20 cr. / acres)

Cost of construction by industry paid by them : 500

Sale of Warehouse area (50 acres) saleable

Acres (46 acres @ Rs. 2 cr. /acres) : 92

Sale of Zoo area (2 acres @Rs. 2cr. /acres) : 4

Sale of other sites for hotels and Mall : 12

(4 acres @Rs. 3cr/ acres):

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**Total**  : **3386**

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**Enclosures:**

* + - 1. Environmental Policy.
			2. Booklet with Map.
			3. List of Khasra Numbers.

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