

Preface for Service Provider:

I am talking about Amritsar. The town planner of the city has not shaped the city and never prepared a map which shows the wholesale markets. The wholesale markets appeared in residential areas and later on the residential areas are converted in to commercial area and more wholesaler came into the area thus it become convenient for the buyer to visit in one market for different variety of purchases but one thing remain common, the cloth which have many segments remained in Shastri Market, Karmon deori, Katra Ahluwalia, Katra Jaimal Singh, Tahli Sahib, Guru Bazar and near Golden Temple also. This is not only the situation of wholesale cloth market but also with other markets like; plastic goods, herbal wholesale market, chemical and flavours market, wholesale hardware market, electrics and electronic goods market, medicine & surgical item market, automobile parts market, wholesale furniture market, building material and sanitary goods market, wholesale grain market and maniari.

The impact of scattered market.

If we study deeply, the customer of surrounding village and cities near Amritsar always try to find out supplies from Delhi as they do not get many items which are manufactured in Amritsar but at economical rate in Delhi. The cluster of market has many other advantages.

The Rishab Unique Industrial Park is under establishment by Kaler Biopharmachem Pvt. Ltd. As per the industrial policy, the industrial park can utilized 50% of its land in commercial and residential use. This facility will give around 80 acres of land for shop area for wholesale market and 10 acres of land for storage area and about 13.5 acres of land for residential area and club area and amusement park. The facility provider of commercial area is associated with many technicians and experience staff to provide the list of various facilities. The total numbers of wholesale shops are about 5700 with separate wholesale market for each category. There is a huge space is given for car parking, loading and unloading of goods.

As a primary inquiry, we are collecting forms showing your interest in wholesale market. The form is very simple, asking for certain questions and personal contact numbers. The form also have indication of your interest for future communication. The scheme will be implemented as soon as 50 wholesaler of particular market shows interest and area to expand the market for 750 wholesalers will be kept. The form will be filled with fees of Rs. 1000. The concessional price of Rs. 1 lakh will be given to the first 50 registered persons. Please pay this amount in cash or by GPay, Paytm and send message at phone number +91 7508638580. Please pay only to your known person. The confirmation of your message will be given next day. If, not received

then your agent has not deposited the money with company. You can also pay GPay at number +91 7508638580 with message of writing code number of agent.

The Shop area is 12 feet x 36 feet with 8 feet veranda ahead and parking area for each shop is 12 feet x 30 feet (15 feet of each side of the road). The road is 45 feet plus 6 feet plantation & generator area. The cost of shop is Rs. 40 lakhs to be paid with schedule.

Terms and Condition of wholesale shop:

The pre-determinant site of particular wholesale market only that type of wholesaler can exist in that market with following exceptions.

1. In one block of 40 shops multiply in 4 levels equal to 160 shops can have one type. The number of one type of shop cannot be two.
 - 1.1 Stationary Shop.
 - 1.2 Mobile Shop.
 - 1.3 Web cafe.
 - 1.4 Coffee Shop.
 - 1.5 Community Office for complaint and services.

The Scheme for Wholesaler:

Highlight of the scheme:

1. Design and number of shops:

- 1.1 11016 shops for wholesale business in different category of wholesale, list provided.
- 1.2 The shops are divided into 81 blocks.
- 1.3 34 shops in one block on the ground floor.
- 1.4 Total 136 shops in one block. Total shops in 81 blocks are 11016.
- 1.5 The total shops on the ground floor are 2754 and the other balance shops are on 1st to 4th floor.
- 1.6 Size of the shop is $12 \times 36 = 432$ sq.ft (internal area) with exception of certain shops as $12 \times 42 = 504$ sq.ft.
- 1.7 Area of Veranda is 8 feet.
- 1.8 Area of Car Parking is 12×52 feet [For 4 Nos. Car parking ahead of one set of shops (4 Floor) including road].
- 1.9 Area for greenery is 7 feet with the area for choice to keep GEN-SET.
- 1.10 The warehouses are also available of dimension 12×42 with 8 feet veranda.

2. Cost and source of funds for shops:

- 2.1 The price of the shop is Rs. 35 lakhs on ground floor and Rs. 30 Lakhs on 1st floor and Rs. 25 Lakhs on 2nd and Rs. 20 Lakhs on 3rd floor and Rs. 18 Lakhs on 4th floor. The bigger size shop and warehouse with additional amount of Rs. 8 Lakhs.
- 2.2 Bank finance is available for own shops.

3. Payment terms of shops:

3.1 The payment of the shop will be paid in installments of 20% of value per month up to 80% and the last payment will be given only on the possession.

4. For Rent seekers:

4.1 The shops and warehouse are also available on rent i.e. 0.5% of its value. For example Rs. 17500/month for capital cost of Rs. 35 Lakhs.

5. For Financer:

5.1 You can finance the shop as per payment terms. The person seeking rent will be introduced to you.

6. The major condition of an agreement besides other conditions at the time of agreement the area allocated for particular wholesale market will remain for that purpose only. Nobody will be allowed to change the work type in specified block. In that cases exchange in block will be optionally provided.

7. Please select the relevant heading of the website.

8. Form Fees to fill the token of interest is Rs. 1000

9. Works Starts on January 2023. Planning and approval period August 2022 to January 2023.

This offer of wholesale market is open for relationship officer and wholesale shopkeepers.