



SIYA

Industrial and Logistics Park

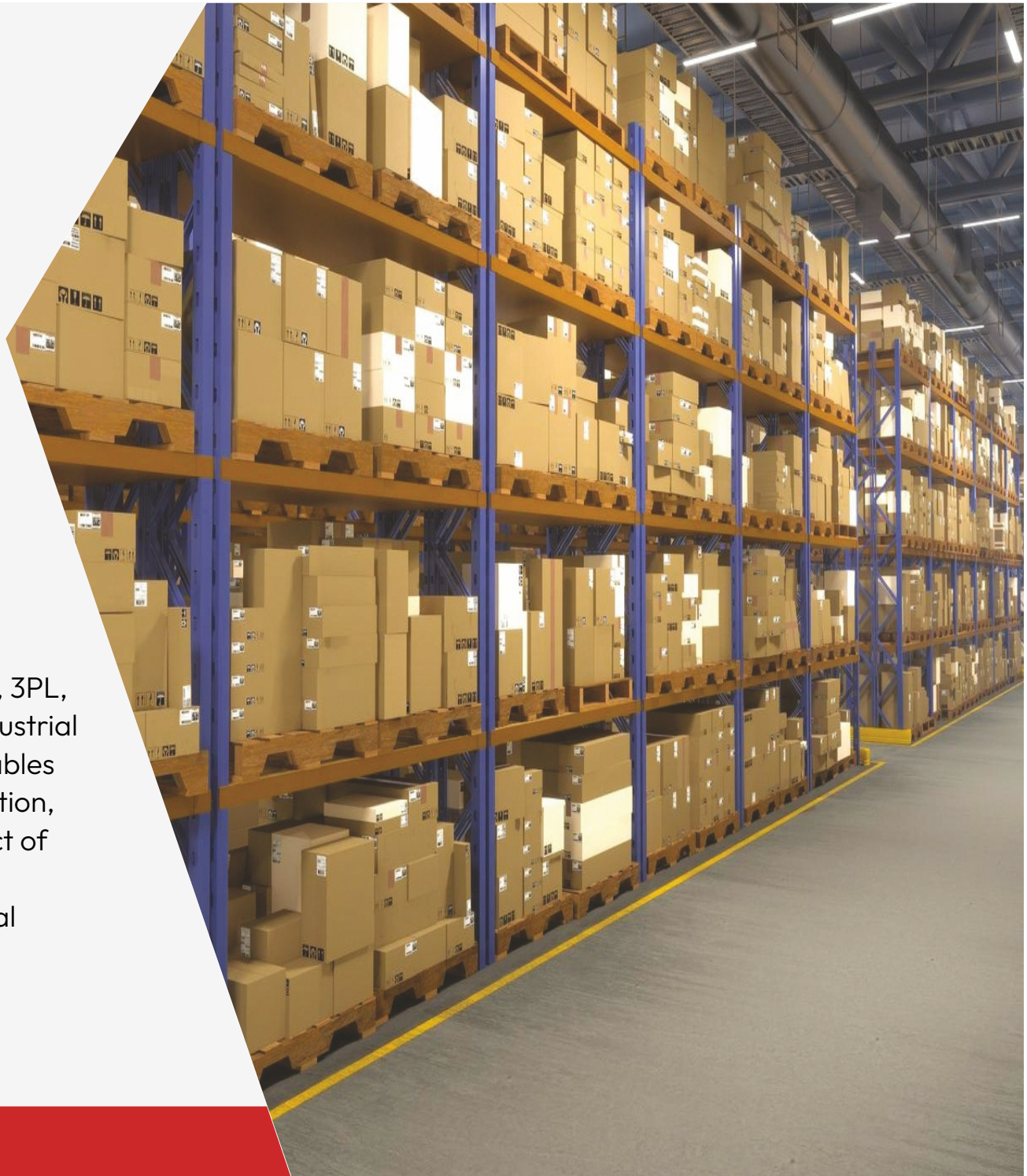
A-GRADE WAREHOUSING

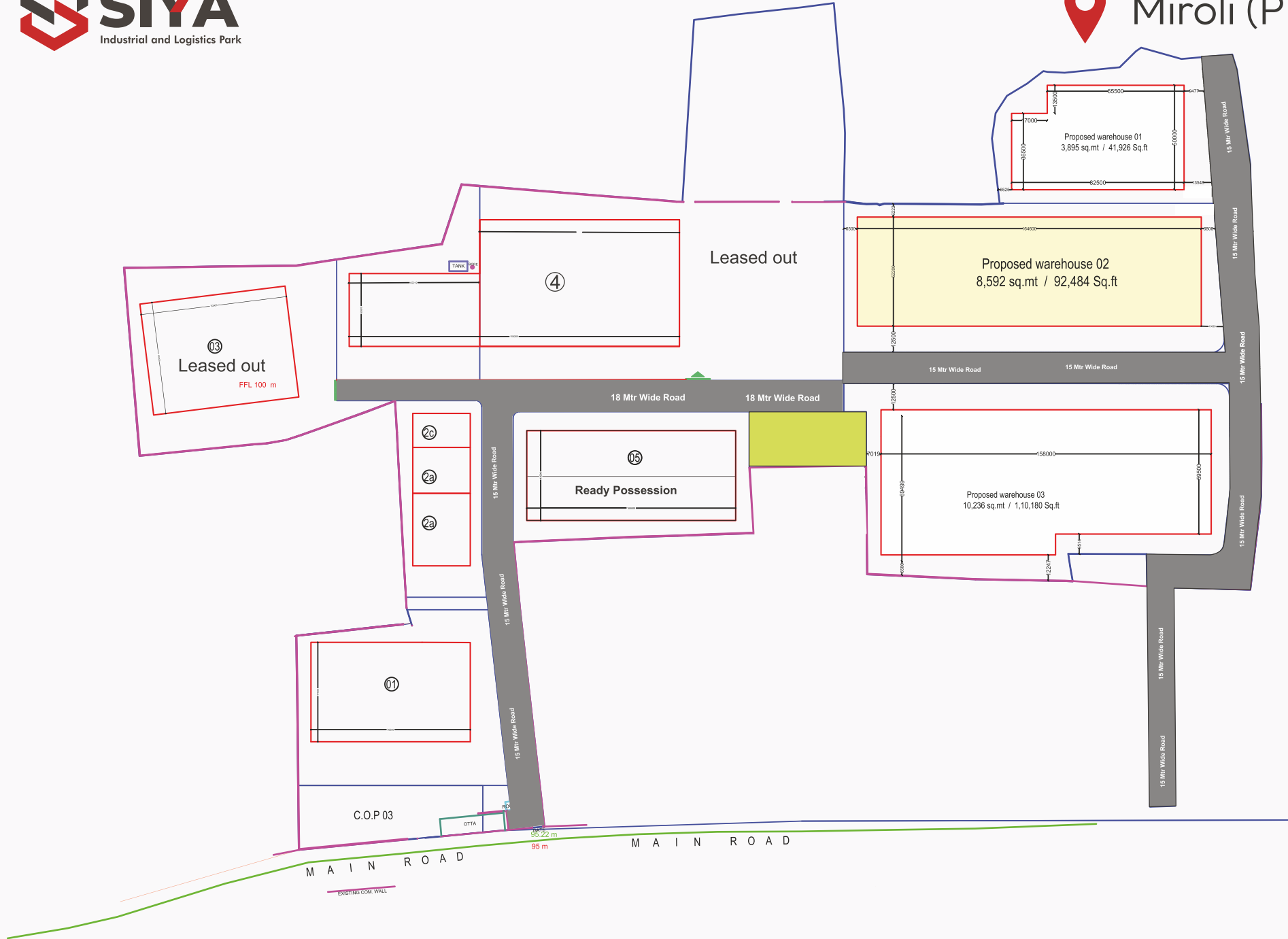




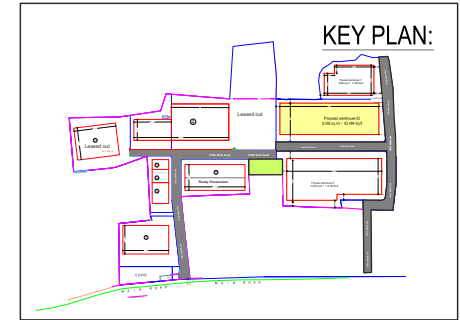
Siya Industrial Park is a professionally planned industrial and logistics development created to support the growing demands of modern supply chains, warehousing, and industrial operations. Designed with a strong focus on functionality, durability, and operational efficiency, the park provides businesses with a reliable foundation to scale and succeed in a competitive industrial environment.

Strategically developed to accommodate logistics, 3PL, manufacturing, and distribution activities, Siya Industrial Park offers well-engineered infrastructure that enables smooth movement of goods, efficient space utilization, and seamless day-to-day operations. Every aspect of the park—from structural design to internal circulation—has been planned to meet the practical needs of industrial users.

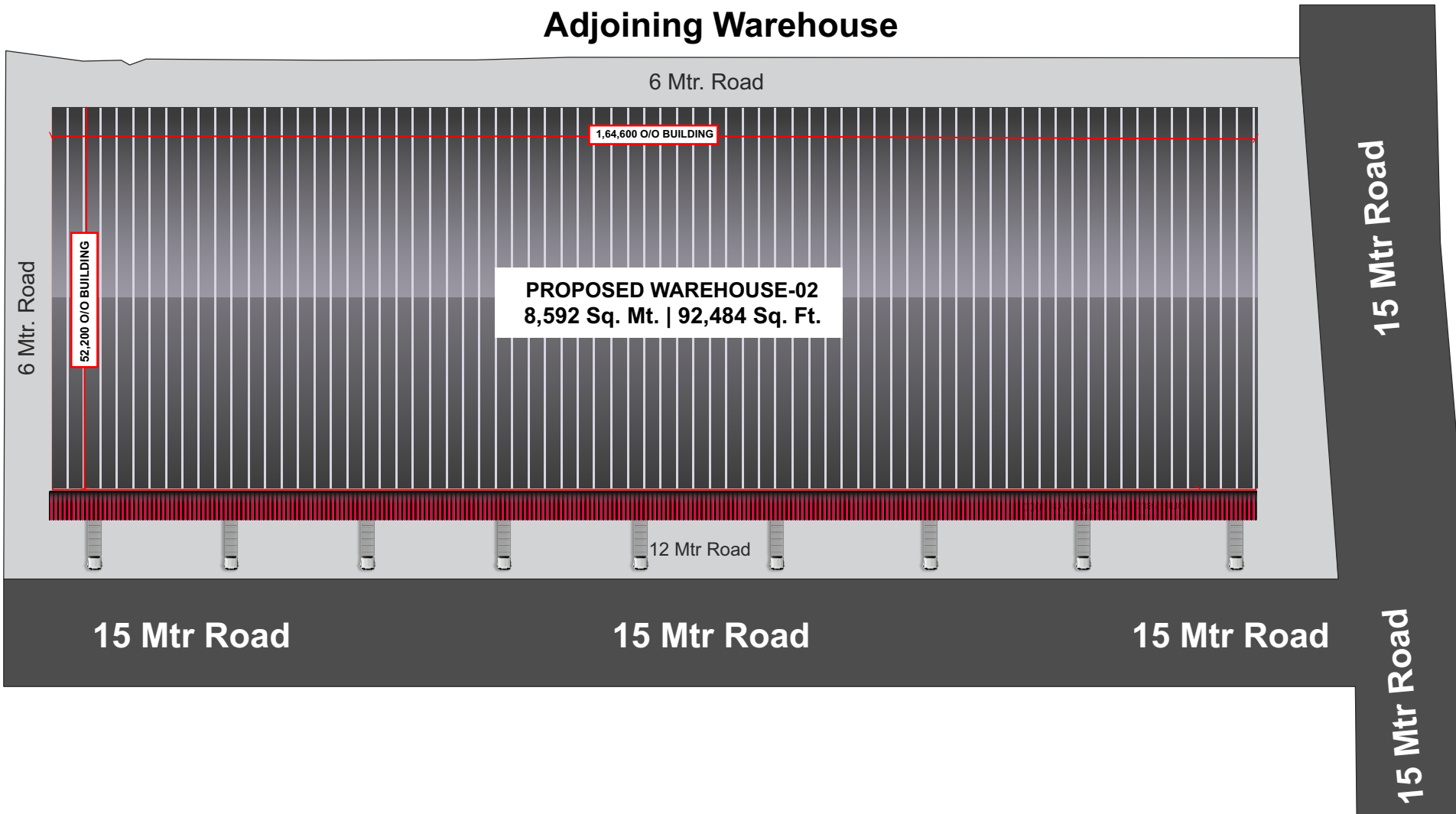




Plot Area: 12,843 Sq. Mt. | 138,245 Sq. Ft.
Shed Area: 8,592 Sq. Mt. | 92,484 Sq. Ft.

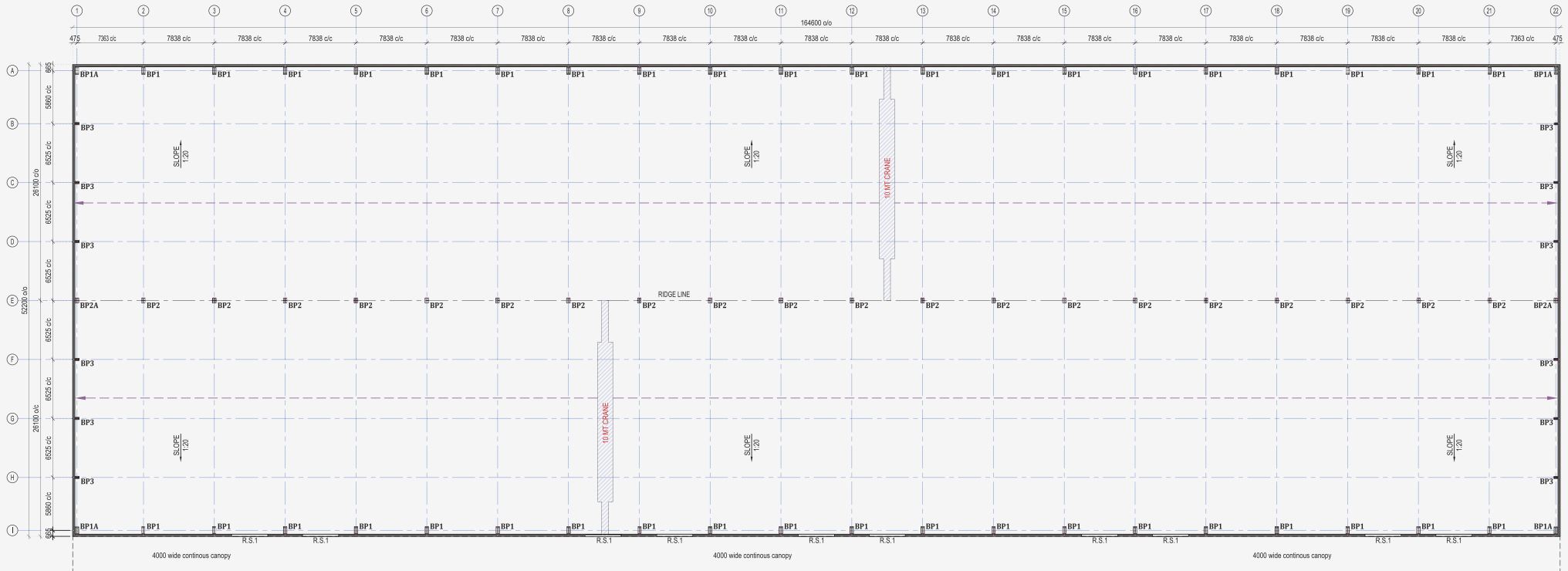
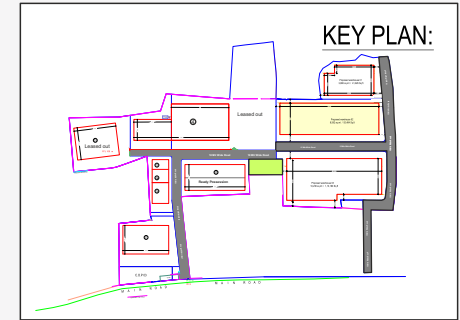


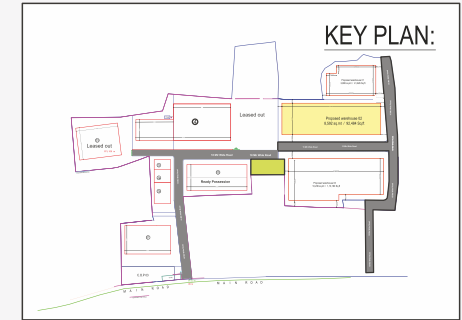
Adjoining Warehouse



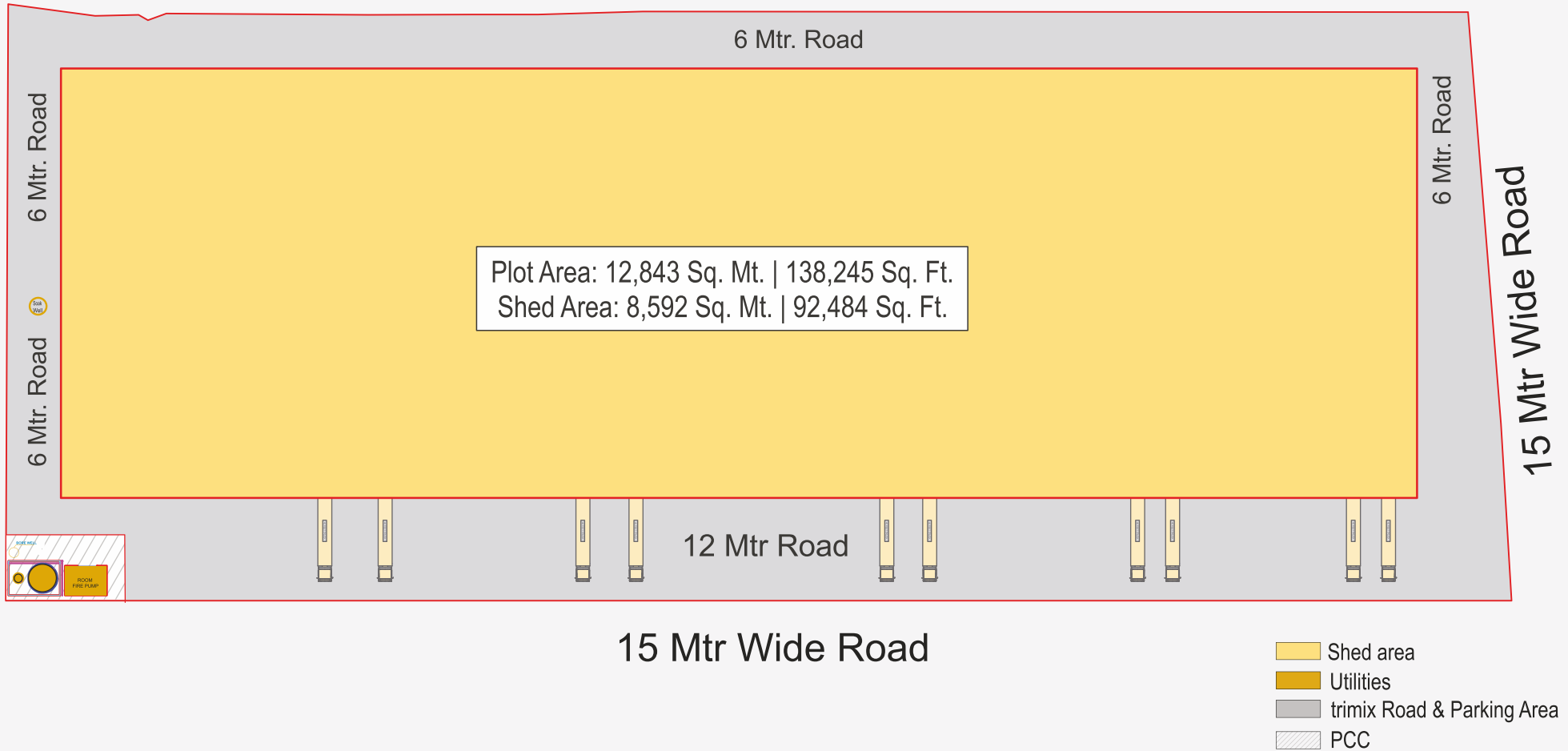
Plot-2

Plot Area: 12,843 Sq. Mt. | 138,245 Sq. Ft.
Shed Area: 8,592 Sq. Mt. | 92,484 Sq. Ft.

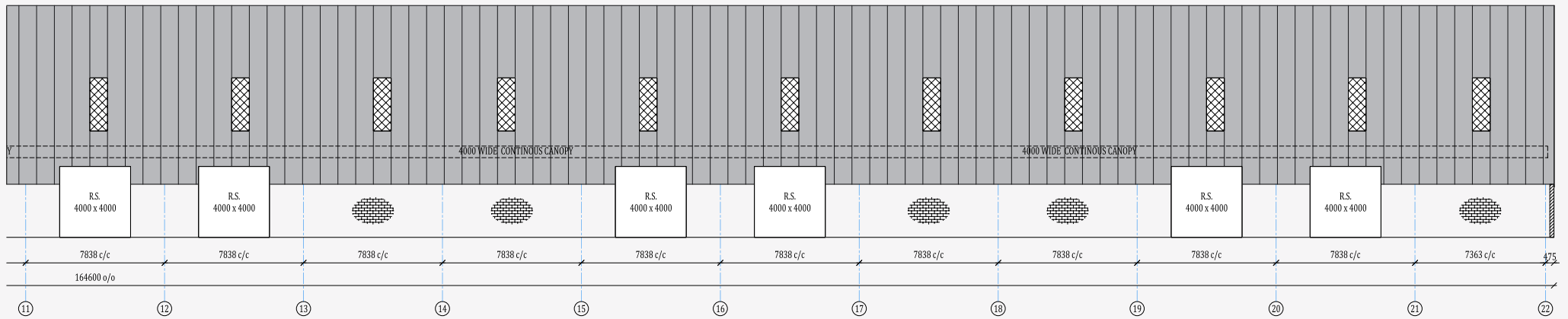




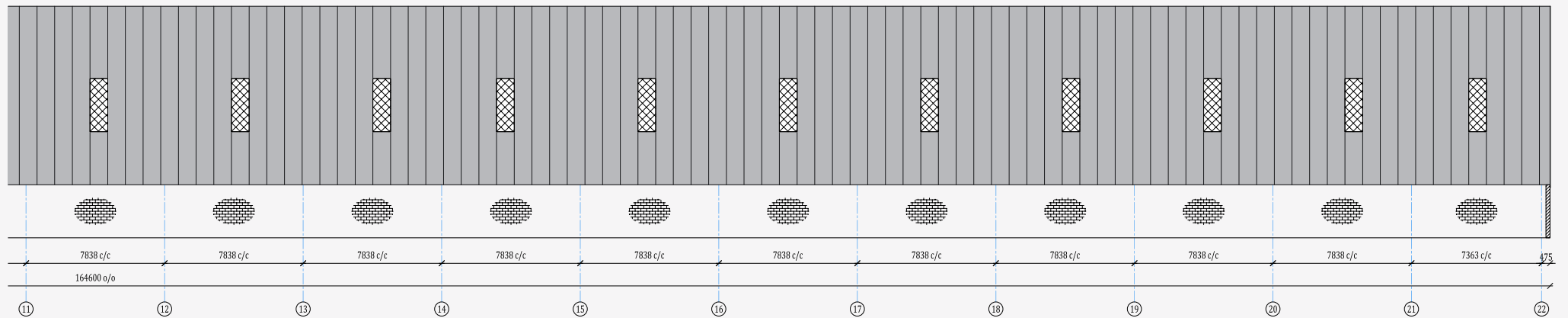
Adjoining Warehouse



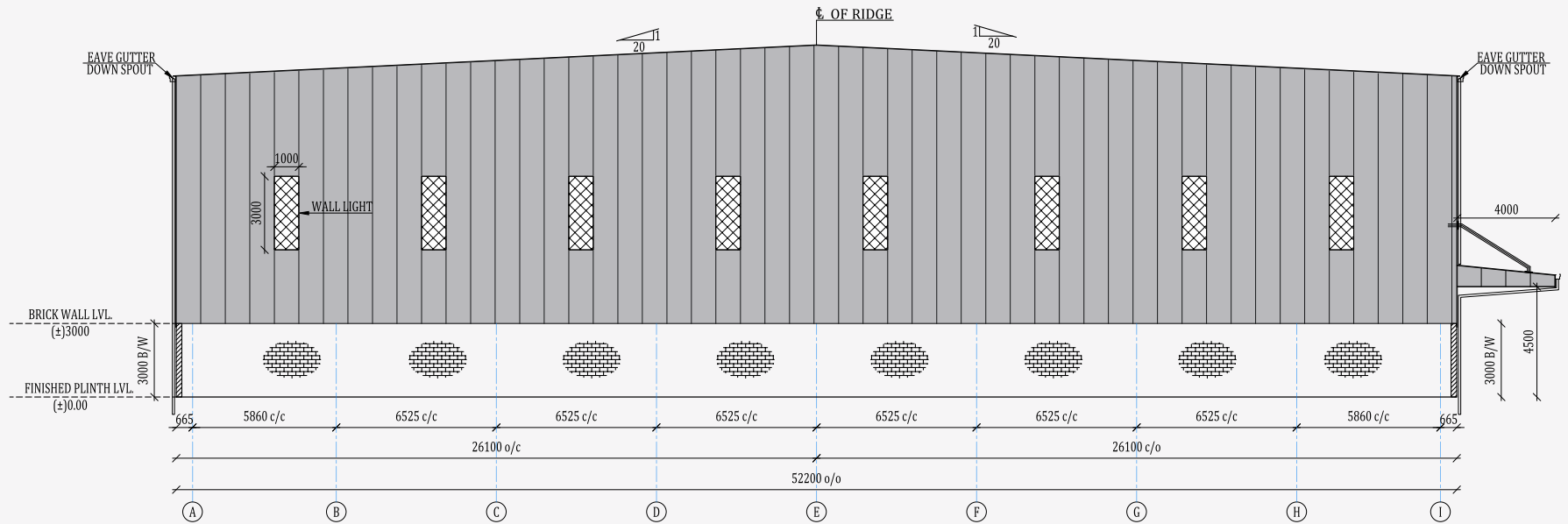
FRONT



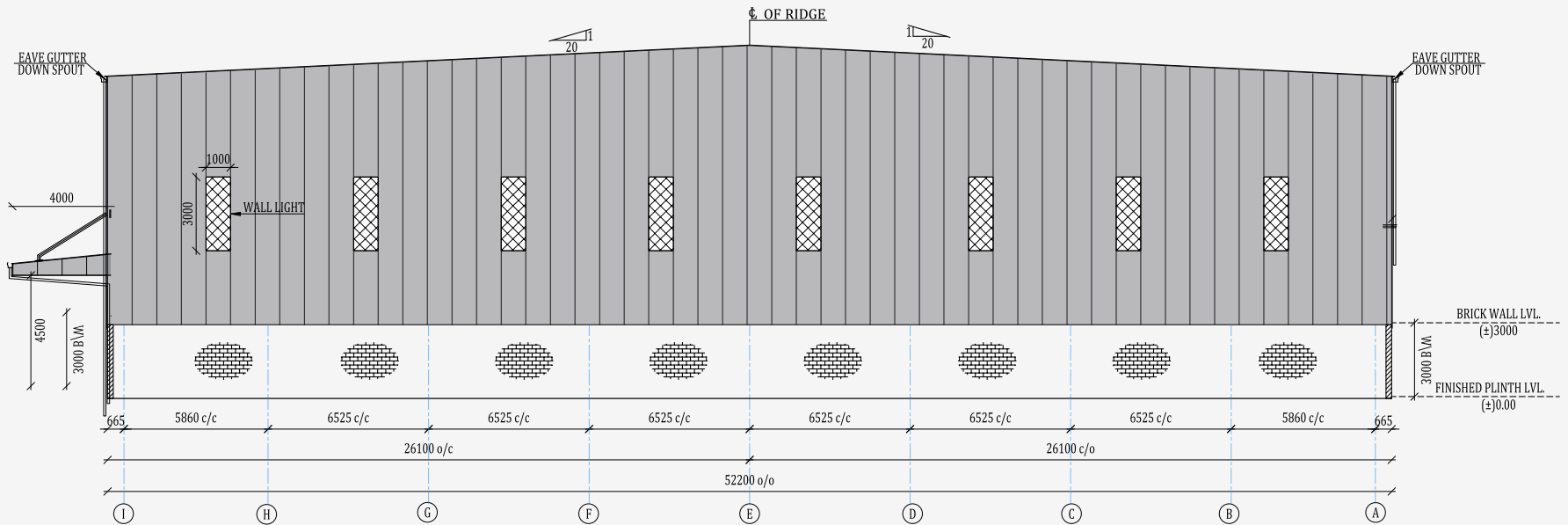
BACK



LEFT



RIGHT



A-Grade Technical Specifications

| | |
|----------------------|--|
| Type Of Building | Pre-Engineered Building |
| Height at Eaves | 12 Mtrs. + Plinth |
| Plinth Height | 1.2 Mtrs. (4 Ft.) |
| Pitch Of Roof | 01:20 |
| Roofing | 0.55 mm bare galvalume standing seam sheet |
| Cladding (Sidewalls) | 0.5 mm galvalume color-coated wall sheet |
| Insulations | 8 mm air bubble |
| Crane Provision | 10 metric tons crane |
| Wall Height | 3 Mtrs. high brick wall from plinth |
| Ventilations | Roof Monitor |
| Roof Drains | Drain pipes affied to the outside |
| Natural Light | 3% of wall area only in wall |
| Canopy | 3 Mtrs. wide above deck |
| Type Of Flooring | FM2 with Trimix Flooring |
| Floor Load | 6-7 MT/m ² |
| Fire Escape | Steel doors with panic bar as per norms Sprinkles/ Fire Hydrant with required DG and water storage system. |

Commercial

| Sr. No | Particulars | Descriptions |
|--------|-----------------------------|---|
| 1 | Rent Per Sq. Ft. | Rs. 19 Per Sq. Ft. Shed Chargeable Area |
| 2 | Maintenance Per Sq. Ft. | 1 Rs. Per Sq. Ft. |
| 3 | Possession | 7 Months From LOI |
| 4 | Deposit | 4 Months |
| 5 | Lease Term | 9 Years |
| 6 | Lock-In | 5 Years |
| 7 | Notice Period | 3 Month Post Lock-in |
| 8 | Escalation | 5 % Every Years |
| 9 | Property Tax | On Lessor (Other All Tax on Lessee) |
| 10 | Registration and Stamp Duty | It will be bear on 50:50 Basics |

Compliance

| Sr. No | Particulars | Descriptions |
|--------|-----------------------|--|
| 1 | Stability Certificate | Will provide |
| 2 | Building Insurance | Building on Lessor and Stock on Lessee |
| 3 | Fire NOC | Will Provide (IF APPLICABLE) |
| 4 | Occupancy Certificate | Will Provide |

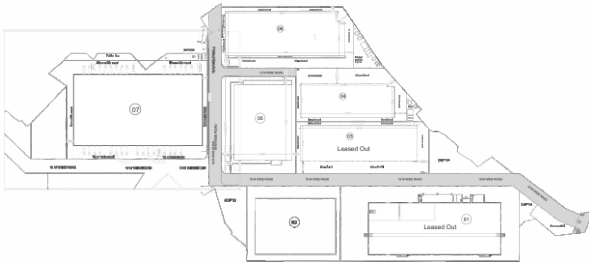




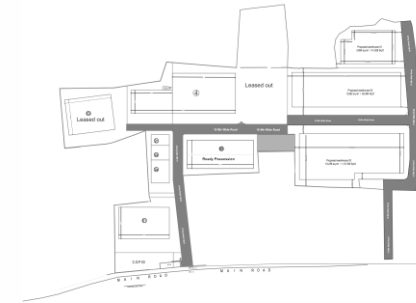


Scan for Locations

Siya-2 (Moraiya)



Siya-3 (Miroli)



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