



MODERN-DAY WAREHOUSE

*Client Focused.
Results Driven.*

Culture

Safe

Respectful

Entrepreneurial

Innovative

Inclusive

Our values drive our people. Our people drive our business.

We have a responsibility to set an example that is beyond reproach. Our Imperial values are the heart of our culture.

Who We Are

Group Imperial is a leading developer, owner and an experienced service provider in the industrial warehousing business. We are well equipped with latest mechanical equipment, trained team members and modern warehousing systems.

We ensure efficiency and dedication in all our assignments through proper coordination and effective integration within the team. Empowered with vast industrial experience and market research, our team works in harmony with the clients, providing the best and highly competitive services all year around.

What We Do

Count on our collective experience to deliver a full spectrum of solutions to meet your industrial demands. Our vertically integrated approach to business allows us to respond to your needs with expertise in land acquisition, development and leasing of industrial warehouses.

This approach impacts every facet of our developments from partner selection, long term economic viability, construction quality and efficiency, client selection, as well as how properties are managed and maintained.



India Warehousing Market Overview

Logistics and warehousing constitute a critical link in the chain that connects the manufacturer to the eventual consumer. It is the efficiency of the logistics and distribution machinery of a business that dictates the reach time of their goods to the market, and cost efficiencies prove to be a big factor in enabling businesses to stay relevant in today's uber competitive environment. This is especially true in the present-day internet age where businesses are forced to not just continually enhance their service but also cut costs to acquire and retain consumers.

Managing cash flow is one of the biggest challenges a business faces while cutting costs, and inventory is the most significant component that locks up cash. Businesses need to ensure that adequate inventory is maintained to prevent a stock-out during a spike in demand. While accurate demand estimation forms the foundation of this endeavour, it is the efficiency of the logistics chain that determines the cost and time saving that can be achieved. This constant need to reduce the inventory cycle is radically transforming the role of the warehouse from simply being a storage depot to a

virtual pit-stop that facilitates inventory management, secondary packaging, cross-docking and extraction of products in the least possible time.

With the COVID-19 pandemic threatening to push India off its economic growth trajectory, the real estate sector's resilience has been tested to its limit. While demand in other commercial real estate asset classes like hospitality, retail and office have been severely impacted during the previous year, the warehousing market has been relatively less adversely impacted.

Amidst the upheavals in the overall market dynamics which have seen market players react and adjust in the short term to transient events such as labour shortages and increase in construction cost, we believe that the warehousing sector will see some significant trends taking shape over the medium to long term. In a vast country like India, which is also one of the world's major consumption markets, it is imperative for the warehousing sector to be active and make sure that supply chains are not disrupted.

Location Overview

About West Bengal

West Bengal, India's sixth largest state in terms of economic size. Its Gross State Domestic Product (GSDP) is expected to reach Rs. 14.44 trillion (US\$ 206.64 billion) in 2021-22. Average annual GSDP growth rate is about 12.62% between 2015-16 and 2020-21. In a move to promote industrial development, the government has rolled out several attractive industrial policies, incentives and campaigns through various summits.

About Ranihati-Amta

Ranihati-Amta is an upcoming industrial/warehousing zone in sub-district Panchla of district Howrah. It connects Dhulagori areas. It is home to Bengal Foundry Park, Amazon, Flipkart, Godrej Consumer products, Vodafone amongst various others.



Transportation Network

Kolkata International Airport : 44 kms
Howrah Railway Station : 33 kms
Kolkata Port : 32 kms
Haldia Port : 88 kms
Farakka Port : 300 kms

Strategically located off NH-06

Amta Industrial Park

AMTA Industrial Park Majukshetra is a proposed 2,500 acres project. It has excellent access from the highway which helps in easy movement. It will be developed as a world class facility with all the requisite infrastructure and support systems.

Site Description



Artist's Impression



- Land Area: 10.00 acres
- Coordinates: 22°33'37.7"N 88°04'00.9"E
- Warehouse Space: 3.50 lac square feet (appx.)
- Type of Land: Industrial
- Main Access: 15 m wide

Salient Features Of The Box



Building Features

- Pre-engineered building with latest IS/NBC & ASTM design codes.
- Building height 12.00M clear below rafter.
- Building lateral and longitudinal span is 17m and 22m respectively.
- Aspect ratio of building as per Industry standards.



Building Interiors

- Civil walls up to 3.5M with Galvalume pre-coated sheets for wall cladding.
- Building Plinth height at 1.2m from Road level.
- Industrial FM2 floor with 5 Ton UDL, thickness as per design.
- Entire building with sprinklers & hydrants as per the latest fire norms.



Docking

- 4.5m canopy along the length of the building over the docking area.
- Internal Docking with a dock every 10,000 sq.ft.
- 2.5m(W) X 3.0m(H) Rolling shutter at each docking and one 4.0m(W) X 5.0m(H) Rolling shutter for ease of loading/unloading.



Roof & Ventilation

- Colour coated roofing sheets with slope of 1:20.
- 4% - 5% roof area to provide skylights.
- Ridge monitor and Z-type Ventilator system designed for 5-6 air changes per hour.



Thank You

SAFE HARBOUR STATEMENT

The presentation may contain forward-looking statements that involve risks, uncertainties, and assumptions. All statements other than statements of historical fact could be deemed forward-looking statements, including any projections of revenues, gross margins, earnings, or other financial items; statements regarding strategies or plans for future operations; statements concerning new features, enhancements, or upgrades to our existing applications or plans for future applications; statements relating to the expected performance or benefits of our offerings; statements about current or future economic conditions; and any other statements of expectation or belief. Because forward-looking statements relate to the future, they are subject to inherent uncertainties, risks, and changes in circumstances that are difficult to predict and many of which are outside of our control. Our actual results and financial condition may differ materially from those indicated in the forward-looking statements, and therefore you should not rely on any forward-looking statements that we may make.

The risks and uncertainties referred to above include, but are not limited to, our history of losses and expectations as to future losses, limited operating history, competition, management of growth, development of the market for enterprise cloud computing, market acceptance of our applications, breaches of our security measures, compliance with global laws and regulations, risks associated with maintaining a global business and global economic conditions, fluctuations in our operating results, interruptions or delays in the provision of our services, and risks associated with selling to larger enterprise customers.