



Afton Chemicals

FREEHOLD LAND ON OUTRIGHT SALE

A land parcel that brings Industries within the city limit

- Clear title, largely rectangular sized land in Hyderabad
- Location of choice for industrial activities
- Excellent connectivity
- Excellent social infrastructure
- In an established industrial neighborhood
- Proximity to other parts of Hyderabad
- ZERO issues related to NGT, railway tracks and overhead cables

Large land parcel in Hyderabad...

Owned by a corporate, this attractive land parcel of 3.87 acres is a **Clear Marketable title** with single ownership property



Location co-ordinates: [17.478107, 78.600488](#)

Hyderabad- An ideal destination for industrial activities

- Hyderabad is currently the capital of both Telangana and Andhra Pradesh
- Apart from being a major IT destination, Hyderabad is also home to major theme parks such as Apparel Export Park, Export Promotion Park, Hardware Park, Biotech park etc in the outskirts of the city
- The government is committed to provide best in class power facility to the industries. There are about 29 Nos of 33/11 KV substations, 3 nos. of 132/33 KV substations, 1 no. of 66/33 KV and 1 no. of 132/66 KV substations existing in the city at various places

Transport

Road Transport: Two national highways, Mumbai-Vijayawada and Nagpur-Bangalore, with a length of 32 Km and about 700 Km of PWD Roads provide the required road transport facility in the city. The State Government has undertaken construction of 15 fly-overs to accommodate the growing traffic. About 2500 RTC buses ply in the city every day.

Rail Transport: Apart from the 3 important railway stations of Secunderabad, Nampally and Kachiguda, there are 23 local railway stations providing the required services. The city also has an inland freight depot with custom clearing facility at Sanathnagar, which is handling millions of tones of cargo every year.

Air Transport: The main Airport at Begumpet and the new international Airport at Shamshabad near Hyderabad would provide direct flights to many countries

Types of Industries operating in Cherlapally

The prominent industries operating in Cherlapally are:

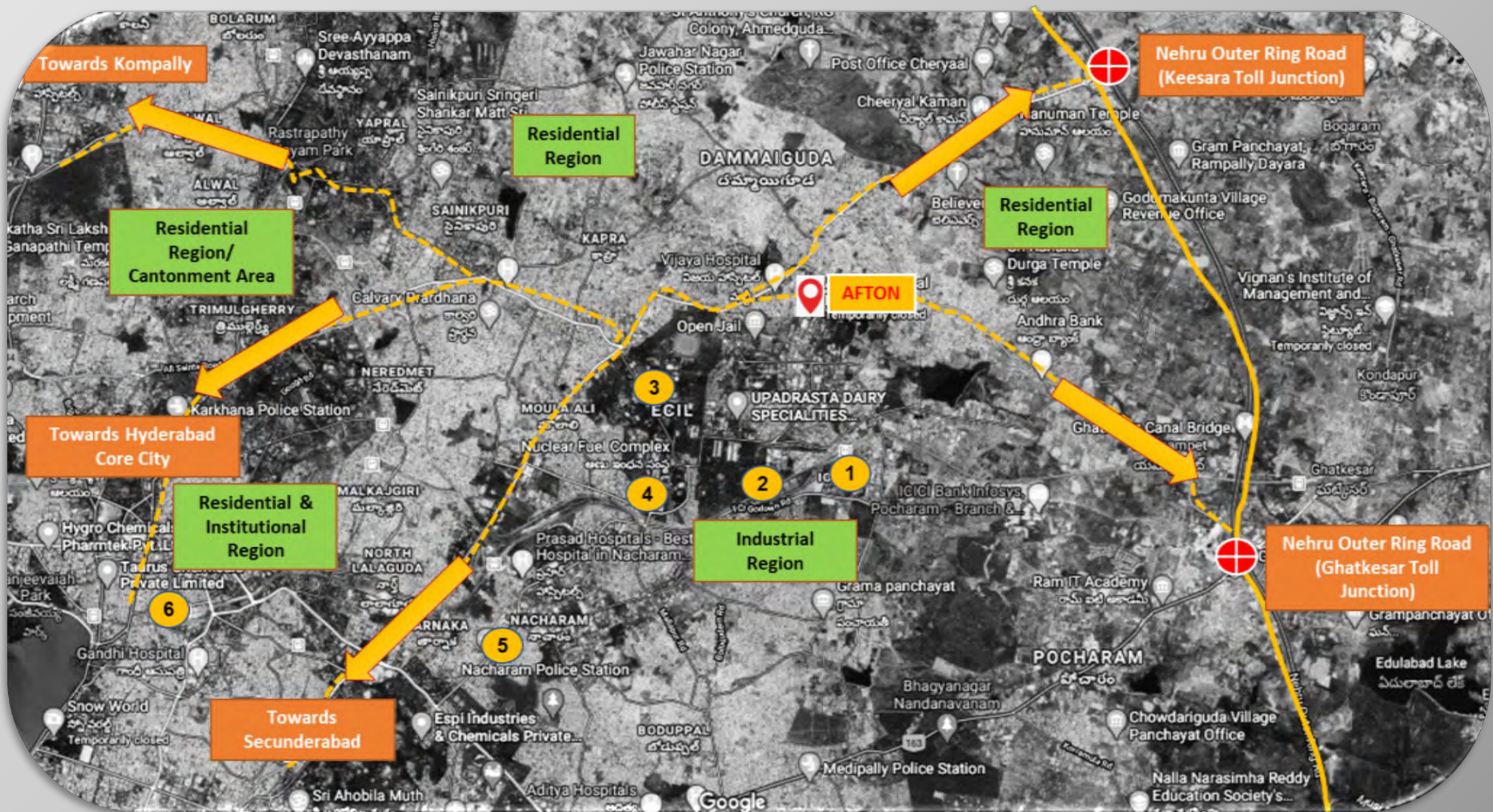
- Electrical components
- Telecom products such as optical fibers
- Petroleum and Chemicals products including plastics & polymer industries
- Basic pharmaceuticals including bulk drugs
- Manufacturing of wires, pipes, metal extrusions & building components
- LPG distribution units
- Manufacture of machineries and machine tools, metal recycling

All sorts of industries are operating in Cherlapally including green, orange and red category which is the classification followed by the State's pollution control board.



Location of Choice:

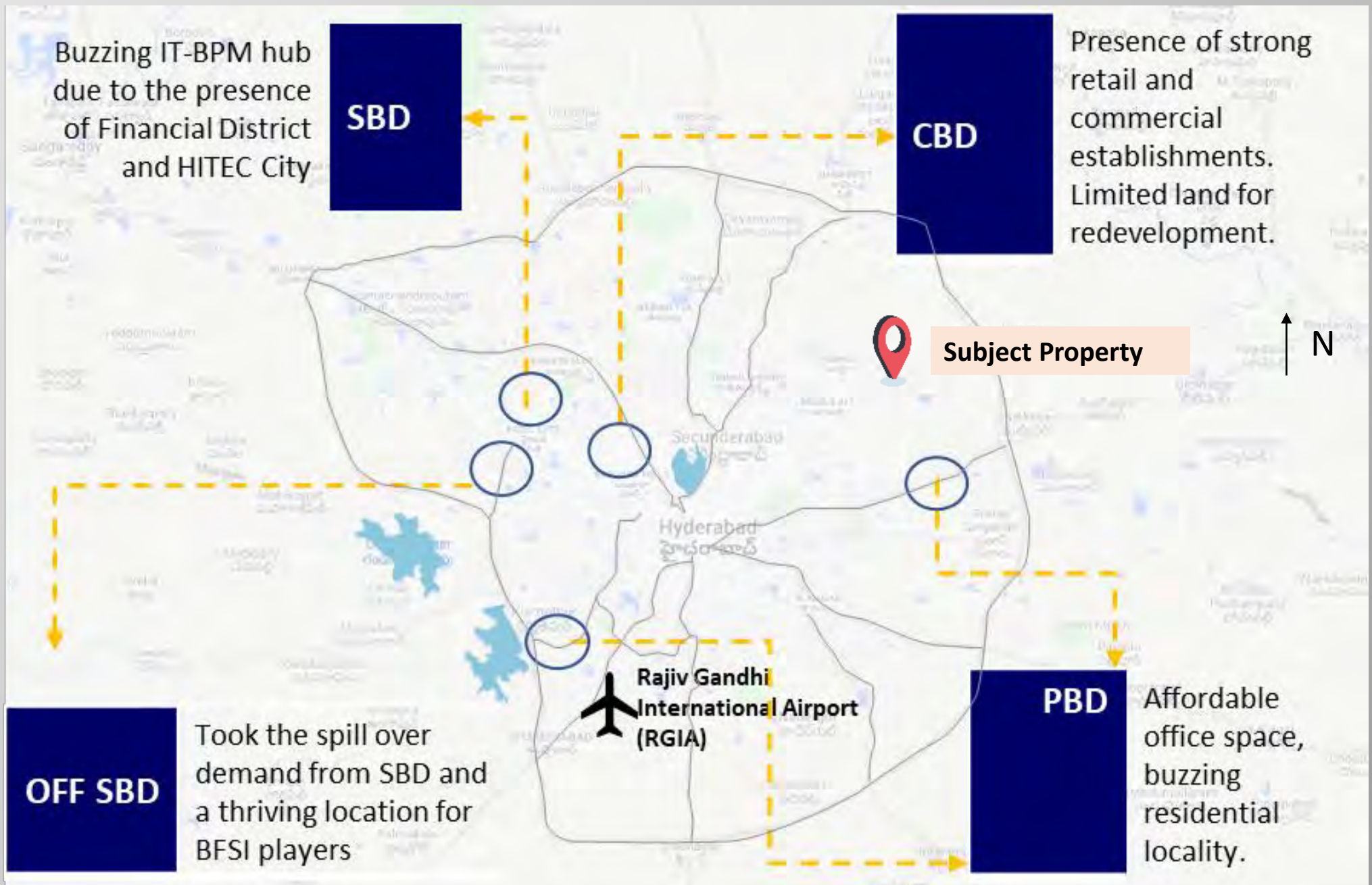
Strategically Located in one of the most prominent and fully developed industrial location of Hyderabad- Cherlapally



1. IOCL-BPCL Terminals
2. FCI Godowns
3. ECIL
4. Nuclear Fuel Complex
5. Nacharam Industrial Area
6. Secunderabad Railway Junction

Cherlapally Estate comprises of more than 800 Large, Medium and Small Scale Enterprises employing more than 30000 people and Manufacturing Products in the areas of Engineering, Plastics, Machinery, Agriculture, Borewell Equipment, Forgings, Electronics, Electrical, Packing Material, Pharma etc.

Location Map

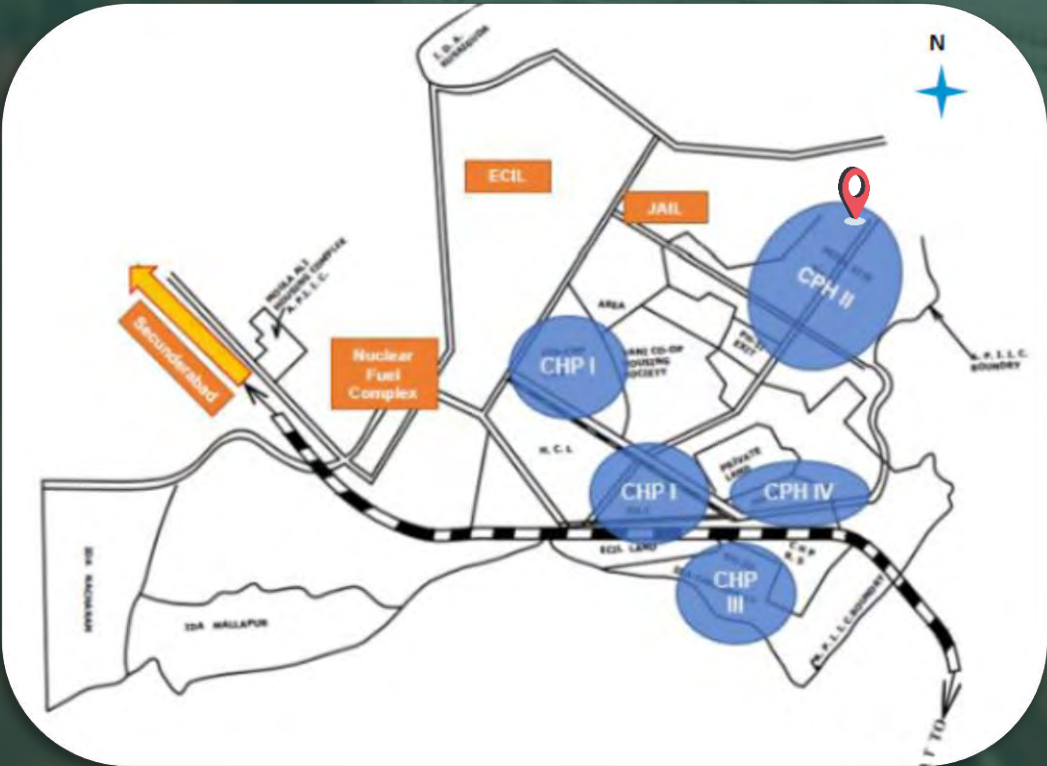


The subject property is located in Cherlapally Industrial Estate in the north east quadrant of Hyderabad city. The project is highly suited for industrial operations.

Excellent connectivity... Bring distance closer!

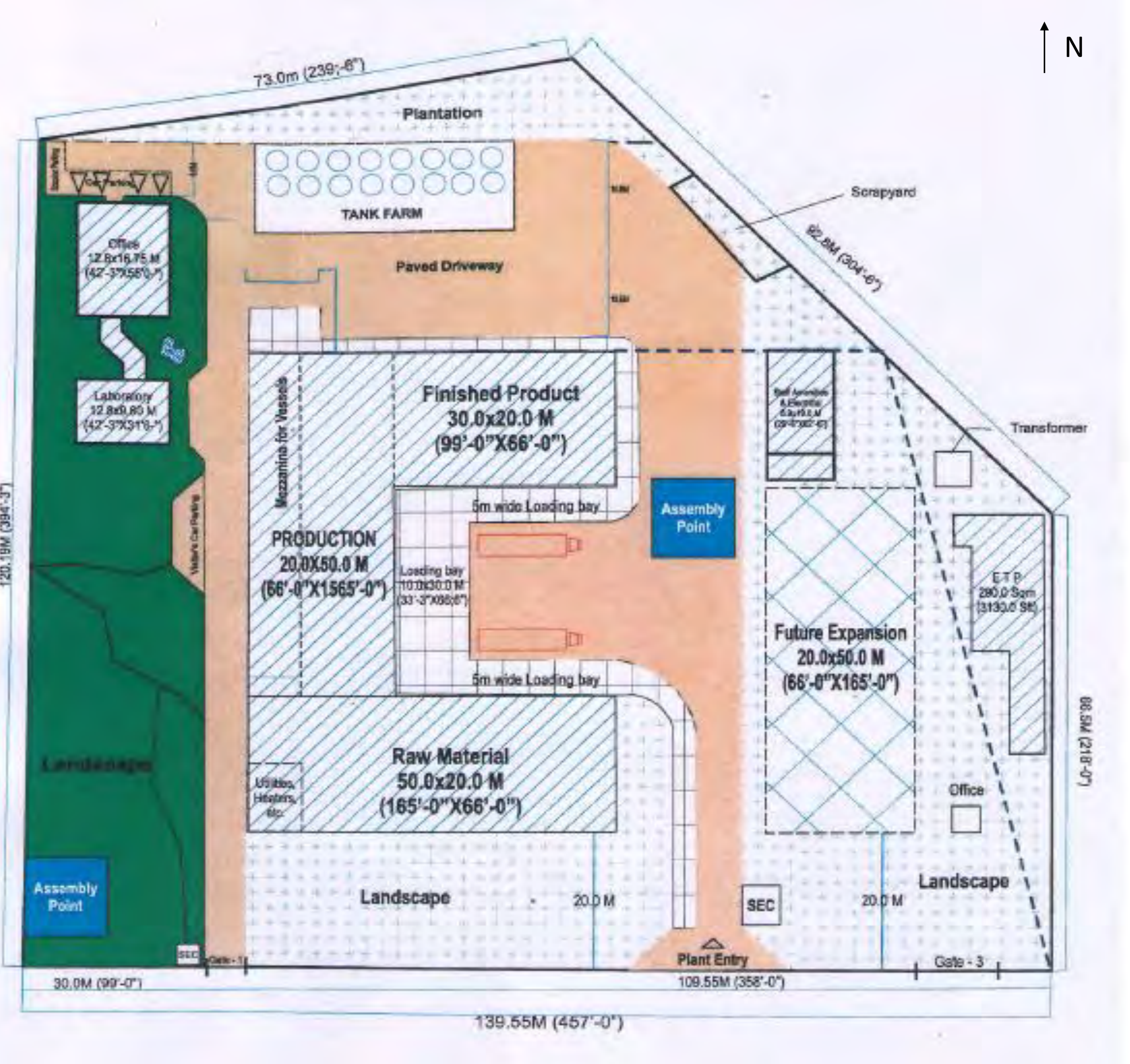
Blessed with **excellent physical infrastructure** and **well-developed road and railway connectivity**, this land parcel is:

- Within 10 minutes drive time from Cherlapally railway station which is the nearest railway station
- Within 20 minutes drive time to major residential development along Outer Ring Road
- Within 60 minutes drive time from IT corridors of Hi-Tech City and Gachibowli
- Within the proximity of established retail, residential and office locations of Hyderabad CBD



Important Destinations from Subject Property	
Towns/ Nodes	Approx. Road Distance (in Km)
Cherlapally Railway Station	3.4
Kapra	6.2
Godumakunta (ORR)	8.7
Tarnaka	11.0
Ghatkesar Toll Plaza (ORR)	11.5
Parade Ground Metro Station	16.5
Secunderabad Railway Station	17.4
Inland Container Depot, Sanath Nagar	26.5
Rajiv Gandhi International Airport	46.5

Site Plan



Excellent Social Infrastructure

Well served by an array of supporting social infrastructure and facilities essential for employees within 5 km radius...

Reputed schools

- Shri Chaitanya Techno School
- Vignan Bo Tree School
- Oak Valley International
- Orchids The International

Healthcare facilities

- Tulasi hospital
- New Lifeline
- Shri Adithya Hospital

Residential Areas

- Nagaram
- SV Nagar
- Shilpa Nagar
- Kompally



Current Site/Asset Pictures



External Aerial View of production unit



Aerial View of landscaped area



View of Effluent Treatment Plant



View of staff amenities building



View of Production Area



View of Production Area

Current Site/Asset Pictures



Pathway



Lab view



Office Block



Internal View



External View



Generator

Features of the land parcel at a glance:

Opportunity

Opportunity to purchase a clear company owned land parcel in the heart of Cherlappay, an established Industrial location in Hyderabad

Property

Plot no. 197, Phase II, IDA, Cherlapally, Hyderabad

Land Area

3.87 acres

Road width

As per the site condition road width is 18 metres on north-east and south-east periphery of the subject property

Location

The property is located next to Laxven Estates, Datalog Controls and Solutions Pvt Ltd and Varutim Electro Products

Owner

Afton Chemical India Private Limited (corporate owned)

Current Status

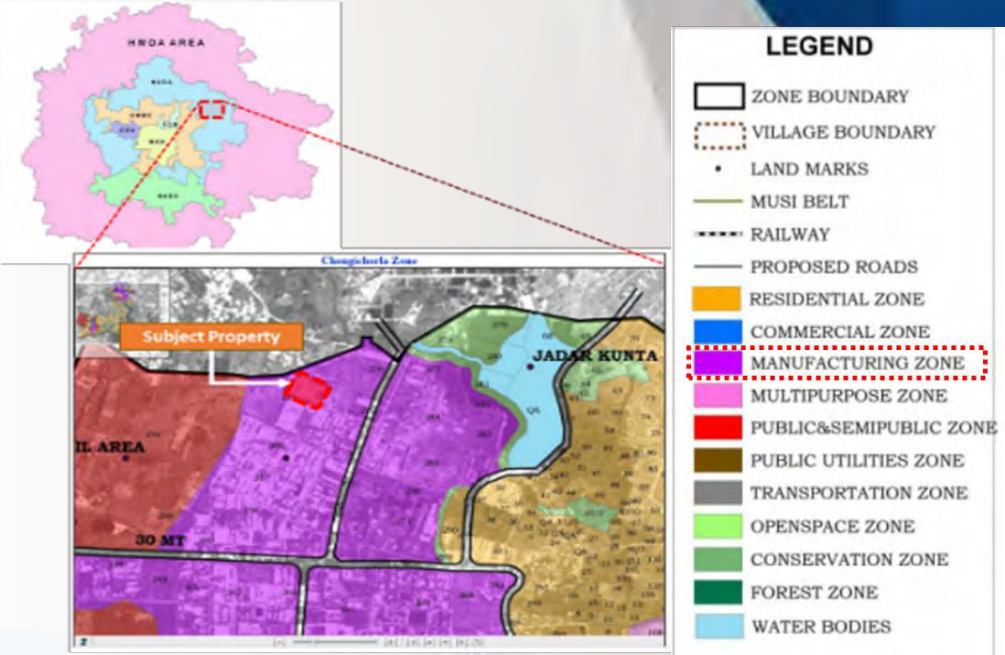
A chemical factory indulged in manufacturing of industrial additives and lubricants. All necessary approvals and NOC’s for closure are currently being processed.

Current Land Use

Industrial Use

Transaction

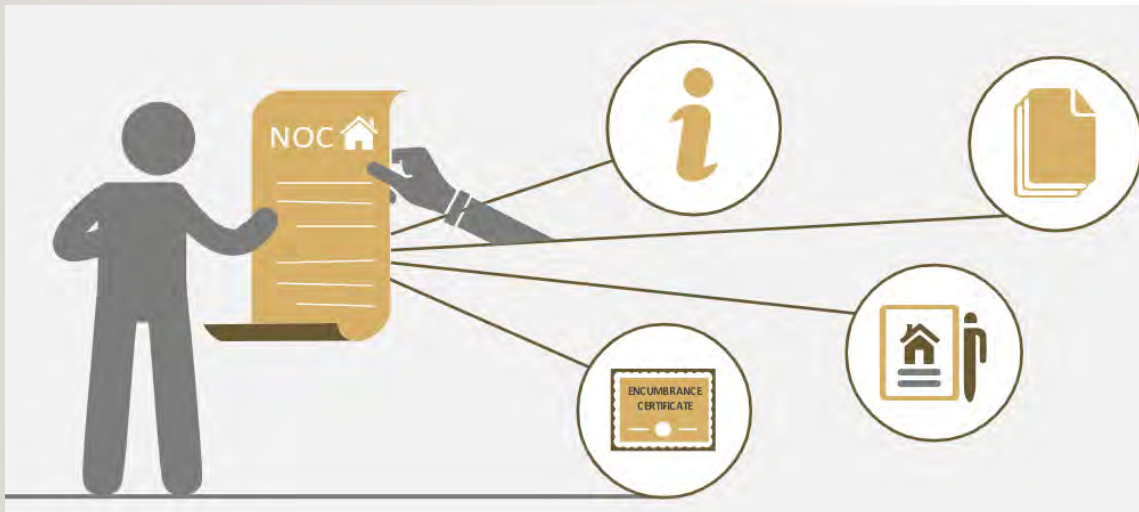
Outright sale of the property (on an “as is, where is basis”)



The following NOC's are in process

(Condition Precedent to the transaction)

- Closure certificate for existing plant & licenses
- No dues certificates from statutory Electricity and Water board
- NOC from the Labour union for the closure/ shifting of the industry
- No dues certificate from Labour, ESI & PF departments for closing of the industry
- NOC from the department of Industries and commerce
- NOC under the factories act
- Procedure on closure of industrial disputes act



Agents Notice

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\$3.5
billion in
annual revenue

2
billion square feet
under management

18,000+
professionals
and staff
