

Rajasthan's first *state-of-the art* industrial area in private sector



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A place to *work*. A space to *grow*.





# Why Rajasthan?

## Discover the true flavour of Rajasthan

Rajasthan is the largest state in India and one of the fastest growing economy. It is strategically located sharing boundaries with Uttar Pradesh, Delhi, Haryana, Madhya Pradesh, Gujrat and give access to both, the western and northern markets. It also provides passage to and from the part on the western costline to the landlocked state in the northern part of India . The state's unique cultural heritage gives it a strong leverage in development of the world's one of the largest international industries i.e. travel and tourism. Rajasthan has a vibrant industrial climate and enjoys a congenial work environment.

The state of Rajasthan is traditionally famous for forts, palaces and deserts but during the last two decades, it has transformed into an industrial destination and hence is

one of the most favourite destinations for investment in India featuring on

- Stable government
- Peaceful and congenial work environment & hardworking personnel increasing efficiency
- Excellent law & order situation
- Developed infrastructure
- Comparatively less loss of working days due to cool headed labour
- Adequate power availability
- Access to booming western & northern markets .



Managing Director's desk  
Friends,

**Ratnawali Infrastructure Private Limited** welcomes you to the Ratan Industrial Area being set up as Rajasthan's first multi-dimensional multi-zone private industrial estate on NH-8 near Kishangarh (Ajmer) in Rajasthan and has been designed matching international standards. The industrial area has been planned on the concept of collaboratively business concepts of industry clusters which is located at 95 kms. from Jaipur and is developed on a land sprawling over 180 acres.

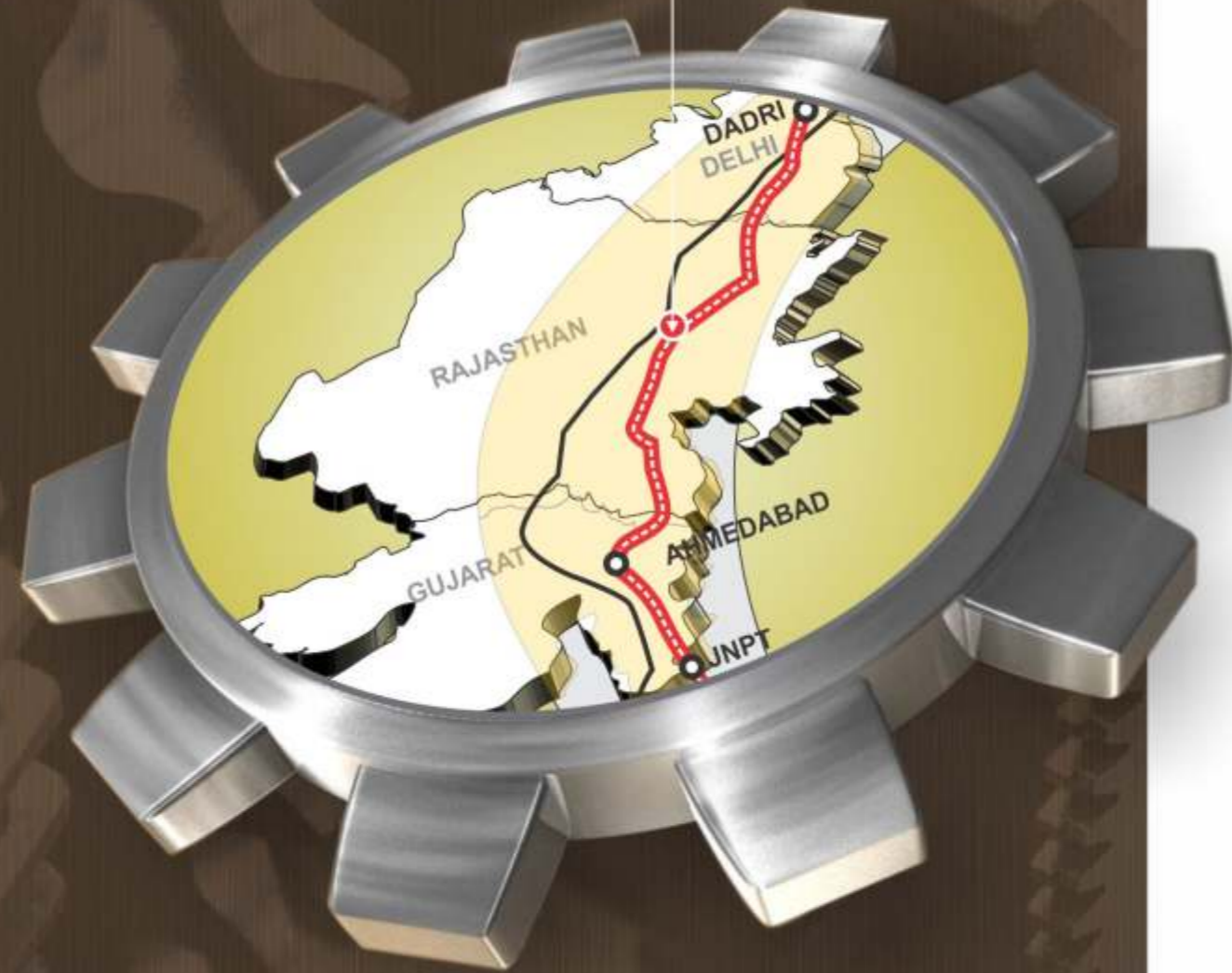
Each sector has been meticulously planned and is divided into industry zones for internationally competitive enterprise creations, supported by the facilities conducive to business environment . The area is located right on Delhi Mumbai Industrial Corridor (DMIC) which will create strong economic base in this band with global competitive environment and state-of-the art infrastructure to activate local commerce, enhance foreign investments and attain sustainable development.

"It will be a community of manufacturing and services business located together in RIPL. Member business seek enhanced environmental, economic and social performance through collaboration in managing environmental and resource issue. By working together, the community of business seeks a collective benefit that is greater than the sum of individual benefits each company would realize by only optimizing its individual performance".

Rajasthan has competitive strength of wealth creation through enterprise building culture . In a wide range of sectors , the state enjoys strong domestic and international position, as well as excellent growth prospects . I invite you to be a part of this wealth creation , our team of experts is ready to discuss with you, your project ideas, business plans and will assist you in arranging technology tie ups , financial tie ups and providing you conducive environment and support.

**Sunil Tiwari**  
Managing Director  
Ratnawali Infrastructure Pvt. Ltd.





## Delhi Mumbai Industrial Corridor (DMIC)

The Government of India has announced establishment of Dedicated Freight Corridor (DFC) between Delhi and Mumbai, covering overall length of 1483 kms. and passing through the States of UP, NCR of Delhi, Haryana, Rajasthan, Gujarat and Maharashtra for developing investment and industrial zones. The Rajasthan has highest share of about 39% of total length. The Ratan Industrial Area is depicted on the zone of DMIC.

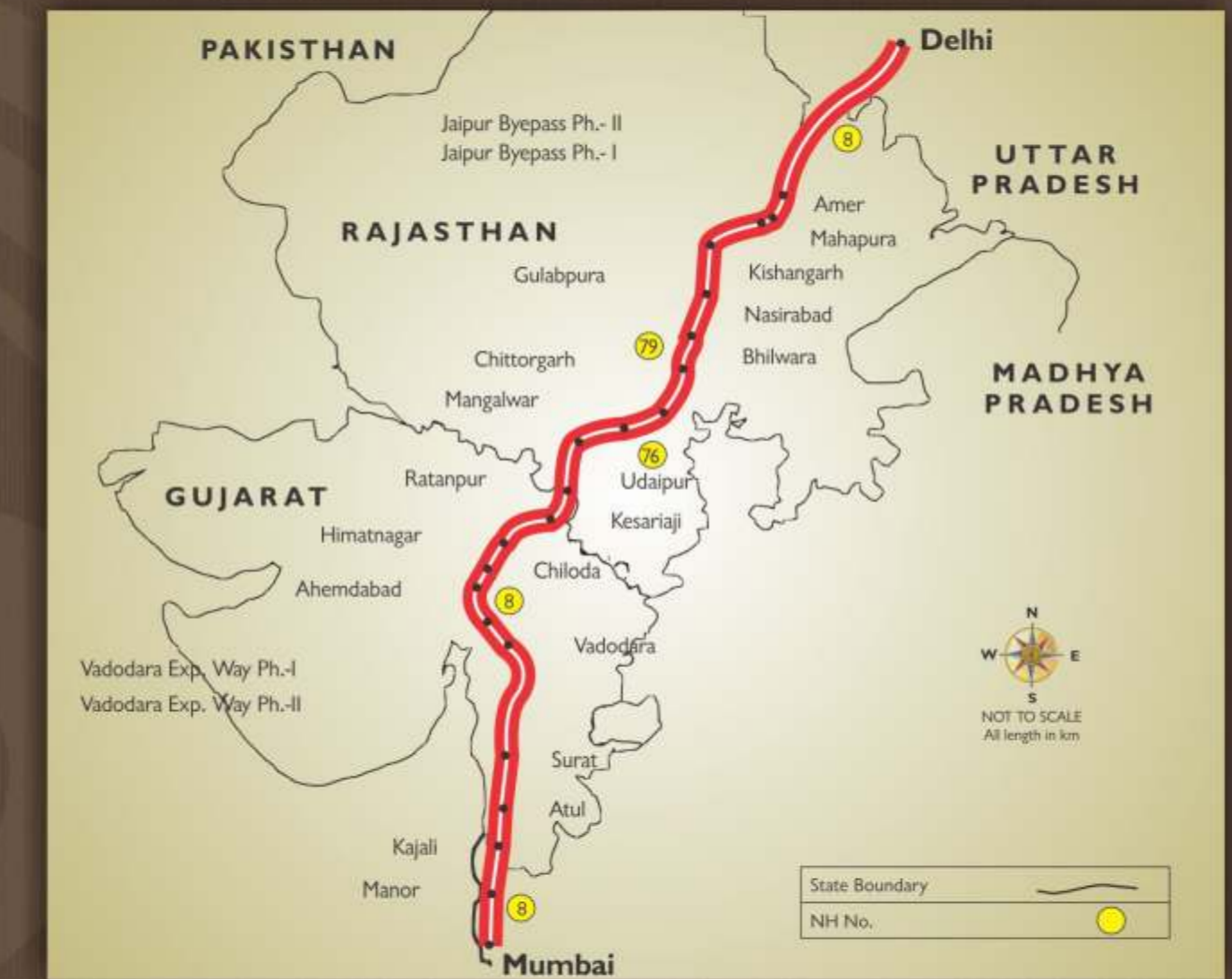
The Vision of DMIC is to create strong economic base in this band with global competitive environment and state-of-the-art infrastructure to activate local commerce, enhance foreign investments, real-estate investment and attain sustainable development. In addition to influence region, DMIC would also include development of requisite feeder rail/road connectivity to hinterland markets and select ports along the western coast.

DMIC has two investment regions and two industrial zones in Rajasthan. Bhiwadi-Neemrana and Ajmer-Kishangarh will be investment regions spread over an area of approx 500 sq. kms. each. Jaipur-Dausa and Pali-Marwar will be industrial zones covering areas of approx 100 sq. kms. each. The investment region will be developed as integrated modern industrial cities encompassing international facilities like airports, dryports, logistics hubs, educational institutions, socio-culture infrastructure with modern world class amenities.

## National Highway 8 (India)

National Highway 8 (NH-8) is a National Highway in India that connects the Indian capital city of New Delhi with the Indian financial capital city of Mumbai. The highway passes through the state capitals of Gandhinagar and Jaipur as well as important cities like Gurgaon, Ahmedabad, Surat and Vadodara. The total Length is 1375 km.

This highway is part of the Golden Quadrilateral project undertaken by National Highways Authority of India and was the first part to be completed. The Delhi-Gurgaon Expressway is a part of NH-8. Before entering downtown Mumbai, NH-8 passes through nearly all suburbs on the Western line of Mumbai Suburban Railway, where it is popularly known as Western Express Highway.



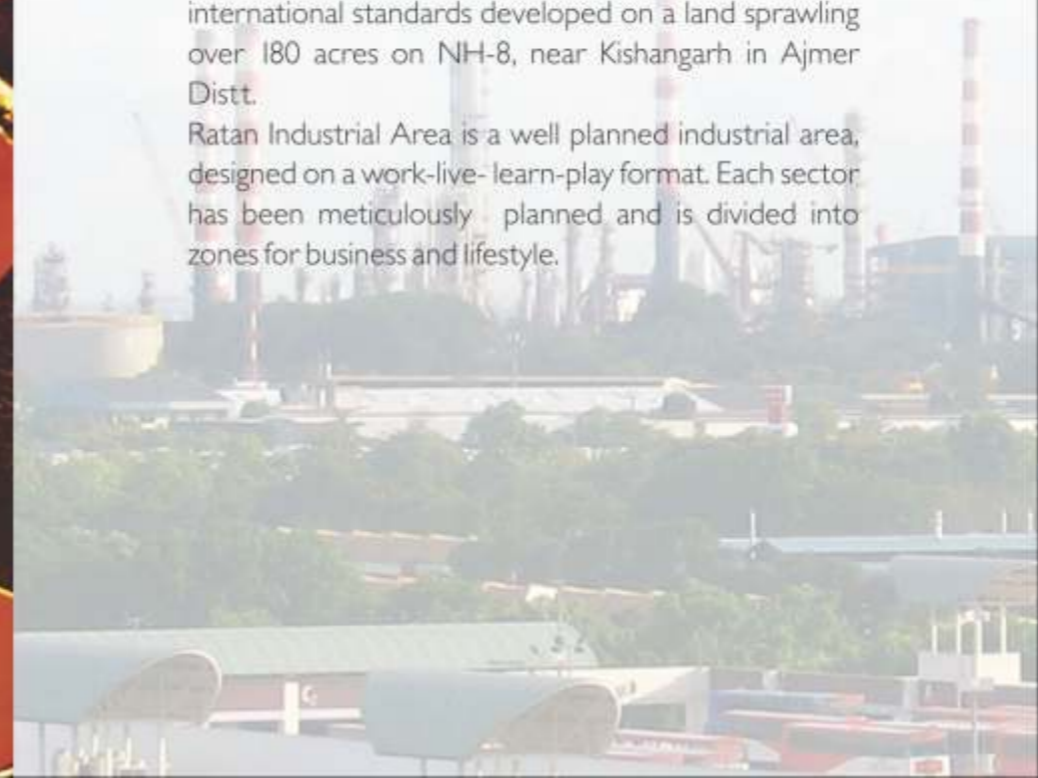




## At a Glance

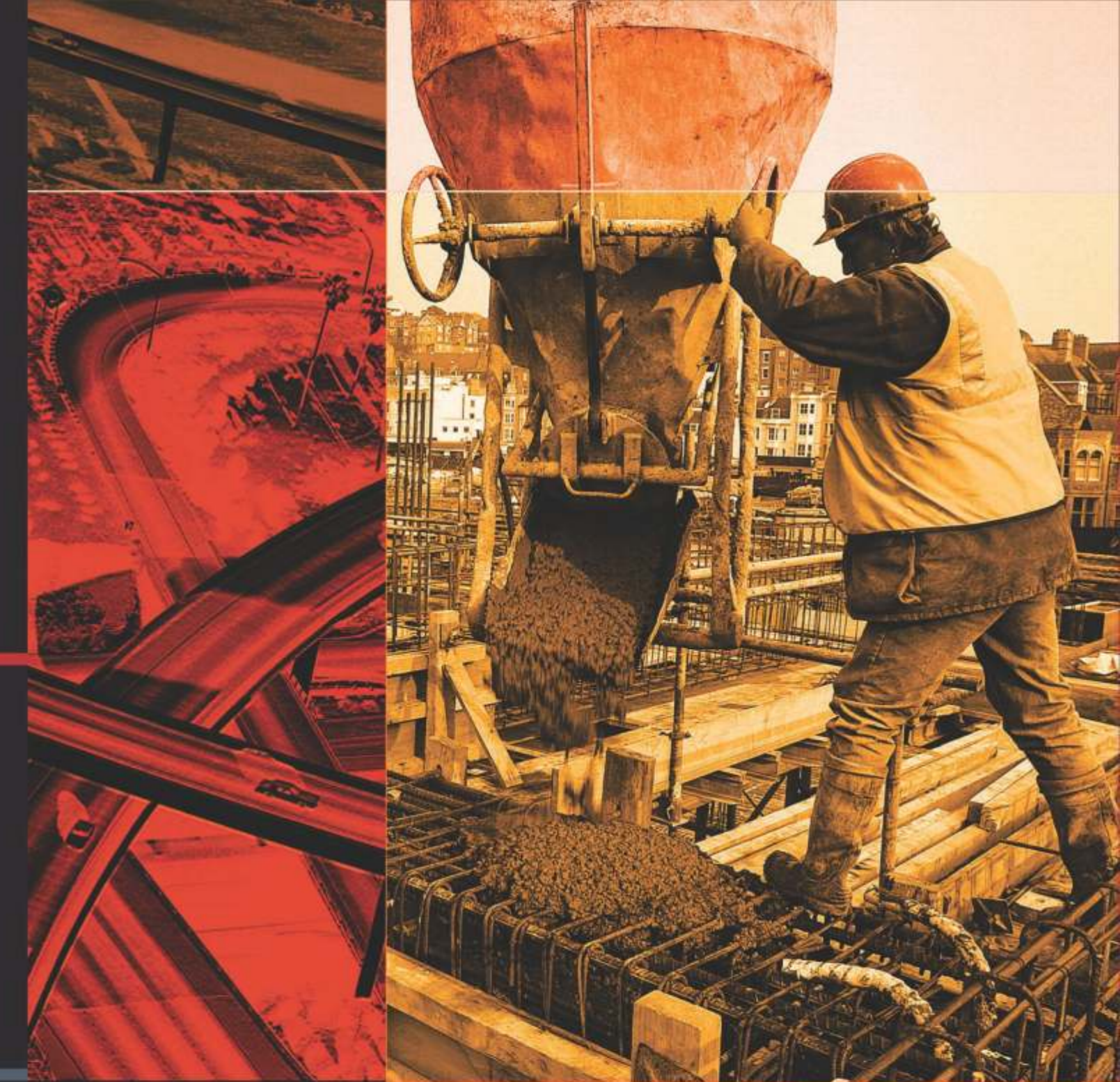
India is on the threshold of explosive growth and global corporates are increasingly looking at India as a destination for manufacturing and services. There is a need to provide world class platform to enable these businesses to set up and operate in a business-friendly, hassle-free environment. Ratanawali Infrastructure Pvt. Ltd introduces **Ratan Industrial Area** as state-of-the-art industrial area in private sector matching with international standards developed on a land sprawling over 180 acres on NH-8, near Kishangarh in Ajmer Distt.

Ratan Industrial Area is a well planned industrial area, designed on a work-live-learn-play format. Each sector has been meticulously planned and is divided into zones for business and lifestyle.



## Quality infrastructure at Ratan

- Seamless communication & broadband
- Connectivity through OFC network
- Electric sub-station of stable power
- Network of well developed & wide roads
- Adequate supply of potable water
- Tabular sodium/ mercury street lights



Quality infrastructure



A place to work. A space to grow.





## Advantages

- The Pushkar and Dargah Shariff are already on international tourism map
- World renowned education centres
- Close proximity to Delhi & Jaipur
- Availability of skilled & semi - skilled man power.
- Abundant power supply
- Quality infrastructure
- Peaceful & industry friendly business atmosphere
- Upcoming Airport

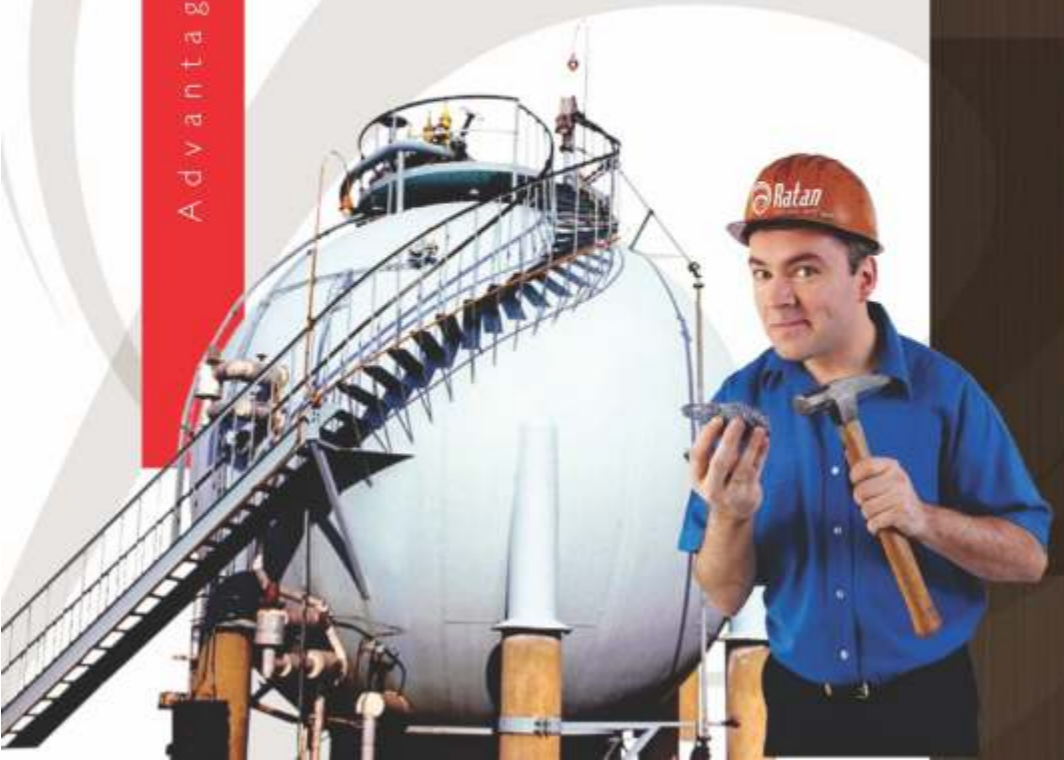


## Land of Business Opportunities

Based on the competitive strength of Rajasthan, industries and business in wide range of sectors enjoy strong domestic and international position alongwith excellent growth prospects. Some of the key sectors in Rajasthan are agro Industry, cement, ceramic products, food processing, hand tools, tourism & hospitality, textiles, handicraft, handmade paper, gems & metals, auto components & engineering goods.

Rajasthan stands at second position in the country for barley production and gram. Also, it has given huge contribution in crops like mustard, bajra, guar, cumin, coriander and rabi oil seeds. Not only this, it stands amongst the largest producers of cotton and wool. It is a mining hub and has the second largest mineral reserves in the country.

It's construction industry has the highest outstanding investments at US\$ 9.91 billions followed by the power sector at US\$ 7.5 billions. It has huge potential for investment in all of the above sectors.





## Incentives and Benefits Provided by Govt. of Rajasthan



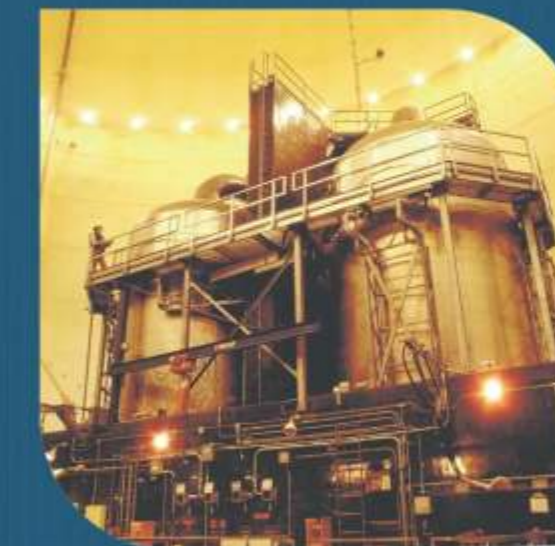
33 KV Grid Station

- The first private industrial area duly approved by Govt. of Rajasthan.
- Free hold transfer of land.
- The plot can be financed by financial institutions.
- Project loan can be availed by the unit from any financial institutions to set up the units
- 50% subsidy on ETP setup by MSME units .
- 25% to 35% subsidy on agro based and food processing industries
- All units which are going to be setup in the industrial area may get below mentioned benefits from Government of Rajasthan :
  - a) 50% exemption on stamp duty.
  - b) 50% exemption on electricity duty for 7 years.
  - c) Interest/Wage subsidy subject to 50% of VAT paid.
  - d) 100% exemption from luxury tax for 7 years.
  - e) 50% exemption from entertainment tax for 7 years.
  - f) 0.25% CST is applicable on small scale and tiny industries.

## Multiply your expectations with Superb Amenities !

At Ratan Industrial Area, essential amenities make the functioning of Ratan Industrial Area silk-smooth. Whether it's security, internal transportation, business ambience or green environment every amenity that you can think of, is right here. We guarantee your business will grow by leaps and bounds once you make Ratan Industrial Area your business destination.

- Rajasthan's first multi-product & multi-zone industrial area in private sector.
- State-of-the art (World-class) infrastructure development.
- The project fully protected with gated compound wall.
- 24x7 CCTV security.
- Efficient distribution of electricity & water.
- A lush green eco-friendly environment.
- Very good road network.
- Provision for facilities like community centre, exhibition complex, guest house, recreation & sports club, hotel & restaurant, commercial malls, women's hostel & crèche for children.
- Provision for R&D training centre, Skill development centre, Weight Bridge etc.
- Right on Delhi-Mumbai Industrial Corridor (DMIC) & near to Dedicated Freight Corridor (DFC).
- Effective water harvesting structures.





## About the Group

Ratnawali Infrastructure Private Limited (RIPL) is a company known for trust and quality infrastructural projects. Established in the year 2006 by Shri Champal Choudhary and Shri Sunil Tiwari, the group has been constantly growing and has created new benchmarks in the field of real estate.

The group is also engaged in other businesses mainly in areas of Gems, Jewellery and Pharmaceuticals. The group is now concentrating on development of world class infrastructure for industrial and service sector in and around Rajasthan. RIPL has a very good land bank and is also in the process of acquiring new lands at various places.



### Our Completed /upcoming projects



NH-8, Kishangarh, distt. Ajmer, Rajasthan



CITY DISTANCES FROM SITE	
CITY	DISTANCES (KMS)
DELHI	335
JAIPUR	95
AJMER	36
AHEMADABAD	531
BHILWADA	156
KOTA	248
JODHPUR	255
KANDALA PORT	735

Location Plan