



Industrial Park | SEZ | Support Services

FUTURE IS HERE



A JOINT VENTURE OF



KALYANI



SEZ

CLEAR LAND
TITLE



QUICK
SETUP



SKILLED
MANPOWER



ENVIRONMENT
CLEARANCE



INTEGRATED
DEVELOPMENT

**KEY
ADVANTAGES
OF
KHED CITY**



BEST IN CLASS
INFRASTRUCTURE



ATTRACTIVE FISCAL
INCENTIVES



SINGLE WINDOW
ASSISTANCE

THE PROJECT AT A GLANCE



- ∞ Spread over 4,200 acres of land.
- ∞ JV Project – Kalyani Group (74%) & MIDC (26%), KEIPL is a SPV. Land acquired by MIDC under MID Act, leased to KEIPL for 95 years.
- ∞ Environment Clearance for entire project by MoEFCC, Gol.



- ∞ Strategically located about 50 kms North of Pune on State Highway (SH 103), which connects the Pune-Nashik highway (NH 50) to Pune-Ahmednagar Highway (MSH-05). 20 minutes from Chakan Industrial hub, 50 kms from Pune Airport and 146 kms from JNPT, Mumbai.

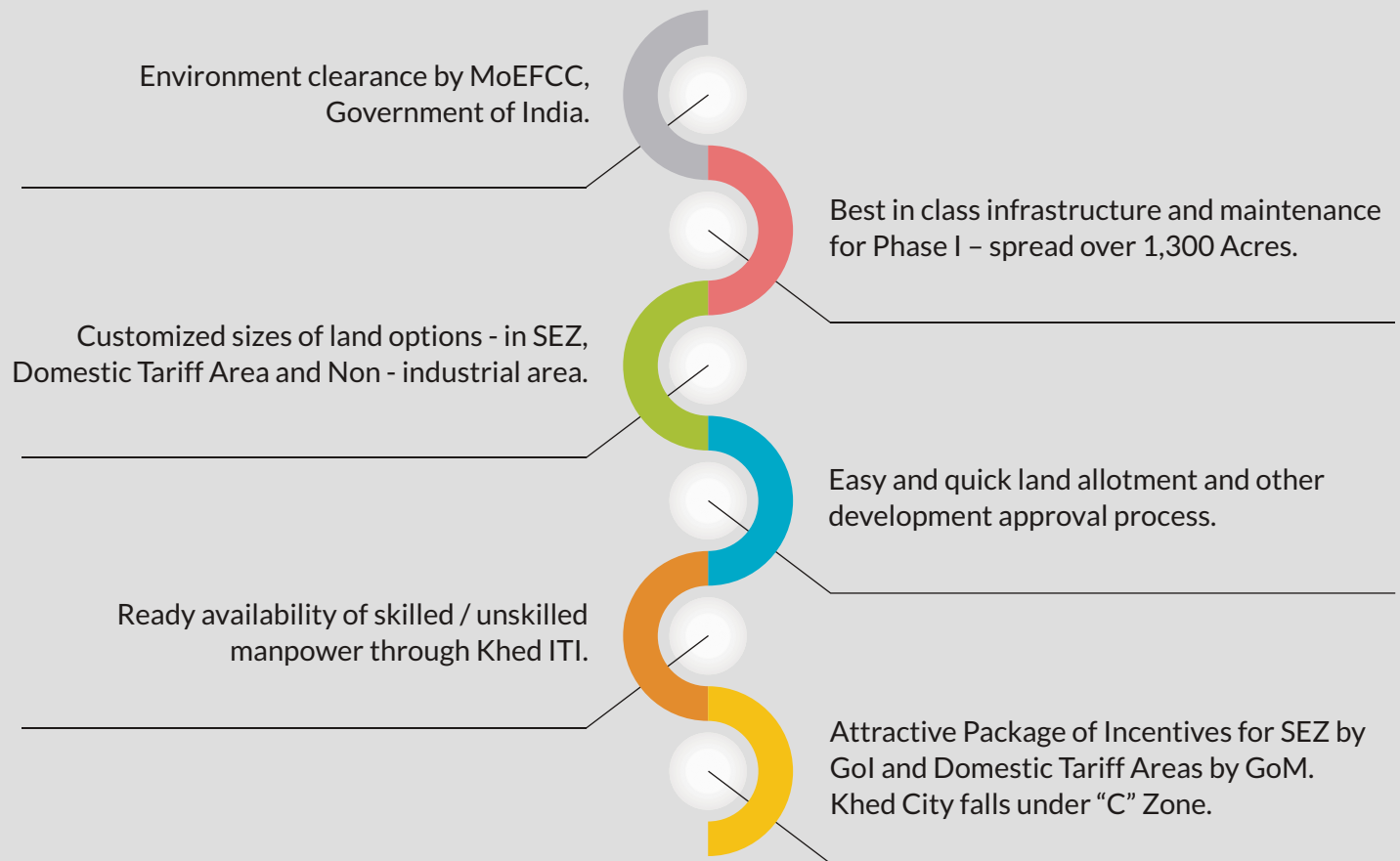


- ∞ MIDC JV partner is the special planning authority for the project. Large integrated development - Special Economic Zone (For Engineering & Electronics Industries), Domestic Tariff Area, and support infrastructure.



- ∞ Infr astructure in place for Phase I that spreads over 1,300 Acres:
 - Quality Road: 58 lane KM road network in place, built to IRC standards.
 - Adequate Water: 7 ML storage with necessary distribution network in place. 50 MLD water reservation in process with Government.
 - Reliable Power: 40 MW available at site. 100 MW is sanctioned.

Salient features



THE VISION

To create a smart city with industry as its lifeline, supported by Social, educational and recreational infrastructure that thoughtfully synthesize human needs, environmental sustenance, and economic viability; a global model of urbanism where citizens will live, grow and prosper in harmony with nature.



JOIN HANDS TO ACCELERATE GROWTH

The Kalyani Group has envisioned Khed City to be much beyond just an industrial hub. The Khed City framework has been meticulously designed by leveraging extensive learning and research from across the world. Khed City is built on the principles of an eco-system and will provide the perfect environment to grow and nurture world-class manufacturing units through its infrastructure, talent pool and quality of life.

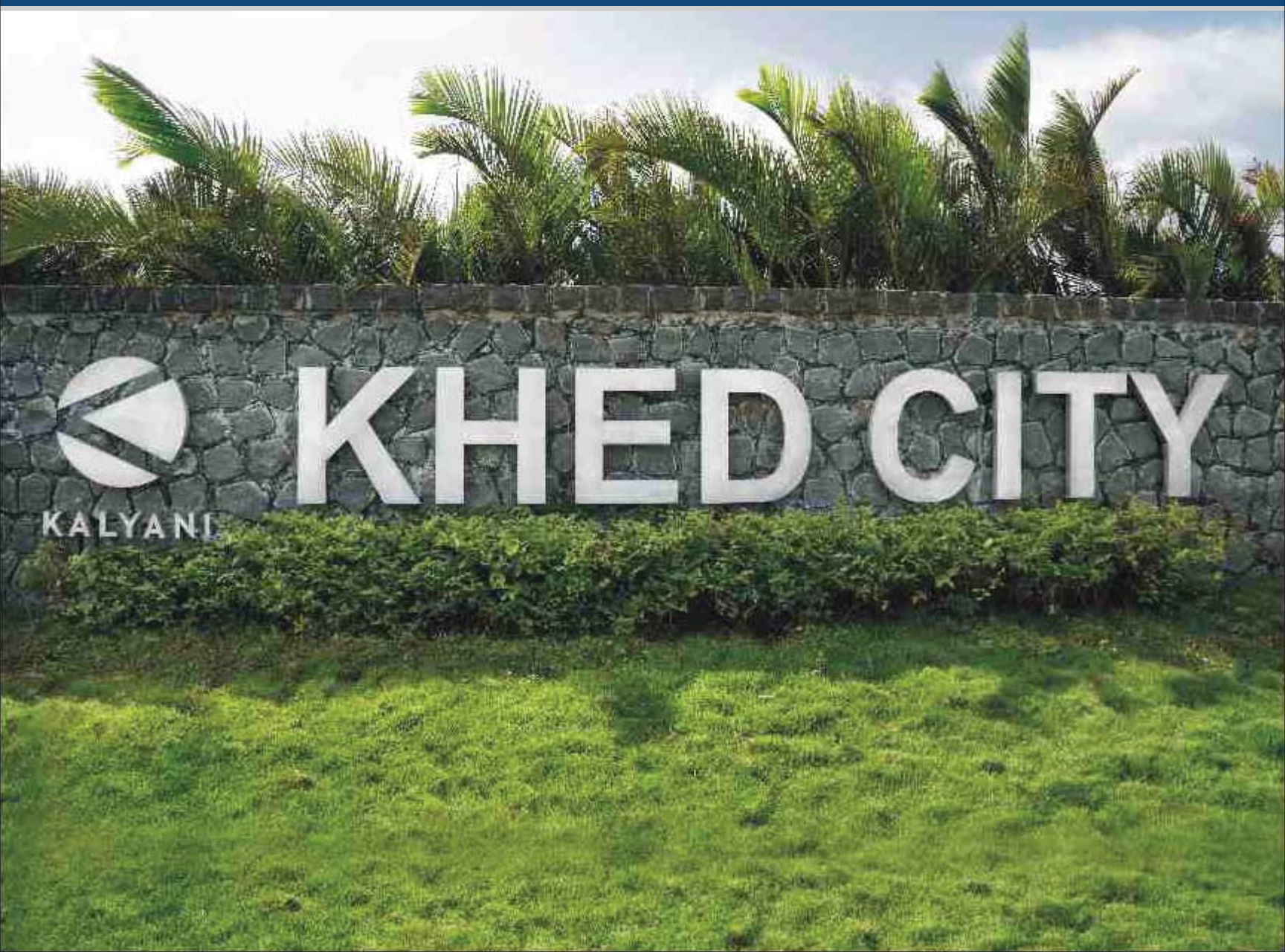
I invite you to share my dream, partner my plans for a brighter tomorrow.

Best Regards,

Baba Kalyani,
Chairman, Kalyani Group



FUELLING THE BIG INITIATIVE





Kalyani Group and MIDC

Kalyani Group and MIDC have come together to develop Khed City as a project of the future. With an equity stake of 74% and 26% respectively, the two joint venture partners have rolled out one Special Purpose Vehicle (SPV) named Khed Economic Infrastructure Pvt. Ltd. (KEIPL). As an ambitious initiative of industrial innovation, Khed City is backed by the trust and expertise of these industrial giants that determined India's industrial development in its formative years.




KALYANI
KALYANIGROUP

Kalyani Group, established in mid 1960s, is an Indian multinational with high technology, engineering & manufacturing capability across critical sectors such as Engineering Steel, Automotive, Industrial, Renewable Energy,

Urban Infrastructure and Specialty Chemicals. With end-to-end capability and manufacturing footprint across India, Germany, Sweden and France, the Group has joint ventures with some of the world leaders such as Meritor, USA, Carpenter Technology Corporation, USA, Maxion Wheels, Brazil and Alstom, France.

Guided by visionary leadership of Mr. B. N. Kalyani, Group Chairman, with strong emphasis on market leadership through technology and its over 10,000 strong engineering global workforce, the Group today is a market leader in all its business segments.



The Kalyani Group strives to be a world - class organization and a leader in every aspect of its business. Innovation has been the driving force behind the Group and is applied across every aspect of the business. The spirit of innovation fuels the Group to aggressively grow businesses by accessing global markets, to deliver products and services of uncompromising quality and integrity, consistent with the Kalyani brand and image.



BHARATFORGE

Bharat Forge Limited (BFL), the flagship company of the Kalyani Group, is a technology driven global leader in metal forming, having a transcontinental presence across nine manufacturing locations, serving several sectors including automotive, power, oil and gas, construction and mining, locomotive, marine and aerospace.

The Group takes pride in being at the forefront of strengthening the National Manufacturing Capabilities and establishing "Make in India" as a global high tech brand.



MIDC

MIDC is the nodal agency for industrial development in the state of Maharashtra. It is one of the largest industrial development corporations of India and has played a significant role in the growth of indigenous small and large scale industries in the State of Maharashtra. It provides industries and businesses land with infrastructure such as roads, electricity, water, drainage systems, etc.

Its legacy goes back to the post-independence era when the state of Maharashtra was created in the year 1960. The Government of Maharashtra formed a special board for industrial development which passed the “Maharashtra Industrial Act” that gave birth to MIDC, a separate corporation, on the 1st of August, 1962.

STRATEGICALLY LOCATED: GLOBALLY CONNECTED

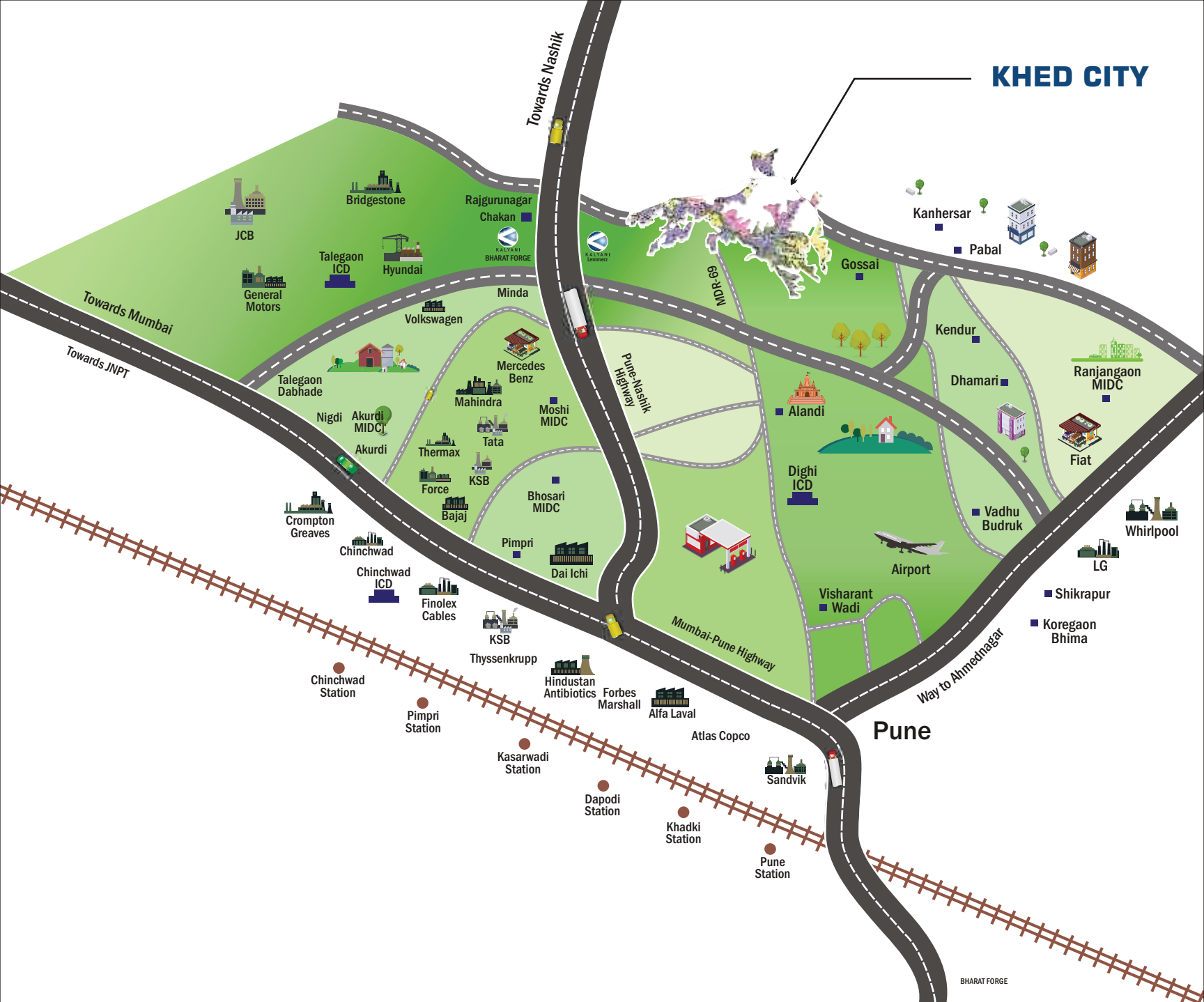
Khed City is located 50 kms north of Pune City. It falls under the influence zone of Delhi Mumbai Industrial Corridor (DMIC) that ensures seamless connectivity. Khed City is located within 40 to 50 minutes' drive of large industrial clusters like Pimpri-Chinchwad, Bhosari, Chakan, Talegaon, Ranjangaon, etc. The presence of reputed Indian as well as multinational companies ensures very good backward and forward linkages with Khed City.

Manufacturing units of international companies, including several Fortune 500 companies in close proximity include Bajaj Auto Limited, Tata Motors Limited, Mahindra & Mahindra, Mercedes-Benz India Private Limited, Volkswagen, Emcure Pharmaceuticals Limited, Hindustan Antibiotics Limited, John Deere India Private Limited, Honeywell, Whirlpool, Fiat, Haier, LG, Syntel, JCB, Sany, General Motors, Hyundai, Bridgestone and many more.

Khed City is located on SH 103, that connects the Pune-Nashik NH 50 and Pune-Ahmednagar MSH-05. An alternate connectivity from Pune exists via MDR 36, which is being widened and strengthened and will reduce travel time, while also improving the travel experience.

- ∞ 50 kms from Pune city
- ∞ 19 kms from Chakan, the heart of industrial Pune
- ∞ 46 kms from Mumbai-Pune expressway

KHED CITY



RAIL CONNECTIVITY

- ∞ 53kms from Pune railway station
- ∞ 45 kms from Chinchwad ICD and Talegaon ICD (Inland Container Depot)



PORT CONNECTIVITY

- ∞ 146 kms from JNPT, India's largest container port
- ∞ 168 kms from Mumbai Port Trust
- ∞ 45 kms from ICDs / dry ports In Pune such as Talegaon, Chinchwad, Dighi



AIRPORT CONNECTIVITY

- ∞ 50kms from Pune airport
- ∞ 161 kms from Mumbai international airport

KHED CITY MASTER PLAN (4,200 ACRES)

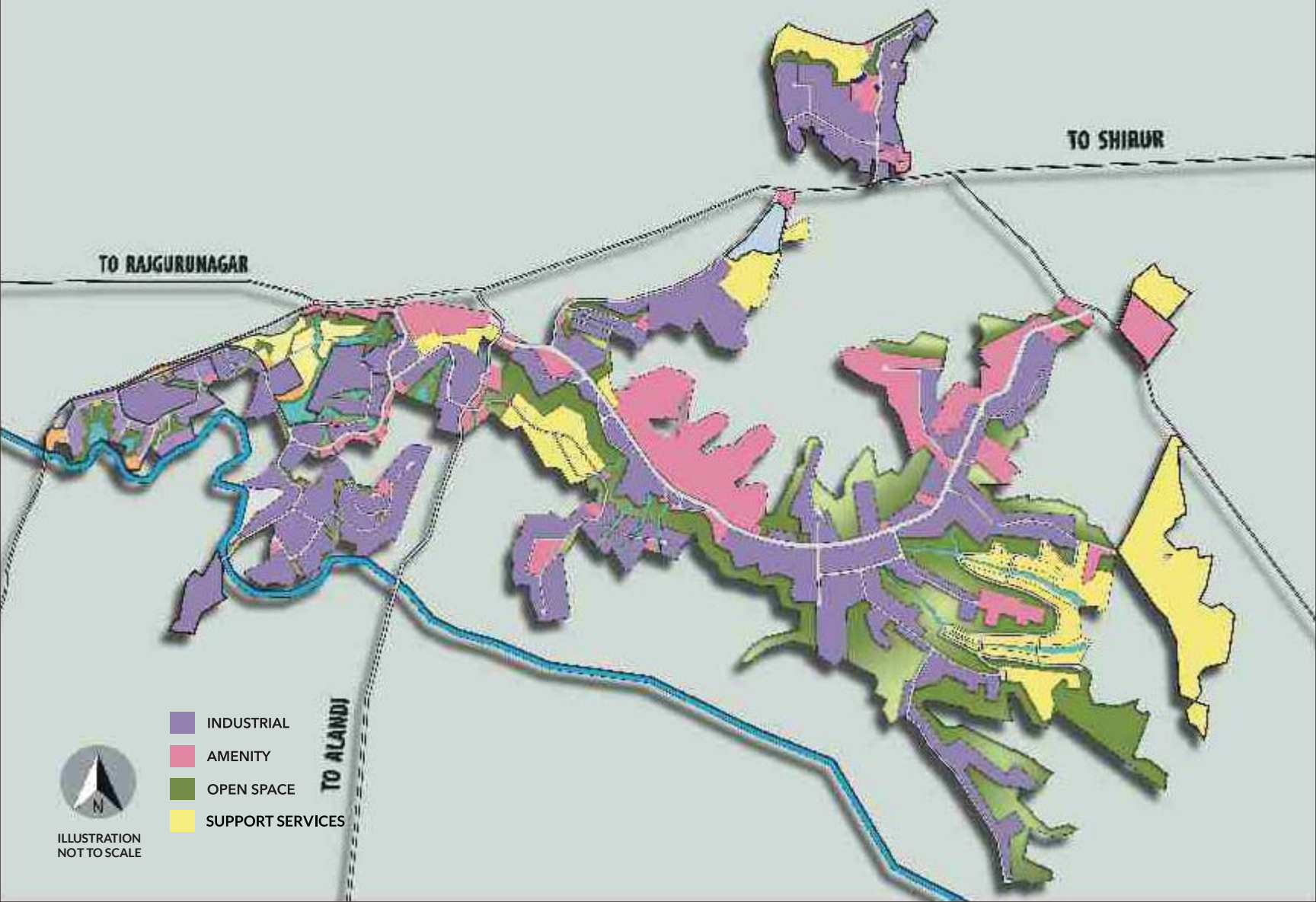


ILLUSTRATION
NOT TO SCALE

A THRIVING INDUSTRIAL ECOSYSTEM

Spread across 4,200 acres of land with best-in-class infrastructure, Khed City is India's emerging smart industrial city. This vast expanse of opportunities is brought together by the concepts of industry integration, smart cities and sustainable development. Khed City is modeled on a walk-to-work culture and provides a high quality of life to all the people who work and live there by encompassing social, entertainment and educational facilities.

The planned city infrastructure forms a smart support system for industrial units and also makes provision for integrated development. The city is already buzzing with activity, brought alive by 15 operating industrial units from various industrial sectors. More than 40 manufacturing units are already a part of this thriving industrialecosystem.



KEY COMPONENTS OF KHED CITY

DOMESTIC TARIFF AREAS

India's domestic market offers versatile opportunities for Indian companies and MNCs. Spread over 700 acres as a Phase I, Khed City's Domestic Tariff Areas provide a special platform for companies which cater predominantly to the Indian market. Units in the domestic industrial parks are eligible for incentives and benefits offered by the State Government under its industrial policy / package scheme of incentives 2013.

Khed City falls under 'C' Zone as per the State Policy and thus units in Khed City are eligible for such liberal incentives.



Units in Domestic Tariff Area (DTA)



SPECIAL ECONOMIC ZONE(SEZ)

As per India's SEZ Act & Rules, a Special Economic Zone (SEZ) is a Deemed Foreign Land for the purpose of tariffs and duties. Companies which are predominantly export oriented are located within SEZ. Such units can avail a lucrative range of incentives and benefits offered by the Government. This includes indirect tax waivers and direct tax exemptions on export profits. The Khed City SEZ is a Sector Specific SEZ of 100 HA for companies from the Engineering & Electronics Sectors. Any company willing to set up its facility at SEZ needs to obtain

a Letter of Approval from the Development Commissioner of the Unit Approval Committee.



Raj Process Equipments & Systems Pvt Ltd, India

NON - INDUSTRIAL AREA / SUPPORT INFRASTRUCTURE

Khed City is an integrated city. It is a synthesis of every aspect of a convenient city life. It upholds a walk-to-work culture and therefore provides social, educational, entertainment, healthcare, utility services and other facilities for its citizens. The Non Industrial area has dedicated areas for support services. In the Initial phase 260 acres of land area have been earmarked for Non-Industrial activities in Khed City.



PROPOSED SUPPORT FACILITIES

∞ Industrial Amenities: Police station, fire station, industrial training institutes / research centre, industrial canteen, offices of industries, parking lots

∞ Support Amenities: School and colleges, clinics / health centres, sports complex / recreation centre / gym, daily convenience shops (small), library.



BEST-IN-CLASS INFRASTRUCTURE

Khed City provides cutting edge infrastructural facilities to form a strong support system for any manufacturing unit. In a planned city where the supporting infrastructure is already in place, the setup time for manufacturing units is cut down greatly. This in turn accelerates growth since units can start operating and earn profits within a shorter timeframe.

ENVIRONMENT CLEARANCE

Project level environment clearance by the Ministry of the Environment, Forest and Climate Change India (Saving of around one year lead time).

ROADS

- ∞ Out-zone connectivity – State Highway 103 (i.e., the approach road of 14 kms from Rajgurunagar to Khed City DTA) which connects to the Pune - Nashik Highway has been widened & strengthened for speedy and safe access to Khed City.
- ∞ Internal road network - 58 lane km spine roads & internal roads in place, built to IRC standards with service corridors.



WATER

- ∞ 50 MLD water reservation systems in process with government
- ∞ 7 ML storage with necessary distribution network in place
- ∞ Water management includes supply of potable water
- ∞ Rainwater harvesting for sustainable development
- ∞ Storm water collection and disposal system for safe and efficient handling

POWER

- ∞ 100 MW sanctioned power
- ∞ 40 MW available at site
- ∞ Two 33/11 KV functioning substations of 20 MVA capacity each with necessary distribution network along the spine road is in place
- ∞ Power source under dedicated distribution facility (DDF)
- ∞ MRS 220/33 KV of 100 MVA capacity being setup by MSETCL, likely commissioning in 2 years



EMERGENCY SERVICES

- ∞ Modern and efficient firefighting vehicle available on site
- ∞ Ambulance facility available on site



SECURITY SERVICES

- ∞ 24 x 7 security personnel



INTERNET CONNECTIVITY

- ∞ Tata Teleservices, BSNL, Reliance

KHED INDUSTRIAL TRAINING INSTITUTE (ITI)

- ∞ Model ITI, Just 15 kms from Khed City
- ∞ Kalyani Group PPP with the State Government
- ∞ More than 1000 people trained to ensure steady pool of skilled manpower
- ∞ Currently offered trades include machinist, electrician, turner, grinder, tool and die maker, fitter, plumber, electronic mechanic, welder, etc.
- ∞ Customized courses provided for unique skill requirements



KHED CITY OFFERINGS

INDUSTRIAL LAND OPTIONS

- ∞ Customized land options – SEZ land, Non SEZ land, land for Non Industrial activities
- ∞ Ready space / rented space (Proposed)
- ∞ Built-to-suit (proposed)
- ∞ Business Center (proposed)
- ∞ Industrial training facility (at Khed ITI)

QUICKSETUP

- ∞ Signing an MoU, Signing an Agreement for Sub-Lease (In just 45 days)
Followed by physical handover of land to start construction
- ∞ Signing Sub-Lease (post obtaining consent to operate from MPCB, building completion certificate from MIDC)

FACILITATION SERVICES

- ∞ Assistance for approval of factory building plans with MIDC
- ∞ Hand holding for obtaining approval from Maharashtra Pollution Control Board
- ∞ Assistance with respect to
 - Architects
 - Engineering firms
 - Contractors
- ∞ Supply of good quality construction aggregates (stone and crushed sand)
- ∞ Land development assistance
- ∞ Skilled manpower – availability of skilled operator level manpower through Khed ITI, a facility sponsored by the Kalyani Group. Tailor-made courses are possible

INCENTIVES & BENEFITS



महाराष्ट्र
शासन

INCENTIVES AND FISCAL BENEFITS OFFERED BY GOVERNMENT OF MAHARASHTRA

As per Industrial Policy 2013, Khed City falls under 'C' Zone.

These benefits are applicable to industries set up in domestic tariff area, non SEZ land.

- ∞ VAT refund
- ∞ Stamp duty exemption
- ∞ Electricity duty waiver
- ∞ Power tariff and interest subsidy
- ∞ Scheme also provides additional benefits for 'mega' and 'ultra mega' projects

Incentives can total up to 40% of capital investments.

(for more details, please refer to policy document)



सत्यमेव जयते
GOVERNMENT OF INDIA

INCENTIVES AND FISCAL BENEFITS OFFERED BY GOVERNMENT OF INDIA

These benefits are applicable to industries set up in Special Economic Zone.

Khed City has a sector specific Special Economic Zone which caters to Engineering & Electronics sectors.

SEZ BENEFITS:

Direct Tax Exemptions (Income Tax benefits)

- ∞ First 5 years (100%)
- ∞ Next 5 years (50%)
- ∞ Next 5 years - 50% (of reinvested profits)

Indirect Tax Exemptions

- ∞ No customs / import duty
- ∞ No excise duty
- ∞ No service tax
- ∞ No CST

Simplified Procedures - Single Window Clearance
(for more details, please refer to policy document)

DRIVING GROWTH THROUGH ENVIRONMENT SUSTAINABILITY

Khed City has been granted project level Environment Clearance by the Ministry of Environment, Forests & Climate Change, India.

It is a result of extensive measures undertaken to check industrial impact on the environment. Several measures have been taken to improve the degraded semi-arid grassland and scrubland ecosystem through eco-restoration and eco-development.

- ∞ More than 150,000 native species of plants have been planted and further plantation is underway
- ∞ Surface rainwater harvesting at various locations with total capacity of 340 ML has been completed
- ∞ Water canal courses have been treated and natural depressions used to impound water
- ∞ Soil conservation measures and hydrological regime management
- ∞ A wide range of environmental benefits will be delivered - restoration of regional biodiversity, creation of grassland landscape, ecological improvement of the area, site aesthetics, etc.



RESETTLEMENT & REHABILITATION

Land for the Khed City project has been acquired by MIDC through a process of negotiated settlement. A comprehensive Resettlement and Rehabilitation (R&R) Package has been implemented for the Project affected People and Project villages.

The Package comprises:



Improved living conditions through residential colony with civic amenities



Social infrastructure - school, community hall, healthcare centre, etc.



Employment opportunities through skill development training at Khed ITI



Vocational courses specifically designed to train the local women in vicinity

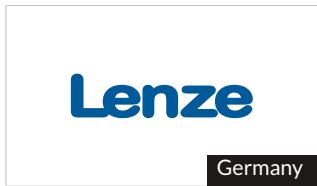
OUR ESTEEMED CLIENTS

Eminent international and national companies have found the perfect ecosystem for their growth in Khed City. Our clientele covers varied industrial sectors like automobile components, engineering, food processing, electronics and

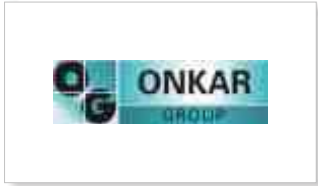
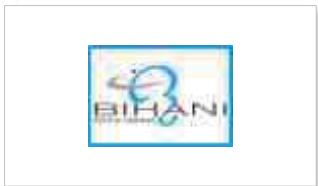
electrical, footwear, pharmaceuticals, etc. with more companies from various sectors finding new prospects in Khed City each day. Currently there are 14 operating units and 26 units under various stages of construction.



International Clients:



Indian Clients:



And many more...

TESTIMONIALS



MR. DEBASIS NANDI

Managing Director, Lenze Mechatronics Pvt Ltd



It has been a fruitful journey with Khed City since 2012, from the date of engagement to setup a plant in DTA area of Khed City. We inaugurated the factory in November 2013. Back then there was only one neighbour, now the area looks completely occupied.

Being one of the first industries to setup in that area we faced challenges during many instances. However, response from Khed City management was prompt. In every difficult situation they were supportive and proactive in resolving issues. The area is clean, pollution - free and the weather is excellent. The overall environment is way better than other industrial locations and the local civic authority is very cooperative. As Managing Director of Lenze India, I enjoy working here, hand in hand with the local people and Khed City Management, fulfilling business objectives along with social responsibility.

Infrastructure within Khed City is truly praiseworthy with very efficient maintenance. There's good road connectivity to both Mumbai Airport and Sea Port. Besides these, there are further development schemes being planned by Khed City and we hope with those being implemented Khed City will by far be one of the best locations for manufacturing units in India.





MR. BYUNG KYUE JUN

Managing Director, Hyosung T & D India Pvt Ltd



Hyosung's Power System business pioneered the HV & UHV GIS substation. During the time when GIS (Gas Insulated Switchgear) technology was introduced in India, Hyosung was one of the companies which contributed to stabilize the Indian Power system. We supplied more than 700 numbers of GIS as one of the leading GIS manufacturers to many Indian utilities such as PGCIL and NTPC and established India's first 800 kV GIS substation at Pune, Maharashtra for PGCIL. Hyosung has made decisions to localize in India to contribute to sustainable growth of Indian Power system in line with Hyosung's Motto "Always by your side" and the MAKE IN INDIA campaign powered by the Indian Government.

After our investment decision in India, our team visited many Indian states to search for suitable land to setup a manufacturing plant but after meeting with KHED CITY officials, we dropped all other options and zeroed in on KHED CITY. KHED CITY has quality infrastructure, good multi modal connectivity and strong support. We are targeting to make our plant operational and start production from June 2016 this year and the progress is excellent. All this has been possible with the excellent support of KHED CITY Management. We are sure that KHED CITY will cooperate till the completion of construction and factory operation. From Hyosung side we would like to ensure that Hyosung T&D India will keep contributing to the stability and reliability of power systems for India.

This is the best time to be in India, and even better to "Make in India, Make in Maharashtra, Make in KHED CITY.



PLANNERS & CONSULTANTS



HOK, USA
Conceptual and detailed master planning



VOYANTS
Execution of detailed engineering
and project design



BURO HAPPLOD, USA
Infrastructure



FEEDBACK VENTURES
Social impact assessment



BIOMIMICRY GUILD, USA
Environment & sustainability



IIIE
Detailed traffic & transportation design



VHB, USA
Traffic & transportation concept design



JLL
Support facilities demand assessment



CBRE
Feasibility study for the entire project



MOTT MCDONALD
Lenders independent engineers



PROUD TO BE A PART OF INDIA'S INDUSTRIAL EXPANSION

India today, is at the centre of the world stage with the power and potential for industrial achievements that are making a global impact. India as a manufacturing hub is seeing the emergence of new smart cities and industrial clusters in identified industrial corridors, that have connectivity, infrastructural facilities and specialized institutions for developing skills. New policies have been methodically developed by the Government of India under the MAKE IN INDIA campaign to facilitate industrial investments, advanced processes and cutting edge infrastructure for focused industrial expansion. Khed City is a proud participant in this national campaign for industrial growth.



WHY MAHARASHTRA?

Growth Engine of India



Highest contributor to India's GDP - around **15%**



10% of the nation's geographical area



10% of India's total population

Industrial Power House

- The most industrialized state in India
- Presence of diverse industries and well developed service sectors



Highest FDI in India



Accounts for **30%** of the total FDI inflow in India



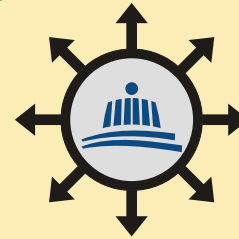
The state contributes towards national exports to the extent of **40%** approximately

Largest land bank in the country

Over 80,000 hectares of land with power, water, road and other necessary infrastructure



**Pro-business
Government**



The most proactive government in providing new opportunities for industry

India's Financial Hub



- Maharashtra's state capital, Mumbai, is the commercial capital of India



- A global financial hub

- Home to several global banking and financial services firms



**Bureaucratic
streamlining**

WHY PUNE?



One of India's Smart Cities



Overall boost in
infrastructure and economy



The city has been
granted a Central
Government Fund of
INR 1 billion each year
till 2020

Diverse
Industrial population

- Houses over 400 multinational companies
- Large industrial clusters Pimpri-Chinchwad, Bhosari, Chakan, Talegaon, & Ranjangaon. Renowned for automotive industry, engineering firms, defence manufacturing, pharmaceutical industries and food processing units





Growing Economy

- One of the fastest growing cities in the Asia-Pacific region
- New startup hub with tech startups like Pubmatic, Firstcry.com, Storypick.com, Triphobo.com, Tastykhana.com (Acquired by Foodpanda) & Swipe
- NASSCOM in association with MIDC has started a '10,000' startup initiative

Infrastructure



Latest urban planning and infrastructure facilities



Over 38 co-operative industrial estates and 168 private IT parks

Industry specific infrastructure such as fibre-optic cabling for Talawade Software Park and additional water supply for Talegaon Floriculture Park

Educational Hub

- Known as Oxford of the East, 9 universities in the city
- Over 400 Colleges
- Over 200 research Institutes
- Home to the leading institutes of management, defense, science, commerce and law



Manpower



Ranks 2nd in availability and quality of human resources owing to its educational establishments

Cultural Capital



- Intrinsic connection with music, art, literature and theatre
- Centre of learning and research in all fields



Quality of Life

- Pleasant climate makes it a lovely place to live and work
- Top pick for expatriate population
- Well-developed social infrastructure
- Ranks 2nd on the Quality of Life index



KHED CITY

FUTURE IS HERE

REGISTERED & CORPORATE OFFICE:

Khed Economic Infrastructure Pvt. Ltd.

Level 4, Amar Avinash Corporate Plaza, Bund Garden Road,
Pune - 411001, Maharashtra, India.

CIN - U45203PN2008PTC131242

PROJECT OFFICE:

Khed City

Gat No: 342, Village Nimgaon, Taluka Khed, Dist. Pune 410505, Maharashtra, India.

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