MAGUS FASHION CITY

THE COMPLETE GROWTH ECOSYSTEM

## PURPOSE-BUILT GALAS FOR NEXT-GEN OPERATIONS.

# SUVESHA

## LARGE AND EXTRA LARGE GALA



Artist's Impression


**MAGUS INFRATECH PVT. LTD.**

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MAGUS

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| Magus Infra tech Pvt Ltd., | Magus Consulting Pvt Ltd., | IIFL |

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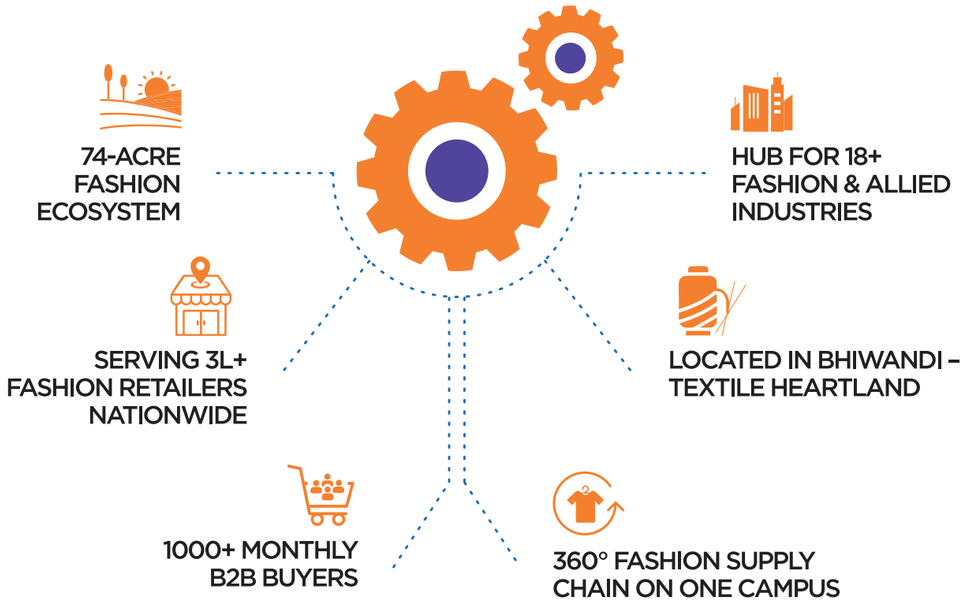
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# A COMPLETE FASHION ECOSYSTEM UNDER ONE VISION

Magus Fashion City - India's first 74-acre destination that integrates every vertical of the fashion world - from design to display, from raw materials to retail, from business to lifestyle - into one seamless experience. Here , we don't just offer infrastructure. We create a thriving ecosystem that nurtures growth for every stakeholder in the fashion value chain- from aspiring designers and manufacturers to leading retailers, B2B retail, design schools, exhibition centres, hotels, creative spaces, and entrepreneurs.







# A 360° ECOSYSTEM FOR ALL STAKEHOLDERS TO THRIVE

A vibrant ecosystem of fashion experts, designers, and job workers – blending creative vision with hands-on expertise to drive trends and support end-to-end production.

Enabling manufacturers with ready-to-use production spaces, scalable units, and operational support designed to meet global benchmarks.

Efficient supervisors and strategic coordinators - streamlining operations, enhancing productivity, and enabling your confident scale-up.




Suppliers of fabric, trims, and specialty materials get access to organized clusters.

Trained and quality-driven talent - delivering precision, speed, and consistency to elevate your business performance.

With on-ground and online trade platforms, MFC ensures that every fashion product finds its market.

# WHEN BUSINESS MEETS THE RIGHT LOCATION, GROWTH IS INEVITABLE

## City Centres

- Bhiwandi - 06 Kms
- Kalyan - 04 Kms
- Mulund - 22 Kms
- Thane - 22 Kms
- Ghatkopar - 32 Kms
- Worli - 49 Kms
- Goregoan - 42 Kms

## Airports

- Mumbai Airports - 42 Kms
- Proposed Navi Mumbai Airport - 60 Kms

## Railways

- Kalyan Railway Junction - 05 Kms
- Bhiwandi Railway Station - 08 Kms

## Ports

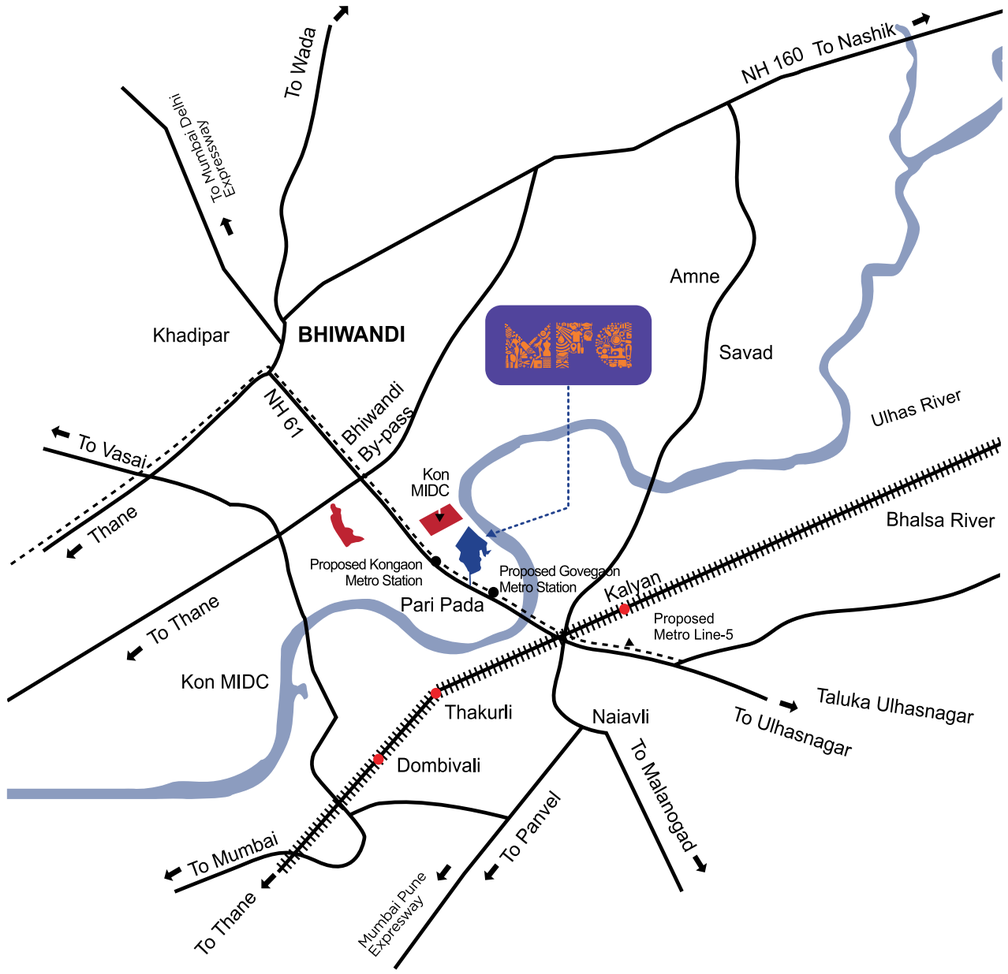
- MBPT Port - 50 Kms
- JNPT Port - 60 Kms

## Metro Line

- Kon - 300 Mtrs
- Saravali - 600 Mtrs

## Major Highways

- Mumbai - Delhi Expressway
- Samruddhi Expressway
- Mumbai - Pune Expressway
- Nagpur - Mumbai Expressway




- Driving time from Kalyan Station to project site - 15 minutes
- Total population residing in Kalyan subregion - 8 lakhs
- Frequency of bus services - 10 minutes
- Shared autos availability - every 2 minutes
- Fast trains availability - every 15 minutes
- Travelling time by train from CST to Kalyan - 1 hr 5 min
- More than 50 primary & high schools and 12 colleges in the vicinity
- Metro Line 5 between Thane-Bhiwandi-Kalyan planned by MMRDA
- Hospitals in the vicinity - Fortis, Shree Devi, Phadke, Meera, Shree and Apex
- Nearest  Police Stations - Kalyan and Bhiwandi

## WHAT SETS US APART

1. **India's First**
& Largest
Integrated Fashion
Manufacturing City

2. **74-Acre**
Dedicated
Fashion Ecosystem

3. Serving
**3+ Lakh**
Fashion Retailers
Across India

4. **1000+**
B2B Buyers
Expected
Monthly

5. Anchored in India's
**$1 Trillion**
Fashion Growth Vision

6. Complete
**360°**
Fashion Ecosystem
on One Campus

7. **Strategic Location**
in Bhiwandi –
India's Textile
Heartland

8. **Empowering**
India's
Next-Gen Fashion
Aspirations

9. **18** Clusters

10. Building the
**Future Fashion**
Capital of India

# SUVESHA (E3)
# MASTER LAYOUT







1. **MFC FASHION SPACES**
   Asmeeta Texpa – 2 million sq. ft. existing apparel park – 45 acres – Phase 1
2. **FACTORY BUILDINGS/VILLA FACTORY BUILDING**
3. **FACTORY FLATTED GALA - SMALL, MEDIUM, LARGE, EXTRA LARGE - FLEX SPACES**
4. **MFC FASHION SPACES**
   Fashion Processing Spaces – Small, medium, large, extra-large flexi space
5. **WEARABLE, ACCESSORIES & FABRIC SPACES WITH PROCESSING SUPPORT**
6. **MFC FASHION SPACES**
   B2B Wholesale Factory Showrooms – The Showcase
   Fashion Convention Centre
6. **MFC CREATIVITY SPACES**
   Fashion Studio
   Fashion Shows Area
   Fashion Exhibition Centre
   Fashion Convention Centre
6. **FASHION AMENITIES**
   Magus 4 star hotel with 100 keys
   Magus food court
   Magus Restaurant
   MFC Lifespaces - walk to work
7. **MFC FASHION SPACES**
   B2C Retail Spaces – Will be planned in new land
8. **FASHION BUSINESS DEVELOPMENT AND SUPPORT SERVICES**
   TheShowcase.in – Magus Fashion Hub Online portal & app -
   Multi-manufacturer, all-fashion-products mega portal - has B to F & app
   Fashion F/D to C business creation of market place online portal & app
9. **MFC FASHION SPACES**
   Fashion design school
   Fashion Center of Excellence
   Fashion research and development centre R&D material research, treatment research, manufacture tech processes
10. **MFC CREATIVITY SPACES**
    Fashion Common Facilities (CFC) – Labs
11. **MFC TALENT DEVELOPMENT & MANAGEMENT SPACES**
    Fashion Managerial Training Centre
    Fashion Workforce Training Centre (CMT Centre)
    Fashion Human Resource Management Centre (HRD Centre)
12. **MFC FASHION AMENITIES**
    Riverfront Promenade & Deck
    MFC Club
13. **MFC SPA & WELLNESS CENTRE**
13. **MFC RECREATION FACILITY**
14. **MFC LIFESPACES – WALK TO WORK**
    Basera – Co-living & Dormitories
15. **MAGUS RESIDENTIAL AND CLUBHOUSE**

# SUVESHA E3

## BUILT FOR BOLD AMBITIONS

A distinctive blend of large and extra-large galas, Suvesha is thoughtfully crafted for entrepreneurs ready to build bigger, scale faster and lead their industries. Featuring expansive 26 ft-wide galas, it offers greater flexibility in planning, movement and operational efficiency—making it ideal for garment and fashion manufacturing, large-scale storage and growing business operations. The combination of versatile large galas and exclusive extra-large spaces gives businesses the freedom to choose a workspace that matches their ambitions. Whether expanding operations or establishing a large enterprise, Suvesha offers the space to simply plug in, perform and grow.



Artist's Impression

# AVANT-GARDE INFRASTRUCTURE FEATURES TO FUEL PROGRESS







### ROAD SYSTEM
- Accessible road along NH 61
- 60 ft. wide roads within the park
- Industrial tonnage cement concrete road+driveways with paver blocks and street lights

### UTILITY CORRIDORS
- Road-side utility ducts reaching each plot
- Underground infrastructure power, water, drainage and firefighting
- Junction box, connections at each plot for every utility and stormwater management
- Stormwater drainage with required gradient
- Rainwater harvesting through open space and garden
- 10% of land as open space
- Open space converted to gardens with recreational area
- Parking bays
- Utility areas

### POWER SUBSTATION
- Switching substation by MSEDCL of 17 MW giving Industrial Power Feeder

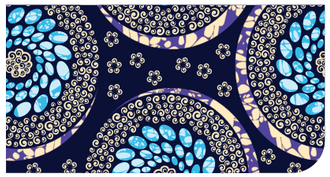
### SECURITY SERVICES
- 24-hour security services
- Well-designed compound wall for the entire complex

### FLATTED INDUSTRIAL GALA BUILDINGS
- Factory buildings
- Gala options with single, twin, triple or complete floor

### ENVIRONMENT-FRIENDLY
- Rainwater recharging
- Reuse of drainage water
- Sewerage Treatment Plant (STP) at park level
- Solar street lights

### SIGNAGES & BOARDS
- Signages for plots, roads and CFCs
- Recreation signages

# UTILITIES IN THE CITY FOR SEAMLESS FUNCTIONING







### POWER SUPPLY
- 24-hour power supply (Friday staggering) by MAHADISCOM / MSEDCL
- Ear-marked transformers throughout the project area - for each industrial building
- Underground distribution network - HT
- 17 MVA power supply from MSEDCL

### WATER SUPPLY
- Water supply from MIDC
- Recycling of water for flushing & landscape usage
- Provision of overhead tank with separate connection for domestic use

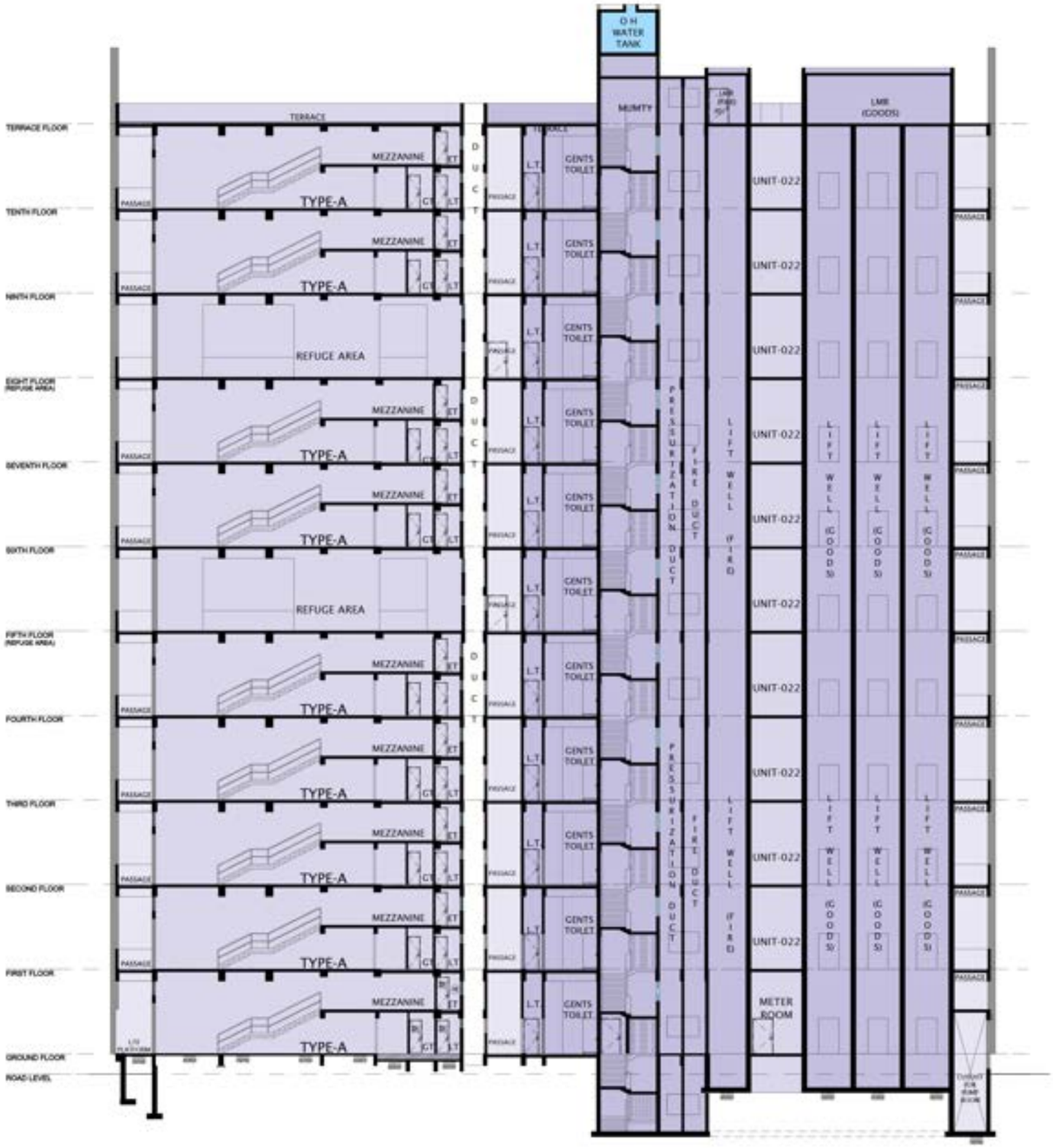
### DRAINAGE & SEWAGE MAINTENANCE
- Designated for economical maintenance
- Solid waste collection & dumping system
- No flooding

### WASTE MANAGEMENT
- Collection bins for individual units
- Street sweeping

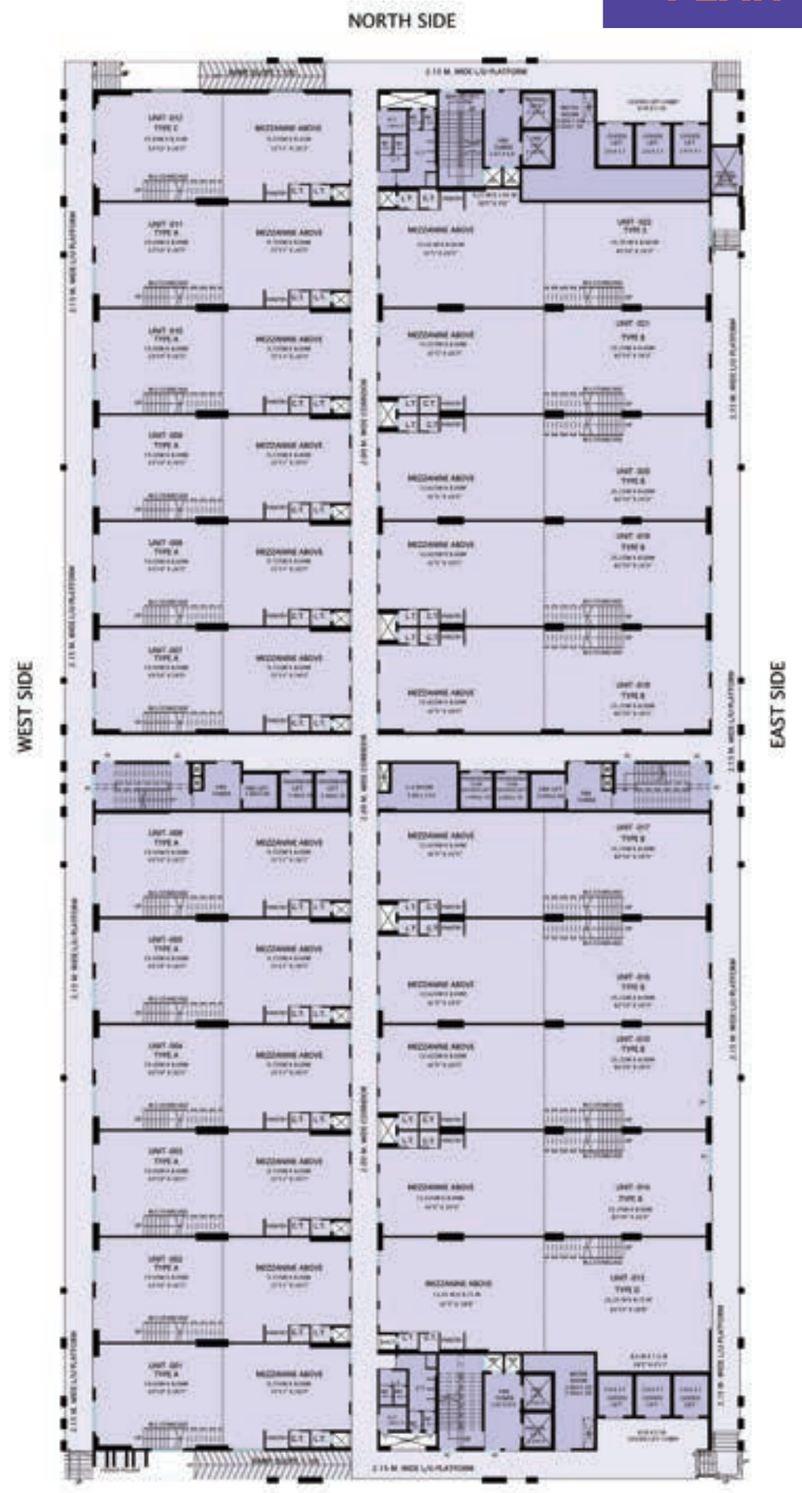
### FIRE FIGHTING SYSTEM
- Fire fighting system for the entire park
- Common underground water tank for every textile building & industrial estate
- Underground pipeline network for fire fighting up to every industrial building
- Provision of sprinklers for all buildings

### TELECOM & DATA NETWORK
- Telecom and Data Communication
- Exclusive Private Telecom Company

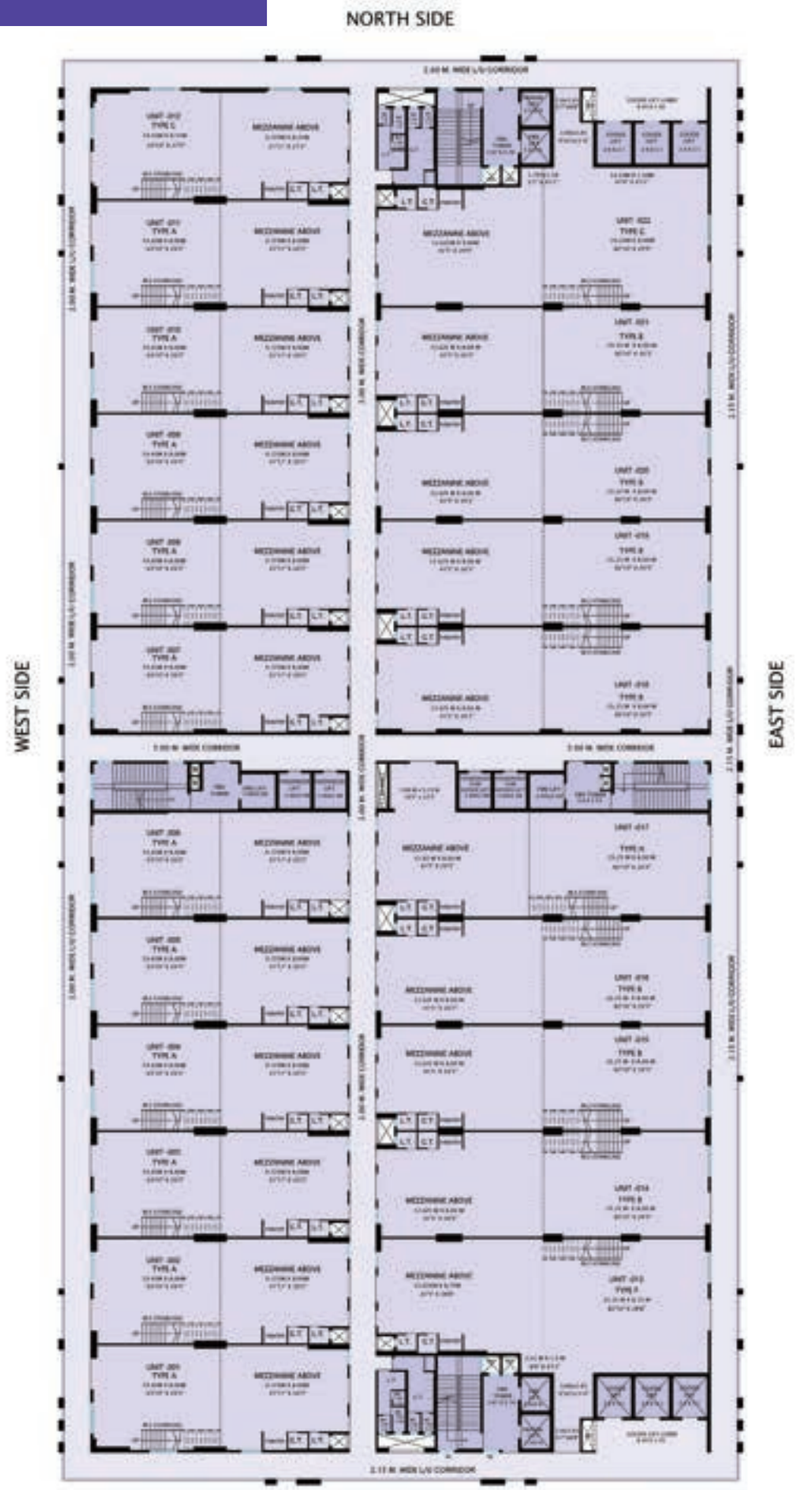
# SECTION




# GROUND FLOOR PLAN

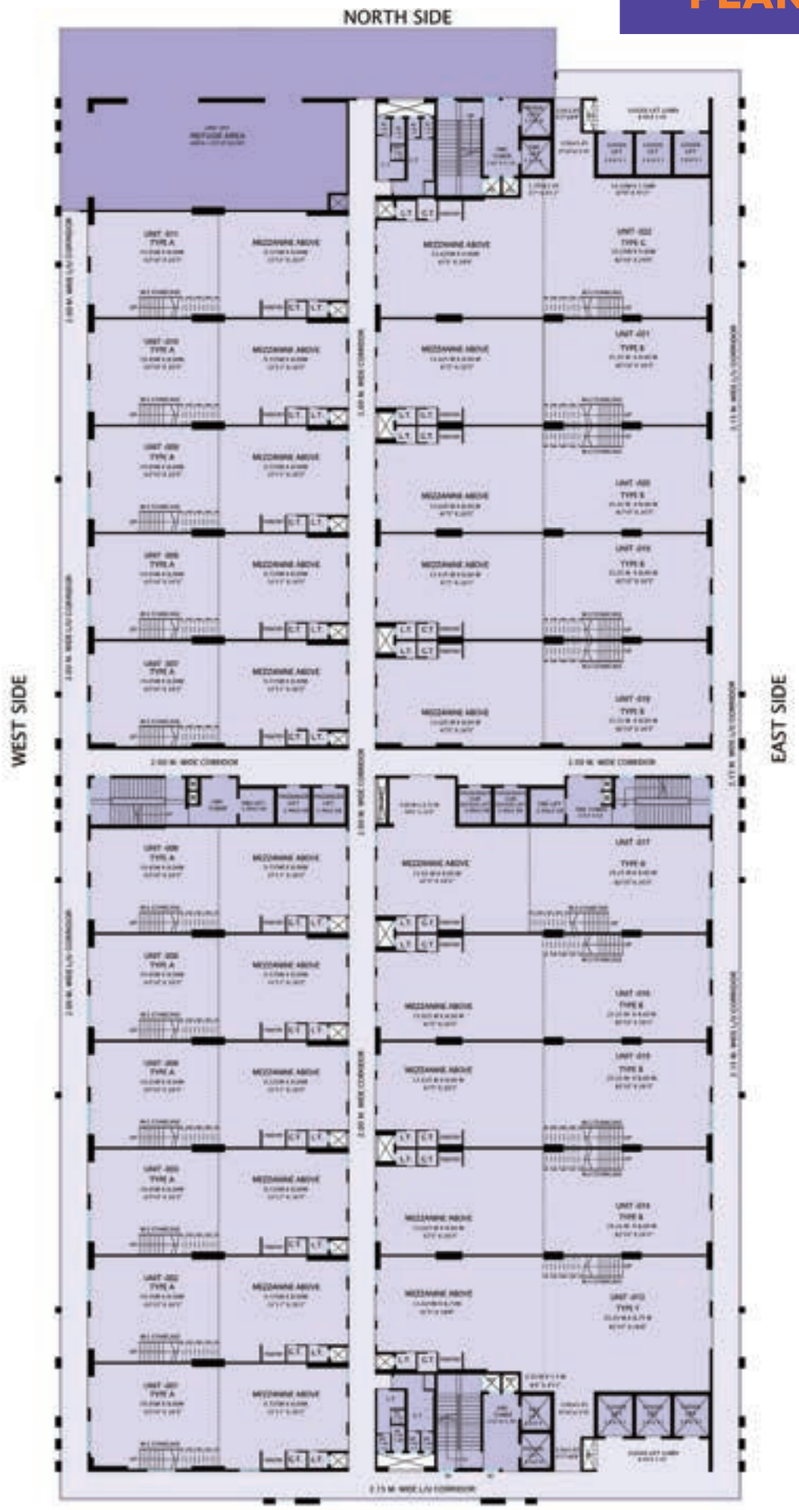


# TYPICAL FLOOR PLAN




TYPICAL FIRST FLOOR PLAN (1ST-4TH & 6TH, 7TH, 9TH & 10TH LEVEL)

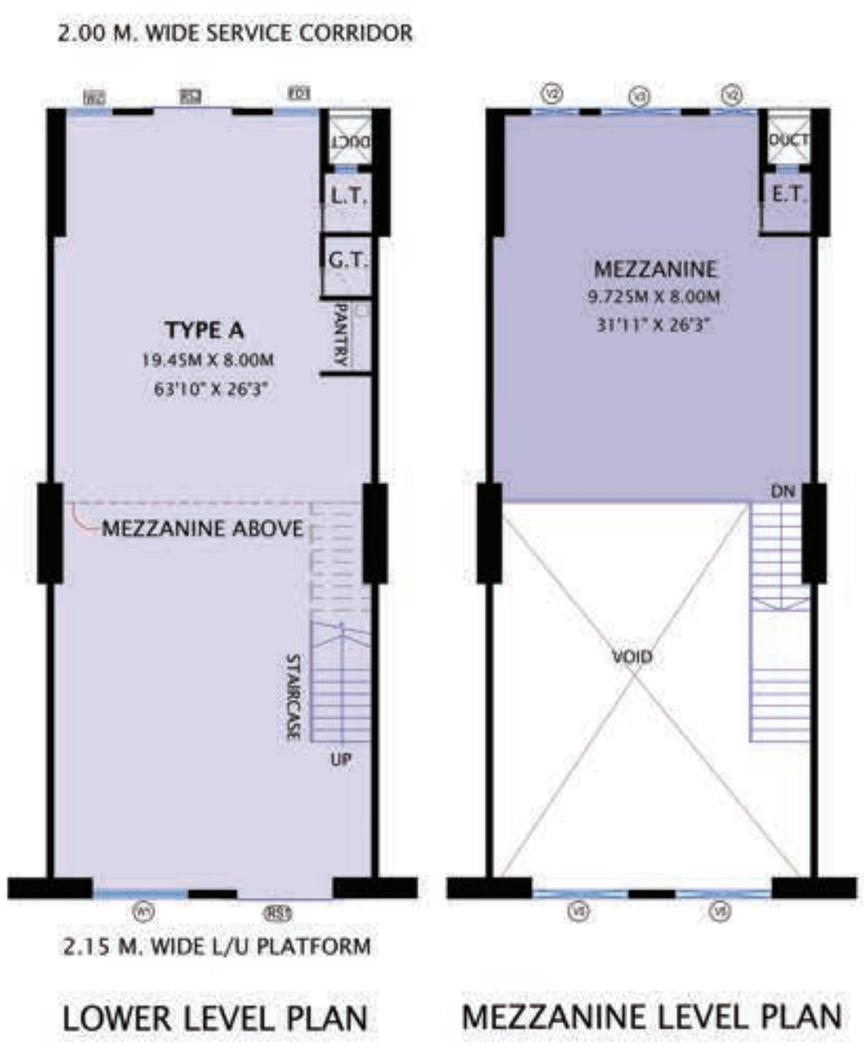
# REFUGE FLOOR PLAN




REFUGE FLOOR PLAN (5TH & 8TH FLOOR)

# UNIT PLAN

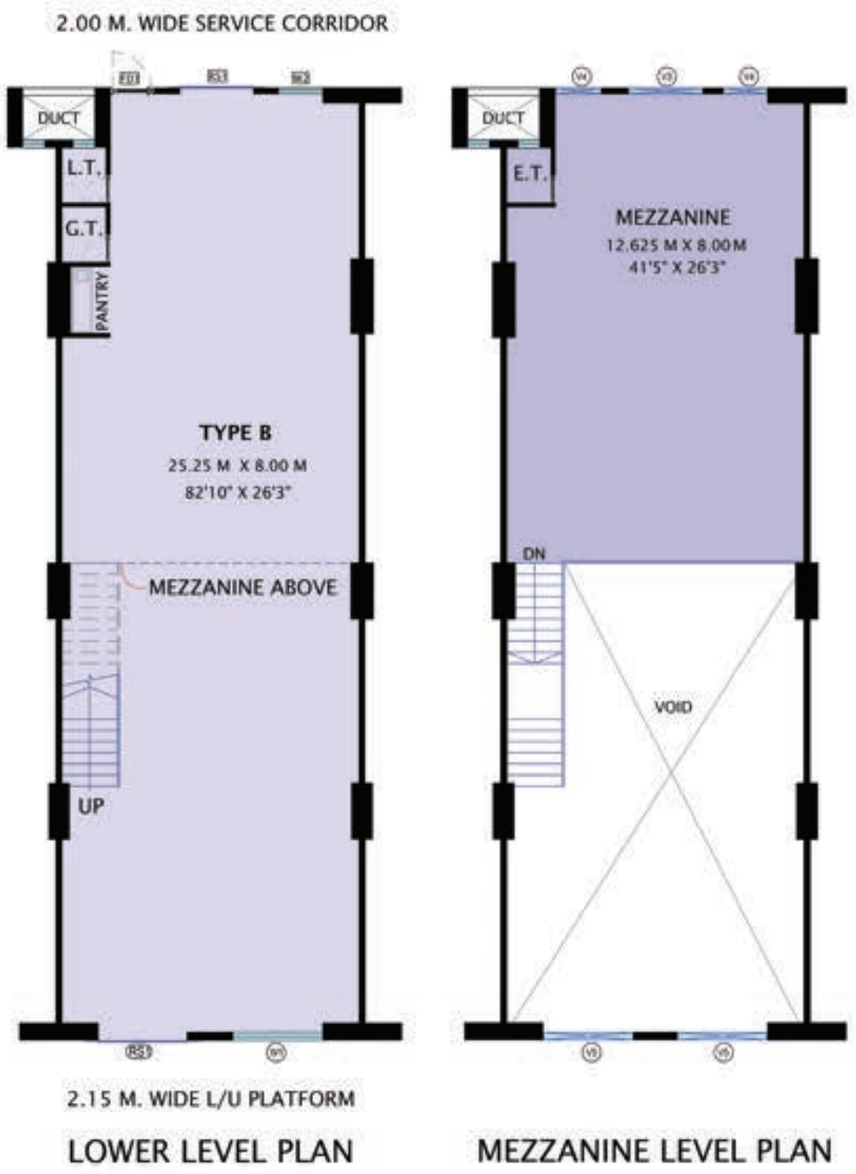
## UNIT PLAN - TYPE A




### Area Statment

| | | | | | |
|---|---|---|---|---|---|
| Type A | Floor area | 154.55 sq.m. | 230.47 sq.m. | 1664 sq.ft | 2481 sq.ft. |
| | Mezzanine area | 75.92 sq.m. | | 817 sq.ft | |

## UNIT PLAN - TYPE B

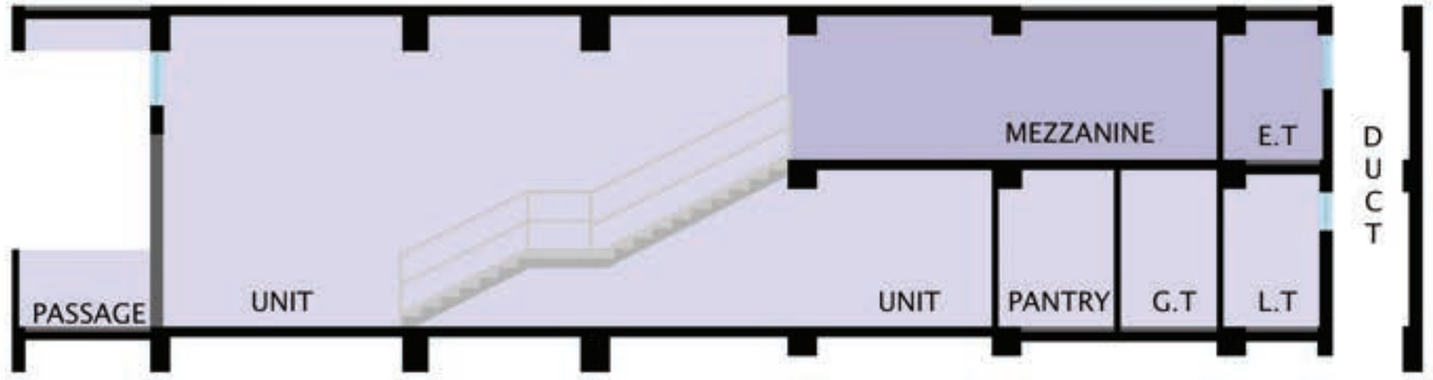



### Area Statment

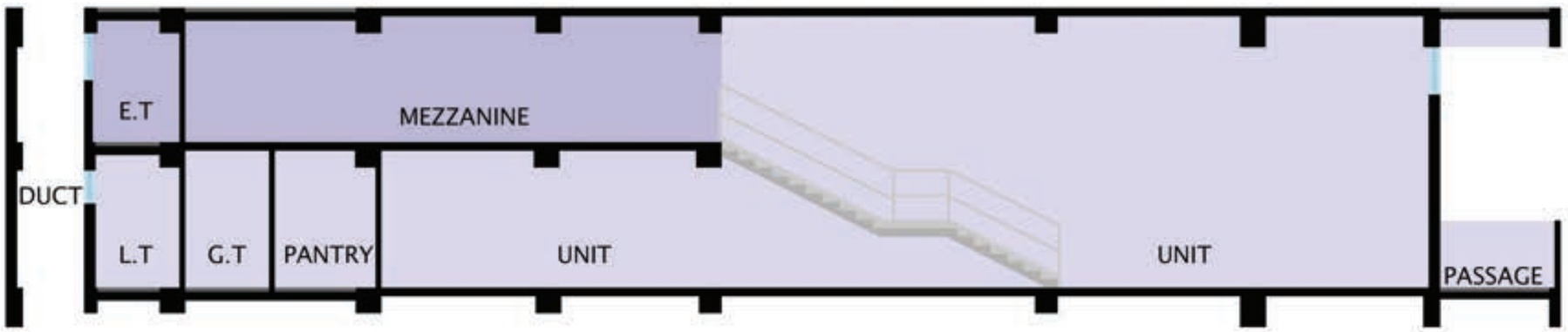
| | | | | | |
|---|---|---|---|---|---|
| Type B | Floor area | 200.95 sq.m. | 300.07 sq.m. | 2163 sq.ft | 3230 sq.ft. |
| | Mezzanine area | 99.12 sq.m. | | 1067 sq.ft | |

## SECTION

### UNIT SECTION - TYPE A




### UNIT SECTION - TYPE B



# SUVESHA E3 SPECIFICATIONS

## STRUCTURAL ELEMENTS

| | |
|---|---|
| Structure | RCC Structure designed to take load upto G+10 floors alongwith Upto 50% Mezzanine floors |
| Loading On Floor | Floor with Live load of 800 kg/sqmt UDL |
| Loading On Mezzanine | Mezzanine floor with Live load of 500 kg/sqmt UDL |
| Loading On Terrace | Terrace designed with live load of 800 kg/sqmt UDL and take Provision of Roof Top Solar system as well |

## BUILDING RELATED ELEMENTS

| | |
|---|---|
| Building Design | Excellent elevation with NBC based building design |
| Back Yard & Surrounding Area | Concrete paver blocks |
| Meter Room | Common meter room at ground level |
| Sewage network | Well-Connected sewage and drainage network with decentralized STP. |
| Storm Water Drainage | Well-Connected network of surface drainage & rain water drainage of buildings for entire project |
| Water Supply | Central Supply Water distribution to feed each building through building level UGT & OHT |
| Lift | 7 High Speed Passenger Lifts and 1 Exclusive Owners Lift with 20-25 passanger capacity<br>6 Nos of 2 Ton Goods Lift Better Brands for better performance. |
| Control Room | Space for Dedicated Control Room |

## GROUND FLOOR SPECIFICATIONS

| | |
|---|---|
| Plinth | 1.2 M (4 ft ) height Plinth with Loading - Unloading Platform |
| Entrance / Landing Area | Entrance & Landing Lobby for goods handling finished with Kota flooring |
| Passages | 2.15 mt (7'1") main passages for easy goods handling<br>2.00 mt (6'6") wide fire passages & interconnecting passage |
| Fire Fighting | Fire hydrant and hose reel system and Fire sprinkler facility in Lobby & passage with sprinklers system in each unit |
| Electrical Infrastructure | Common Meter room with connection to each unit MCB through Cable Trays |
| Telecom & Data Network | Provision for Telecom & Data Network facility at ground floor in control room<br>LED lighting in Passages & Staircase & Lobby area |
| Common Toilets | 2 toilet blocks with separate Gents & Ladies toilets with full height tilling<br>2 Handicape Toilets has been Provided on Ground floor with full height tilling<br>Branded Plumbing & sanitary fittings |
| Walls & Plaster | Walls in block works both External & Internal plaster in ready mix |
| Paint | External weather shield acrylic paint |
| Flooring in common area & staircase | Mirror Polished Kotah stone flooring with better workmenship |
| Waterproofing | Better waterproofing with 5yrs warranty |

## FIRST TO SEVENTH FLOOR

| | |
|---|---|
| Floor to Floor | Slab height 16 ft floor to floor inclusive of slab thickness |
| Slab, Columns, Beams | R.C.C. slab to take safe Live Load of 800 kg/sq.m. UDL for Gala Buildings |
| Flooring | Mirror Polished Kotah Stone in lobby and units |
| Walls | Concrete block wall 150 mm (6") thick with internal and external plaster |
| Window | Large size Aluminium Sliding windows with three/four tracks |
| Ventilators | Large size Ventilators provided with exhaust fans |
| Openings | 2.5 m (8'3") M.S Rolling Shutters |
| Plumbing | 24 hours water supply network. All plumbing pipes as per IS standards |
| Staircase | RCC Staircase with Kotah stone finish for tread and risers with wall Dado till 4'-0" feet height |
| Fire Escape Passage | 2.00 m (6'6") wide clear Fire Escape passages |
| External Paint | External weather shield Acrylic Paint |
| Internal Paint | Acrylic Emlusion Paint |
| External Passage Parapet wall | Passage Parapet wall in RCC 100 mm thk. & 1.20 m. height |
| Fire Detection Systems | As per applicable norms |

## TERRACE SPECIFICATIONS

| | |
|---|---|
| Slab | R.C.C. slab to take safe live Load 800 kg/sq.m UDL |
| Solar Energy | Provision for Roof Top Solar Energy System on Terrace Slab |
| Water | OverHead Water Tank for Domestic, Flushing & Fire Fighting System |
| Water proofing terrace | Waterproofing in brickbat coba with 5 year warranty |
| Parapet wall | 1.2m (4') ht parapat wall in brick masonary plastered on both faces |
| Ladder | M.S ladder for O.H tank |

# SUVESHA E3 SPECIFICATIONS

## FIRE FIGHTING INFRASTRUCTURE

Hydrant system with Landing Valves and Hose Reels

Fire hydrant and hose reel system and Fire sprinkler facility in Lobby & passage with sprinklers system in each unit

Fire exit doors opening to fire exit passages

Emergency Exit Signs

Fire Egress Exit RS

Refuge area on 5th floor & 8th floor as per applicable norms

## ELECTRICAL INFRASTRUCTURE

Installations in accordance with Industrial Norms with IS specification

| | |
|---|---|
| Unit design | 30 KVA load connection for each Type A units, 40 KVA load for Type B units, |
| L. T. Metering | Main Switch with busbars for all units and individual KWH meters and consumer main switches are provided in meter room |
| M.C.B | 50A TPN MCB for type A and 63A TPN MCB for type B provided in each unit with double earthing |
| Transformer | Provision of transformer for each individual building |
| Street light at park lvl | LED street lighting |

## UNIT RELATED ELEMENTS

Assumed Structural Load

| | |
|---|---|
| All Floors | Floor with live load capacity of 800kg/sq.m |
| | Provison for upto 50% Mezzanine facility to take operational live load of 500kg/sqmt. UDL |
| | Operationally suitable unit design for effective space utilization |
| | Tie beams eliminated past mezzanine for uninterrupted floor space |
| M.S Staircase | 1.5 m (5') wide Internal MS staircase for Mezzanine access |
| Doors & Windows | Provision for Fire RS in fire passage |
| | Large size shutter Aluminium sliding window for better cross ventilation & lighting alongwith Window provison in Mezzanine area |
| | Granite window sill |
| | 2.5 M X 2.4 M (8'3" X 7'10) Greaseless M.S. Rolling Shutters with push and pull operation with enamel paint |
| | 2.5 m X 2.0 M (8'3" X 6'7") Greaseless M.S. Rolling Shutters with Push and Pull operation with enamel on the Internal Side. |
| | Fire Rating Door has been Provided opening at Internal Service Corridor (6'7" fire passage) |
| | Window size at rear side size |
| Ventilators | Louvered ventilators for better air exchanges & No nuisance of water seepage / pigeon intrusion |
| | Provison for exhaust fan |
| | Provision of hook for HVLS fan |
| Electrical Infra | 30 KVA load connection for each Type A units, 40 KVA load for Type B units, |
| Flooring | Mirror Polished Kotah stone flooring with better workmenship both at floor level & Mezzanine level |
| Standard Gala Size | Type A - 19.45 M (63'8") X 8.00 M (26'3") = 230.47 sq.m (2481 sq.ft) Type B - 25.25 M (82'9") X 8.00 M (26'3") = 300.07 sq.m (3230 sq.ft) |
| Toilets | 1 Male, 1 Female and 1 Excecutive Toilet. Full height tiling in Internal toilets with branded plumbing fixtures 1.5 M (4'9") X 1.3 M (4'3") = 1.95 sq.m (21 sq.ft) |
| Walls & Plaster | Walls in Block works |
| | External - 20 mm thk double coat plaster in ready mix |
| | Internal - 12 mm thk single coat plaster in ready mix with neeru finish |
| Paint | 2 Coats of Semi Acrylic Emlusion Paint- Internal side |
| | 2 Coats of weather shield max Elastic Paint- External side |
| Pantry | Provision for pantry with sink in every unit |

## PARK LEVEL ELEMENTS

Provision for family Studio Apartment & 1 BHK (Open Kitchen)

Provision for Marketing Center

Provision for installation of Security System with CCTV surveillance

Master control room at infra level

# COMPARISON CHART

| SPECIFICATION | E3 BUILDING SUVESHA | | E8 BUILDING AVYA | PHASE 1 GALA BUILDING |
|---|---|---|---|---|
| **I. UNIT RELATED ELEMENTS** | **TYPE A** | **TYPE B** | | |
| 1. Standard Gala Size | | | | |
| Width | 8.00 M (26'-3") | 8.00 M (26'-3") | 7.91 M (26' 0") | 7.25 M (23' 10") |
| Length | 19.45 M (63'-8") | 25.25 M (82'-10") | 22.40 M (73' 6") | 19.30 M (63' 4") |
| Height | 5.00 M (16' 4") | 5.00 M (16' 4") | 5.00 M (16' 4") | 4.88 M (16' 0") |
| Lower level carpet area | 154.55 Sq.M (1663.58 Sq.Ft) | 200.95 Sq.M (2163.03 Sq.Ft) | 177.31 Sq. M (1908.56 Sq.Ft ) | 140.31 Sq. M (1510.30 Sq.Ft ) |
| 2. Mezzanine 50% | | | | |
| Width | 8.00 M (26'-3") | 8.00 M (26'-3") | 7.91 M ( 26' 0") | No mezzanine provided |
| Length | 9.72 M (31'-9") | 11.35 M (37'-3") | 11.35 M (37' 3") | |
| Height | 2.40 M (7' 10") | 2.40 M (7' 10") | 2.4 M (7' 10") | |
| Total mezz carpet area | 75.92 Sq.M (817.20 Sq.Ft) | 99.12 Sq.M (1066.93 Sq.Ft) | 87.55 Sq. M (942.40 Sq.ft) | |
| **Total Unit + Carpet Area** | 230.47 Sq. M (2480.78 Sq.ft) | 300.07 Sq. M (3229.95 Sq.ft) | **264.65 Sq. M (2848.70 Sq.ft)** | |
| Staircase to mezzanine | 1.5 M wide M S staircase | 1.5 M wide M S staircase | 1.5 M wide M S staircase | No mezzanine provided |
| 3. Loading<br>Construction to carpet area ratio | 33% | | 31% | 26% |
| 4. BTS Provision | Prefabricated 1.5 M (5' 0") wide M S staircase, hence seamless combining of galas by removing the walls only<br>Tie beams eliminated past mezzanine for uninterrupted floor space | | Prefabricated 1.5 M (5' 0") wide M S staircase, hence seamless combining of galas by removing the walls only | Structure not designed for mezzanine |
| 5. Services in gala unit | | | | |
| a) Toilets Inside gala | 3 WC (Gents, Ladies & Excecutive) 1.5 M X 1.2 M (4'11" X 4') with branded plumbing fixtures and tiling | | 3 WC (Gents, Ladies & Excecutive) 1.2 M X1.2 M (4'0"X4'0") with branded plumbing fixtures and tiling | 1 Common Toilet 1.2 M X 1.3 M (4'0" X 4'3") |
| b) Pantry | Provision for pantry with sink in every unit | | Provision for pantry with sink in every unit | No provision for pantry |
| c) Electrical connected load | 30 KVA load connection for each Type A units, 40 KVA load for Type B units, | | 40 KVA load connection for each individual units | 10 KVA load connection |
| 6. Shutters, Doors & windows | | | | |
| I) Opening shutters | Greaseless M.S. Rolling Shutters with push and pull operation with enamel paint | | Medium gauge better quality Greaseless M.S. Rolling Shutters | Regular MS Rolling shutter |
| II) Back side shutters | Greaseless M.S. Rolling Shutters with push and pull operation with enamel paint | | Medium gauge better quality Greaseless M.S. Rolling Shutters | No RS on Rear side, Only Fire Door at Rear Side |
| III) Toilet doors | Waterproof Bakelite door with Green Marble frame | | Waterproof Bakelite door with Green Marble frame | Wooden Door |
| IV) Floor windows | Higher gauged Front side window 2.40 M X 2.10 M (8' x 7 ') alluminium window<br>Higher gauged Rear side window 1.5 M X 1.20 M (5' x 4 ') alluminium window | | 2.4 M X 2.1 M (8 ' 0"x 6 '10') 3/4 track, shutter Aluminium sliding window<br>1.5 M X 2.1 M (5 ' 0"x 6 '10') 3/4 track, shutter Aluminium sliding window rear side | 2 Nos, 1.2 M X 1.2 M (4' x 4 ') Standard alluminium window<br>2 Nos, 1.2 M X 1.2 M (4' x 4 ') Standard alluminium window |
| V) Mezzanine windows | Higher gauged Rear side - 2.4 M X 1.2 M (8'0" x 4'0") 3/4 track, shutter Aluminium sliding window<br>Higher gauged Rear Side - 1.5 M X 1.2 M (4'11" x 4'0") 3/4 track, shutter Aluminium sliding window | | 2 Nos of 2.4 M X 1.2 M (8 ' 0" x 4'0" ) 3/4 track , shutter Aluminium sliding window | No Mezzanine |
| VI) Ventilators | Higher gauged Front side 2 numbers - 2.40 M X 0.85 M (8" x 2'-10" ') alluminium louvered ventillator | | 2 Nos. of 2.4 M X 0.7M (8'0" x 2' 3") Louvered ventilators at shop front for better air exchanges & No nuisance of water seepage / peigon intrusion | 1 Nos of 6.4 M X 0.6 M (21' x 2 ') RCC jali creating issues of water seepage/piegon intrusion |

# COMPARISON CHART

| SPECIFICATION | E3 BUILDING SUVESHA | E8 BUILDING AVYA | PHASE 1 GALA BUILDING |
|---|---|---|---|
| 7. Building Related Element<br>I) Type of structure | Heavy super structure, as per NBC 2018 norms<br>Structure designed with provision upto G+10 floors<br>Floor live load of 800 kg/sqmt<br>Mezz loading of 500 kg/sqmt<br>Terrace loading of 800 kg/sqmt with Provision of Roof Top Solar system | Heavy super structure, as per NBC 2018 norms<br>Structure designed with provision upto G+9 floors<br>Floor live load of 800 kg/sqmt<br>Mezz loading of 500 kg/sqmt<br>Terrace loading of 800 kg/sqmt with Provision of Roof Top Solar system | Light structure<br>G+3 structure<br>Floor live load of 500 kg/sqmt<br>No Mezzanine<br>Terrace loading of 200 kg/sqmt, No provision for solar panels |
| II) Goods Lift Lobby area | 1.20 times Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring | 1.50 times Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring | Standard sizes lobbies provided with standard kota flooring |
| III) Back Yard & Surrounding Area | All side Concrete road around the building | All side Concrete road around the building | Paver block |
| IV) Passages | 2.1 mt main passages for easy goods handling<br>2.0 mt fire passages, equivalent to normal passages<br>2.0 mt wide interconnecting passage | 2.25 M ( 7'5" ) main passages for easy goods handling<br>1.5 M (5' 0") clear fire passages, equivalent to normal passages | 1.8 mt main passages -1.0 mt fire passages |
| V) Lifts<br>a Passenger lift<br>b Goods lift load<br>c Common lift | 8 High Speed Passenger Lifts with 20-25 passenger capacity inclusive of Owner Lift<br>6 High Speed Goods lifts for 24 Galas with Automatic doors with 2 Tonnnes capacity<br>2 Goods Cum Passenger Lift in central core | 2 High Speed Passenger Lifts for 8 galas<br>15-20 passanger capacity<br>2 High Speed Goods Lifts for 8 galas<br>2 Tonnes passanger capacity | 2 Passenger Lifts for 12 galas<br>8-10 passanger capacity lifts<br>2 goods lift for 12 galas with collapsible door<br>2 Tonnes capacity |
| VI) Electrical Infrastructure | Common meter room at ground with connection to each unit MCB through cable trays<br>Separate meter room for electrical & telecom infra<br>lighting arrestor as per NBC-2016,<br>LED Lighting in Passages & Staircase & Lobby area | Common meter room at ground with connection to each unit MCB through cable trays<br>Separate meter room for electrical & telecom infra<br>Lighting arrestor as per NBC-2016,<br>LED Lighting in Passages & Staircase & Lobby area | Common meter room at ground with connection to each unit MCB through wall clamping,<br>No Separate meter room provision,<br>No provision of lighting arrestor,<br>Normal Lighting in Passages & Staircase, |
| VII) Staircase | RCC Staircase with Kotah stone finish for tread and risers with both side wall Dado till 4'-0" feet height | RCC Staircase with Kotah stone finish for tread and risers with both side wall Dado till 4'-0" feet height | Staircase with skirting only, RCC staircase with Tandoor stone finish |
| IX) Flooring in common area & staircase | Mirror polish Kotah stone flooring | Mirror polish Kotah stone flooring | I.S. Flooring provided |
| X) External Passage Parapet wall | Passage Parapet wall in RCC 100 mm thk. & 1.20 M (4'0"). Height with marble coping | Passage Parapet wall in RCC 100 mm thk. & 1.20 M (4'0"). Height with marble coping | 1m parapat wall plastered with double coat plaster |
| XI) Solar System | Provision for roof top solar | Provision for roof top solar | No such provision |
| XII) Building elevation | Excellent elevation | Excellent elevation | Standard elevation |
| XIII) CCTV | All around CCTV network including passeges, staircases, lobby area, lifts and common areas | All around CCTV network including passeges, staircases, lobby area, lifts and common areas | Not provided |

# COMPARISON CHART

| SPECIFICATION | E3 BUILDING SUVESHA | E8 BUILDING AVYA | PHASE 1 GALA BUILDING |
|---|---|---|---|
| 8. Fire Fighting Infrastructure<br>a) Unit level | Entire system in and around the building to get factory licenses for each unit as per NBC 2018<br>Fire Alarms system<br>Smoke detectors<br>Fire sprinkler | Entire system in and around the building to get factory licenses for each unit as per NBC 2018<br>Fire Alarms system<br>Smoke detectors<br>Fire sprinkler | Not provided in gala |
| b) Building Level | Fire sprinkers in all lobby & common area and All fire facility in built inside the gala<br>Proposed refuge area<br>Fire Alarms<br>Smoke detectors<br>Fire hydrands<br>Fire sprinkler UGT<br>Jokey pumps & back up deisel pumps<br>Fire towers with lift in compliance of NBC 2018<br>Fire passage on backside of all units connected to fire towers<br>Entire system to get factory licenses for each unit as per NBC 2018 | Fire sprinkler system in the lobby and passage areas, as well as inside each individual Gala unit<br>Refuge area as per applicable norms<br>Fire Alarms<br>Smoke detectors<br>Fire hydrands<br>Fire sprinkler UGT<br>Jokey pumps & back up deisel pumps<br>Fire towers with lift in compliance of NBC 2018<br>Fire passage on backside of all units connected to fire towers<br>Entire system to get factory licenses for each unit as per NBC 2018 | External fire hydrants with sprinklers in common areas<br>No separate refuge area |

# INDUSTRIAL GALA PURCHASE BANK SCHEME

## A. BUNDLING SCHEME FROM BANK FOR PURCHASE OF GALA UNITS (EXCL. GST)

### Scheme Overview

| S/N | Particulars | UOM | Details |
|---|---|---|---|
| 1 | Value of Unit [Excl. GST & Other Charges] | ₹ In Lacs | 137.31 |
| 2 | Own Contribution | ₹ In Lacs (20%) | 27.46 |
| 3 | Bank Loan | ₹ In Lacs (80%) | 109.85 |
| 4 | Interest Rate | % | 9.00% |
| 5 | Loan term | Year | 10-15 Yrs. |
| 6 | Principal Moratorium | | Till the time of Possession |
| 7 | Interest Moratorium | | NIL |
| 8 | Monthly EMI In ₹ as below : | | |
| | For 10 Years | ₹ In Lacs | 1.39 |
| | For 15 Years | ₹ In Lacs | 1.11 |
| 9 | Upfront Payment [9.50% of Value] | ₹ In Lacs | 13.04 |
| 10 | GST @ 18% | ₹ In Lacs | 2.35 |
| 11 | Stamp Duty & Registration Charges @ 5% | ₹ In Lacs | 7.18 |
| | **Total Upfront Payment [9+10+11]** | ₹ In Lacs | **22.57** |
| 12 | Total GST @ 18% | ₹ In Lacs | 24.72 |
| 13 | Development & Other Charges | ₹ In Lacs | 7.56 |
| | **Total Value (1+11+12+13)** | | **176.76** |

### Parallel Funding Scheme

₹ In Lacs

| Installments | Due (%) | Due Amount (₹) | Promotor Funding | Bank Funding |
|---|---|---|---|---|
| **Value of Unit** | | 137.31 | 20% | 80% |
| On Completion till First Floor Slab | 50% | 68.65 | 13.73 | 54.92 |
| On Completion of Second Floor Slab | 10% | 13.73 | 2.75 | 10.98 |
| On Completion of Third Floor Slab | 10% | 13.73 | 2.75 | 10.98 |
| On Completion of Fourth Floor Slab | 4% | 5.49 | 1.10 | 4.39 |
| On Completion of Fifth Floor Slab | 4% | 5.49 | 1.10 | 4.39 |
| On Completion of Sixth Floor Slab | 4% | 5.49 | 1.10 | 4.39 |
| On Completion of Seventh Floor Slab | 3% | 4.12 | 0.82 | 3.30 |
| On Completion of Eighth Floor Slab | 3% | 4.12 | 0.82 | 3.30 |
| On Completion of Nineth Floor Slab | 3% | 4.12 | 0.82 | 3.30 |
| On Completion of Tenth Floor Slab | 3% | 4.12 | 0.82 | 3.30 |
| On Completion of External / Internal Plaster | 3% | 4.12 | 0.82 | 3.30 |
| On Possession | 3% | 4.12 | 0.82 | 3.30 |
| Total | 100% | 137.31 | 27.46 | 109.85 |

Note: The Bank Funding is subject to Customer's Eligibility, CIBIL Score and as per Bank's internal Assessment

### Pre- EMI Plan

| Year | Interest (₹ In Lacs) |
|---|---|
| PRE-POSSESSION (Year 1) | |
| MONTH-1 | - |
| MONTH-2 | - |
| MONTH-3 | - |
| MONTH-4 | - |
| MONTH-5 | - |
| MONTH-6 | - |
| MONTH-7 | - |
| MONTH-8 | - |
| MONTH-9 | - |
| MONTH-10 | - |
| MONTH-11 | 0.10 |
| MONTH-12 | 0.15 |
| MONTH-13 | 0.21 |
| MONTH-14 | 0.31 |
| MONTH-15 | 0.36 |
| MONTH-16 | 0.41 |
| MONTH-17 | 0.51 |
| MONTH-18 | 0.54 |
| MONTH-19 | 0.56 |
| MONTH-20 | 0.60 |
| MONTH-21 | 0.62 |
| MONTH-22 | 0.64 |
| MONTH-23 | 0.67 |
| MONTH-24 | 0.68 |
| MONTH-25 | 0.70 |
| MONTH-26 | 0.73 |
| MONTH-27 | 0.75 |
| MONTH-28 | 0.76 |
| MONTH-29 | 0.76 |
| MONTH-30 | 0.76 |
| MONTH-31 | 0.79 |
| MONTH-32 | 0.79 |
| MONTH-33 | 0.79 |
| MONTH-34 | 0.79 |
| MONTH-35 | 0.79 |
| MONTH-36 | 0.79 |
| **Total** | **15.58** |

### EMI Payment Plan

| Particulars | EMI Amount (₹ In Lacs) |
|---|---|
| Monthly EMI | 1.11 |
| Yearly EMI | 13.37 |
| 15 Year's Total EMI | 200.54 |

### Various Bank's & Its Scheme For Gala

| Particulars | ICICI | Kotak Bank | KJSB | NKGSB |
|---|---|---|---|---|
| Scheme | 20;80 | 20;80 | 20;80 | 20;80 |
| | 10;90 | 5;20/5;20/5;20/5;20 | 5;20/5;20/5;20/5;20 | 5;20/5;20/5;20/5;20 |
| Interest Rate | 9% p.a. | 9.25% p.a. | 9.5% p.a. | 9.5% p.a. |
| Loan Tenor | 10 to 15 Yrs | 10 to 15 Yrs | 10 to 12 Yrs | 10 to 12 Yrs |
| Till Possession no EMI only Interest | Till Possession | Till Possession | Till Possession | Till Possession |
| Stamp Duty & Registration | 20% +Stamp Duty | 5%+ stamp Duty | 5%+ stamp Duty | 5%+ stamp Duty |
| Per month EMI ₹ 1,00,000/- | Rs 833 | Rs 1029 | Rs 1166 | Rs 1166 |

# INDUSTRIAL GALA PURCHASE BANK SCHEME

## A. BUNDLING SCHEME FROM BANK FOR PURCHASE OF PLANT & MACHINERY

### Scheme Overview

| S/N | Particulars | UOM | Details |
|---|---|---|---|
| 1 | Value of Plant & Machinery [GST & other chg extra] | ₹ In Lacs | 234.94 |
| 2 | Own Contribution | ₹ In Lacs (25%) | 58.74 |
| 3 | Bank Loan | ₹ In Lacs (75%) | 176.21 |
| 4 | Interest Rate | % | 9.50% |
| 5 | Loan Term | Years | 7 yrs |
| 6 | Principal Moratorium | Months | 6 |
| 7 | Monthly EMI | ₹ In Lacs | 3.04 |
| 8 | Upfront payment | ₹ In Lacs | 58.74 |
| 9 | GST @ 12% | ₹ In Lacs | 28.19 |
| 10 | Others (Accessories & Installation Cost) | ₹ In Lacs | 2.00 |
| | **Total P & M Value (1+9+10)** | | **265.14** |

Note: We are assuming P & M cost at 1.5 times of property value

### EMI Payment Plan

| Year | EMI Amount (₹ In Lacs) | Interest Amount (₹ In Lacs) | Total Outflow (₹ In Lacs) |
|---|---|---|---|
| OWN CONTRIBUTION | 58.74 | | 58.74 |
| YEAR-1 MONTH-1 | | 1.39 | 1.39 |
| MONTH-2 | | 1.39 | 1.39 |
| MONTH-3 | | 1.39 | 1.39 |
| MONTH-4 | | 1.39 | 1.39 |
| MONTH-5 | | 1.39 | 1.39 |
| MONTH-6 | | 1.39 | 1.39 |
| ½ YEAR 1 | 18.22 | | 18.22 |
| YEAR-2 | 36.44 | | 36.44 |
| YEAR-3 | 36.44 | | 36.44 |
| YEAR-4 | 36.44 | | 36.44 |
| YEAR-5 | 36.44 | | 36.44 |
| YEAR-6 | 36.44 | | 36.44 |
| YEAR-7 | 36.44 | | 36.44 |
| **TOTAL** | **295.59** | **8.37** | **303.96** |

### Various Bank's & its Scheme for P&M

| Particulars | ICICI | NKGSB | KJSB | Bank Of Baroda |
|---|---|---|---|---|
| Scheme | 25:75 | 25:75 | 25:75 | 25:75 |
| Interest Rate | 9.50% p.a. | 9.50% p.a. | 9.50% p.a. | 9.50% p.a. |
| Loan Tenor | 7 Yrs | 7 Yrs | 7 Yrs | 7 Yrs |
| Till Possession No EMI Only Interest | 6 month | 6 month | 6 month | 6 month |
| Per month EMI ₹ 1,00,000/- | Rs 1634 | Rs 1634 | Rs 1634 | Rs 1634 |

### Bundling Of Working Capital For Business

| S/N | Particulars | UOM | Details |
|---|---|---|---|
| 1 | Turnover (2 times of P&M Value) | ₹ In Lacs | 469.89 |
| 2 | Working capital eligibility (20% of Turnover) | ₹ In Lacs | 93.98 |
| 3 | Own contribution of WC @25% | ₹ In Lacs | 23.49 |
| 4 | Bank WC loan @ 75% | ₹ In Lacs | 70.48 |
| 5 | Interest Rate p.a. | % | 9.50% |
| 6 | WC Renewal Cycle | Year | 1Yr |
| 7 | Stock cover ratio | | Higher than 1 |
| 8 | Debtors cover ratio | | Less than 90 days |
| 9 | Creditor cover ratio | | Less than 90 days |

## C.G.T.M.S.E Scheme (Credit Guarantee Fund Trust of Micro and Small Enterprises)

| SR NO | Particulars | ICICI | Kotak | Axis Bank | Bank of Baroda |
|---|---|---|---|---|---|
| 1 | Scheme | 25:75 | 25:75 | 25:75 | 25:75 |
| 2 | Interest Tate | 9.75% p.a. | 9.5% p.a. | 9.75% p.a. | 9.5% p.a. |
| 3 | Loan Tenor | 1 yr renewal base | 1 yr renewal base | 1 yr renewal base | 1 yr renewal base |
| 4 | Processing fees | 1% Processing fees on renewal base | 1% Processing fees on renewal base | 1% Processing fees on renewal base | 1% Processing fees on renewal base |
| 5 | Collateral Security | 1) Nil for limits up to ₹ 2 .00 Cr with CGTMSE Coverage | | | |
| | | 2) Hybrid model of CGTMSE with collteral of 25% for the poration uncovered under CGTMSE for limits above ₹ 2.00 Cr. | | | |

# CENTRAL GOVT. SUBSIDIES FOR GARMENTS UNITS

## 1.1 Project Cost and Means of Finance

### A.Project Cost

| SN | PARTICULARS | ₹ In Lacs | % |
|---|---|---|---|
| 1 | Gala Unit (all inclusive Price) | 176.76 | 39.68% |
| 2 | Plant & Machinery with Accessories | 265.14 | 59.52% |
| 3 | Misc. Expenditures | 3.54 | 0.79% |
| | TOTAL | **445.43** | **100.00%** |

### B.Means Of Finance

| SN | PARTICULARS | ₹ In Lacs | % |
|---|---|---|---|
| 1 | Promoters Contribution | 159.38 | 35.78% |
| 2 | Term Loans from Bank (Secured) | 286.05 | 64.22% |
| | TOTAL | **445.43** | **100.00%** |

## 1.2 State Government Subsidies

| SN | SUBSIDIES | ₹ In Lacs | Subsidy (%) |
|---|---|---|---|
| 1 | 30% Capital Subsidy on Machinery Basic value | 42.42 | 30% |
| | TOTAL | **42.42** | |

### A . State Govt. Electricity Subsidy

| SN | SUBSIDIES | ₹ In Lacs | Subsidy |
|---|---|---|---|
| 1 | ₹ 3.77 per unit for Consumer below 27 HP (5 Years) | 14.36 | ₹ 3.77/unit |
| | TOTAL | **14.36** | |

| |
|---|
| Note 1 : The subsidies are applicable till the date of scheme or 5 years as may be guided by Ministry of Textile, GoI |
| Note 2 : All terms & conditions as per relevant Govt. policies are applicable |

## 1.3 Investment to Subsidies Ratio Analysis

### A. Summary Of Investment And Subsidies

| SN | PARTICULARS | ₹ In Lacs | % |
|---|---|---|---|
| 1 | **Total project cost:** | 445.43 | 100% |
| | | | |
| 2 | **Means of finance:** | | |
| | Own contribution | 159.38 | 36% |
| | Bank loan | 286.05 | 64% |
| | **Total** | **445.43** | **100%** |
| | | | |
| 3 | **State Govt. Subsidies** | | |
| a | 30% Capital Subsidy on Machinery Basic value | 42.42 | |
| b | ₹ 3.77 per unit for Consumer below 27 HP (5 Years) | 14.36 | |
| | **Total (a + b)** | **56.78** | |

### B. Ratio Analysis

| SN | PARTICULARS | ₹ In Lacs | % |
|---|---|---|---|
| 1 | Subsidy on Total Project Investment (SOI) | 56.78 | 13% |
| 2 | Subsidy on Promoter's Equity (SOI) | **56.78** | 36% |

# BRANDS IN MAGUS FASHION CITY

RedRose FEEL FREE | yoke lingerie | JULIET Her Best Friend | VIVAMINS | SALIENT BE DESIRABLE

Cherrywinkle | LADY Beauty | Sleepline | SWAN PRODUCTS | LAM

Liona LINGERIE | Sukanya | RAJUL | Red Rose | Vanda

BLAZO | CASBAH | INTICEDE

focusjeans | arbit exports ltd. | Double Bull | AVOQ | JUKI

...AND MANY MORE

# WHAT OUR ESTEEMED CLIENTS SAY ABOUT US



**- FANEET KAPOOR** | Creative Garments

Since we deal with a lot of international clients, the factory that we have made is based on the compliance exactly as per their requirements, and being at MFC gave us the opportunity to do that. We have 24*7 excellent electricity supply without any staggering or anything. The good part about MFC is they have provided us with skilled and unskilled labour, also the fact that Bhiwandi is a logistics hub helps our business a lot.



**- BABUBHAI AAHIR** | Challenge

This city (Magus Fashion City) is built exclusively to cater to the garment and textile industry, There is an approximate difference of 90% in prices in here and at Mumbai and Phase-2 planning (by Mayur Bhai), will scale up to 10,000 to 12,000 more employees. It is quite easy to find workers here. Small to big merchandise exporters buy goods from here.



**- BABUBHAI AHIR** |

We moved to MFC to expand our business and the environment has been much better here. In Bombay, if you can afford to buy space for 2 gala's, that same price can get 10 spacious gala's in MFC. Our business has almost doubled since coming to MFC. We were not able to meet such production capacity at the earlier place but that has not been the problem here. We have almost 70% of women staff working with us.



**- MANISH GOEL** | Pure Source

Exporting to various brands like Diesel, Decibel, Keir Carmen and various other brands all over Europe. Since we have moved here, we are producing around 100,000 pieces of garments a month over here. All facilities over here are very good. The Park is well connected by road to Bombay, so transportation is not a problem. There's almost like twelve to fifteen thousand people working here, so phase-2 according to me should have actually come up 3 years ago. Anybody who is looking for a good manufacturing facility, just grab this opportunity and buy a place at MFC.