



FOR QUERIES CONTACT:

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Great Value Group
(Palika Towns LLP)**

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2 MILLION sq. ft.

FULLY INTEGRATED FACILITY
AVAILABLE FOR LEASE

GREAT VALUE
LOGISTICS & INDUSTRIAL PARK

66 Udyog Vihar, Surajpur Kasna Road
Greater Noida, UP

Escalating Your Growth...

(Facility earlier known as Moserbaer Factory)

About Company



Great Value Group has been in business since 1970 and has diversified portfolio comprising of industries like glass ware, packaging, Food Processing (Ready-To-Eat Energy Foods), Real Estate & Infrastructure Development & have delivered residential township of 20 acres in sector 107, Noida by the name of GreatValue Sharanam and other residential projects in Gurugram. The group is also into land aggregation and has land across North India.

We are also in business of acquiring stressed assets from NCLT & owns:

- 67 acres of logistics and industrial park in Greater Noida, earlier owned by Moserbaer which is leased to mobile manufacturing, white goods operator, fast moving consumer goods company and JCB manufacturers
- JV with ATS Group for ATS Meadows (earlier known as 1000Trees Housing Projects), an integrated township, spread across 13.5 acre at Sector 105 in the heart of Gurugram.
- 108 acre of CLU converted land, access from the main Sohna Tavdu Road, 4.5 km away from Kundali Manasee Palwal Expressway.



Vision

Build, operate and enhance infrastructure for rendering dependable industrial support.



Mission

Align, focus and sustain as a viable Industrial Solution Provider, contributing towards your success.

About Project



GREAT VALUE LOGISTICS & INDUSTRIAL PARK

Plot Area: 270201 Sq. Mt,
A Grade Built Up & BTS space available of **20 Lac sq.ft.**

- PEB & RCC Structure
- Well maintained RCC Roads
- underground drainage system
- 24 hour security
- CCTV Cameras
- STP Plant
- Well Maintained Green Belt
- proper street light 4 Km from Pari Chowk near LG Chowk.

Address: 66 Udyog Vihar, Surajpur Kasna Road, Greater Noida, UP

Grade "A" facility in Gt. Noida's prime industrial park

Location	66, Udyog Vihar, Greater Noida - UP
Land Area	66.74 Acres
Ownership	Owned by M/s Palika Towns LLP
F.A.R	1
Ground Coverage	55%
Zone	Industrial / Storage
Access	3 kms from L.G Chowk via Surajpur-Kasna



Proper Street Lights



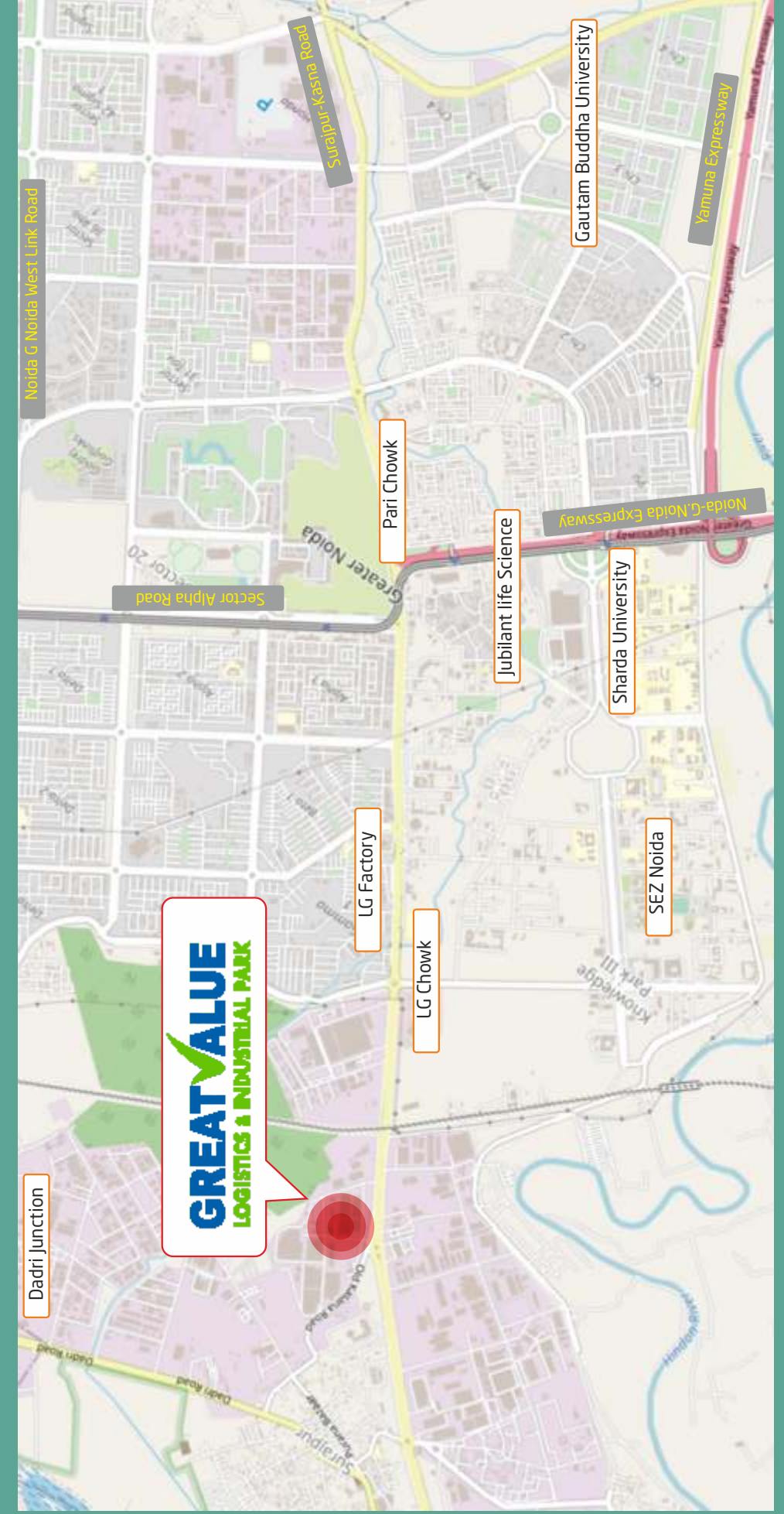
Well Maintained Green Belt

24 Hour Security







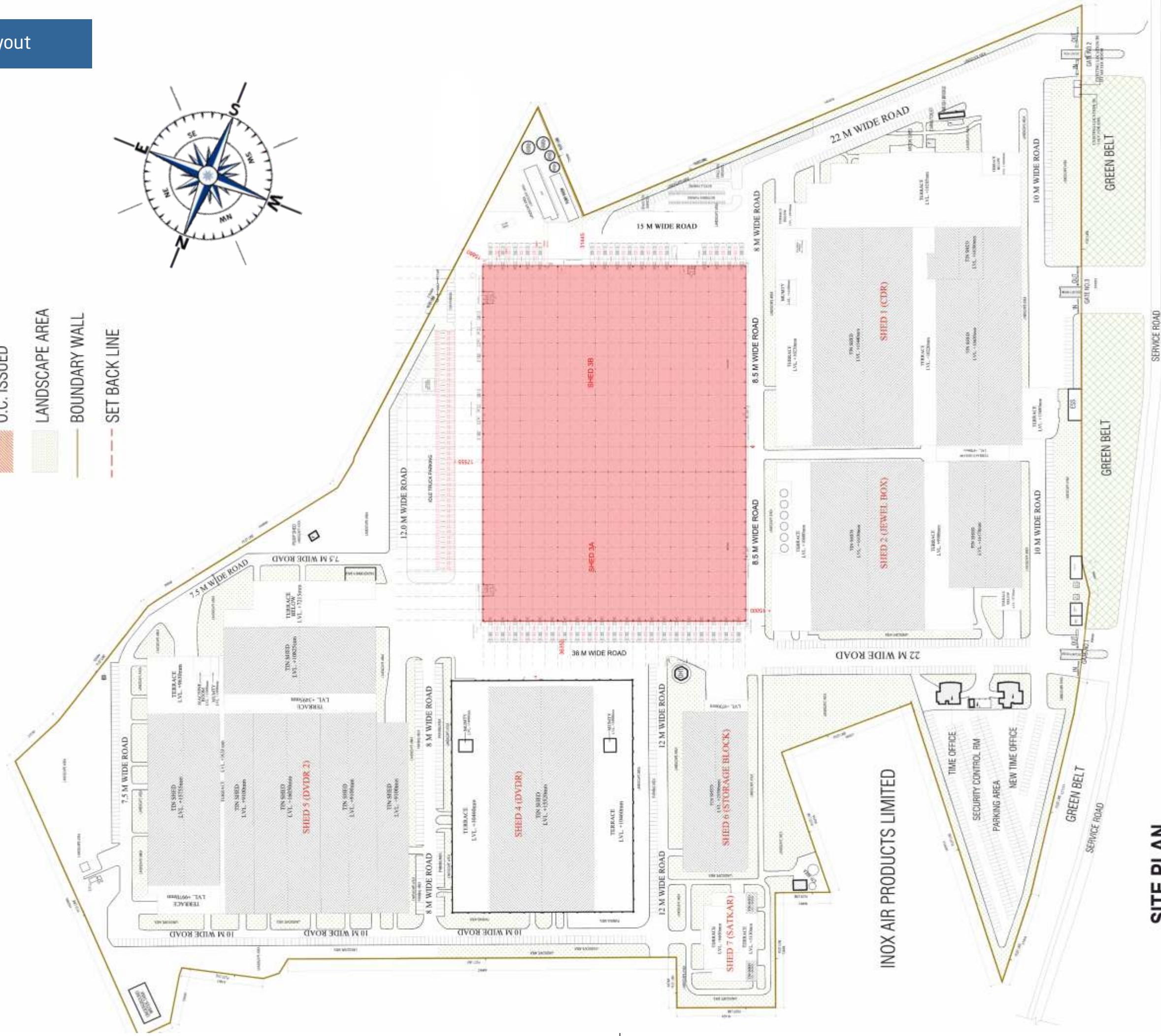
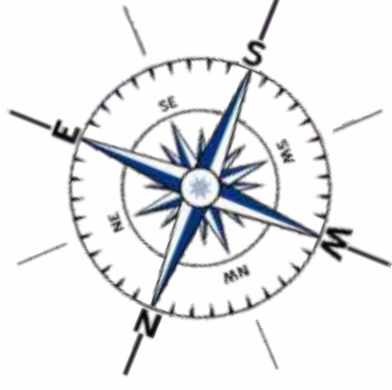
A Strategic Location

Landmark	Distance
LG Chowk	3 Kms
Pari Chowk	6 Kms
Yamuna Exp	6.7 Kms
Dadri Junction	9.5 Kms



Factory Layout

-  O.C. ISSUED
-  LANDSCAPE AREA
-  BOUNDARY WALL
-  SET BACK LINE

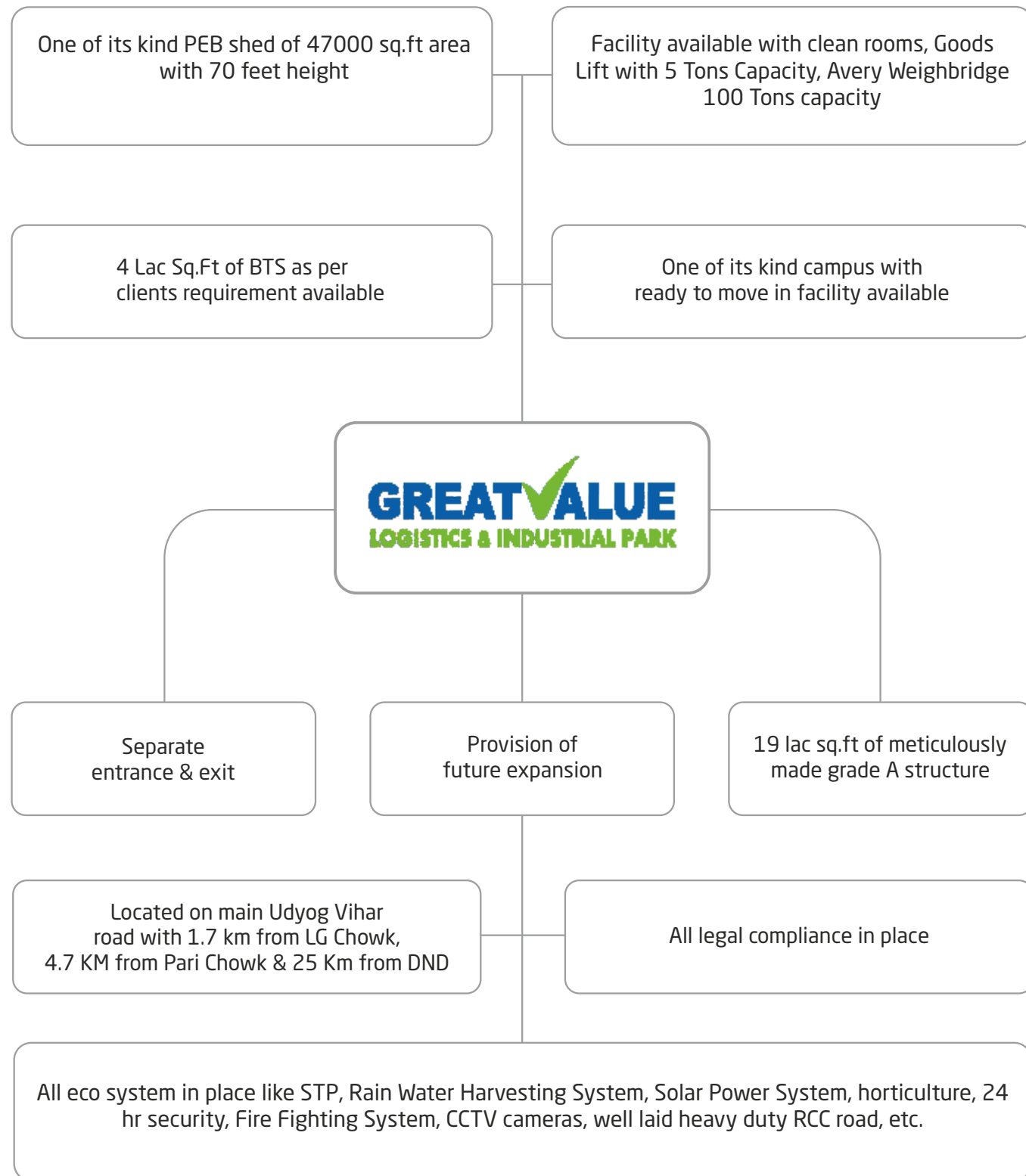


SITE PLAN

NOTES:-

1. All dimensions & Levels are in Millimeters.
2. All the Areas indicated are in SQ.M.
3. Columns are only indicative and will be as per relevant structural drawings.
4. All Lift & Machine rooms are as per ISI Standard.
5. Layout shown is for Illustration purpose only. Actual Site view may vary from artistic presentation.

Why Us?



Infrastructure Benefits



Asset Advantages

- ✓ Strategically located and one of the prime industrial & logistics facility in the vicinity. Ideally suited for companies, who are looking for consolidating their clusters and setting up in one location.
- ✓ Suitable for lightweight industries, manufacturing robotics, drone, toys, shoes, electrical components, consumer durables, hosiery / export fabric manufacturing, packaging & eyewear.
- ✓ Suitable for cold storage, data centre, where a block can be separated from the whole facility with its separate boundary wall, entrance and exit.
- ✓ Built to suit facility made as per international standards of 4 lac sq.ft.
- ✓ Industrial and storage area available on first floor with industrial lifts in place for smooth operations.
- ✓ Currently the facility is leased to Vivo Mobile India Ltd., Samsung, Reliance & others.

We are reckoned to offer Comprehensive Solutions for below Industries:-



Mobile Industry



Electronic Industry



Pharmaceuticals and Surgical Industries



Data Center



Food Processing Industries



Plastic & Polymers Injection Molding Industries



Warehousing

We Are the One
FOR YOU

Investment performance

Investment Performance Index

- Fully Integrated Property
- GNIDA approved logistics and industrial park
- 24x7 hour security with CCTV Camera
- High end infrastructure
- Hi-tech facilities

24x7 Support Availability

