## TRUESEED 1 momesin



PROMISES
DELIVERED!
TRUESEED - VISION MEETS REALITY

Excellence is Our Commitment


## About <br> Us

Team Trueseed has a vast experience of more than a decade in Gurgram's commercial office landscape. Trueseed is a trusted partner of 600+ clients in their expansion, renovation \& shifting offices.

Trueseed believes in building client relationships based on trust. We believe in developing long lasting relationships with our clients by offering exceptional delivery experience \& service.

In 2018, they entered the Logistics and Supply Chain space. This decision was backed by their solid research.

Trueseeds Flagship project will be unveiled on Lucknow- Kanpur highway to cater to these top two cities in UP. This will be followed by Farukhnagar to meet the growing demand in the Delhi-NCR region


40 acres land
consolidation started in Farukhnagar along the KMP

Land consolidation completed on Lucknow-Kanpur Highway. Looking to develop park with 6.5 lakh sqft A Grade Logisitcs Park

Warehousing research begins. Land consolidation starts on the Lucknow Kanpur Highway in partnership with the Halwasiya Group

Completed 1 million saft offic space transactions

Started buying own commercial office spaces and leasing them out to multinational companies

Floated TS Realtech Pvt. Ltd. \& bought 3 acres commercial land for developing retai malls \& offices in sector 85, Gurgaon. The project is now known as "Broadway"

Team size and self functioning and reliant units introduced

Two innovative minds joined
hands with a common vision \& ormed TRUESEED

Chronicle
Trueseed is changing gears to meet Trueseed is changing gears to meet
future demands. Trueseed strives to future demands. Trueseed strives to
become one of the major industrial and become one of the major industrial and
logistics real estate development player logistics real estate development player the importance of logistics and supply chain management, based on strong research and knowledge. It has ventured into the segment in 2019 and is now accumulating suitable land parcels



Simranpreet Singh
Co-Founder \& Director
An Engineer by profession he holds a Post Graduate Diploma in Business Administration from the Leeds Business School. He worked with Halifax bank in the UK before joining Agni Properties as a the UK before joining Agni Properties as a member of the founding team, which later became India Homes. Together with
Mr. Damanpreet Singh co-founded the Mr. Damanpreet Singh co-founded the
Trueseed Group of companies in 2009 . Trueseed Group of companies in 2009. Managing the Sales and Leasing function for Trueseed. He has catered to the Real Estate needs of more than 600
multinationals including the first offices of OPPO mobiles, Biorad Labs,
Plantronics, Miniso and many more.


Damanpreet Singh
Co-Founder \& Director
An MBA from the Leeds Business School, he has over 2 decades of experience in Banking, Risk Management Portfolio Management and Real Estate Management He started his er with CE Capital (UK) and also areer with GE (Uk) and also worked on research projects for the British
Government.In 2003, he joined the ICICl group, his final position there was Zonal head for North and West India. In 2009 he co-founded Trueseed Group of companies which today is one of biggest office space provider in Gurugram. He is actively working on land consolidations for the warehousing vertical for the group.In addition, he manages Finance and Operations.




Indian Logistics Pattern:
Economic Scenerio
Indian economy is currently one of the most attractive destinations from a globa investment perspective. Proactive government initiatives primarily by enhancing the ease of doing business is increasing India's ranking among the attractive destination for global investments. As India evolves as an economy, sophisticated logistics and warehousing systems would be a key trigger for the manufacturing sector and the entire gamut of trade activities.

The perception of users and occupiers are changing for logistics on a global and national level. Over the last decade stakeholders started thinking about benefits accrued to technical specifications of storage spaces. The evolution of warehouses is happening at a rapid pace with the average size of warehouses in the country increasing from around 20,000 sq. ft. to 2-3 lakh sq. ft. in a few years.

Trueseed is continuously monitoring industrial land clusters, consumption centres and major highways and facilitating our customer expansion into market across India. 35\% of all absorption in 2019 was in 'Built-To-Suit' projects.

## COVID-19 - <br> A Game-Changer for Warehousing

The COVID-19 pandemic has disrupted supply chains and consumption patterns worldwide. While most sectors of the economy are stressed, warehousing and ogistics have been resilient with little to no disruption. Sectors such as 3PL, e-commerce, and FMCG are expected to recover in less than six months.

## Growth of Warehosuing <br> Stock in India

Growth Drivers for Warehousing:
Global supply chains are diversifying away from China to India Greater acceptance and penetration of ecommerce
Every $\$ 1 \mathrm{bn}$ in ecommerce sales, requires $1-7.5 \mathrm{Mn}$ sq ft of warehousing Significant increase in institutional investments
Faster shift to 3rd party logistics players
Companies are likely to keep higher inventory levels


## Our Offering: Built to Suit Grade A Warehouse and Logistic Park

BUILDING STRUCTURE
Height: $12 \mathbf{m}$ clear at the eaves level
Bay Spacing
End: Between $\mathbf{7 . 5}$ m to $\mathbf{7 . 7 5} \mathbf{~ m}$ multiples
Intermediate: Between 15 m to 15.5 m multiples
Span: $\mathbf{2 4} \mathbf{~ m}$ to $\mathbf{2 7 . 5} \mathbf{~ m}$
Loading Parameters: As per the applicable MBMA Standards and
deflection criteria as per India Standards
Collateral Load: $\mathbf{2 5}$ Kg/Sq.m.
Roofing: bare Galvalume standing seam with thickness 0.50 mm TCT Roof natural lighting of 4\% with polycarbonate sheet
$4 \mathbf{m}$ wide cantilever canopy on docking side with the clear height of $\mathbf{5} \mathbf{~ m}$ from the apron level

## DOCKING

Loading and Unloading area:
Between $\mathbf{2 5}$ to $\mathbf{2 8} \mathbf{m}$ for one side
Between 42 to 47 m for back to back loading area
16.5 m apron with paver block done

Dock Height: 1.2 m with RCC Wall
Internal Docking
Provision of Dock Pits: 1 for every 30,000 sq.ft.
FLOORING
Drive in Door Size: 4 m*5.5 m
Distributed load of 7 tonne per sq.m.
VENTILATION SYSTEM
FM 2 Floor Tolerances
4-6 Air Changes / Hour
Ridge Monitor at the roof level/louvers
ELECTRICAL WORKS
3 phase power supply
FIRE FIGHTING SYSTEM
Fire extinguishers for the common areas
Fire hose stations


Sprinkler system
*Trueseed is open to discuss specific requirements as per client needs

Projects


## MACRO MARKET OF LUCKNOW

Lucknow, Uttar Pradesh government has decided to accord industry status to warehousing and logistics sector in the state, a move that will help reduce the cost of setting up of parks and units by a fair margin. Land costs have now reduced to almost one-third.

Activities of warehousing and logistics parks and units will be allowed for land-use of "industrial land" of all industrial development authorities of the state in accordance with the provision of "U.P.

## DELHI-NCR- GURGAON MACRO MARKET

This region is one of the most important warehousing nodes in India due to the presence of large consumer and manufacturing base.
NH48 is close in proximity to the two most important retail markets: Delhi and Gurugram. Robust infrastructure and connectivity leads to increased occupier interest in this cluster.

Warehouses located in Gurugram offer online retailers the advantage of proximity to the largest consumer market. This made some spots in and around Gurugram such as Dharuhera, Gurugram-Pataudi Road, Jamalpur Panchgaon Road, Bilaspur-Taoru Road and Palwal on NH-8 much sought-after locations for warehouses

HALWASIYA \& TRUESEED Collaborate for a Logistics park

Trueseed along with Halwasiya Group, is developing a 27 acre A grade logistic park ideally located on NH 27 to cater to the growing Lucknow and Kanpur market.


## LUCKNOW PROJECT Location Details

## Land Details

Total Land Area: 11,76,120 sftAirport: $\mathbf{2 0 ~ K m}$(3) Ramada: 6.5 kmBUA: 6,50,000 sft @55\%Ground CoverageTransport Nagar: 23 kmKanpur Train Station: $\mathbf{5 3} \mathbf{~ K m}$Frontage of: 100 ft


(1) Lukcnow ISBT: 27 Km



UPCOMING SITE OF FARUKHNAGAR Location Details
(\$) Located on Jhajjar-Farukhnagar Road (블․New Delhi International Airport: 40km
(47010) New Delhi Border: $\mathbf{8}$ km

## Land Details

(\$) Kundali-Manesar-Palwa(KMP) Expressway: 10kms
(\$) Dwarka Expressway: 25km
(1) Huda City Center: 60km
(1) Cyber City Gurugram: 39km



| Our Clients |  |  |  |
| :---: | :---: | :---: | :---: |
|  |  | MINI SO | hoorr |
| Saraswat Bank <br> awat Co-Operative Bank Lid. (A Scheduled Benk) | L\&T Infotech | - GAADI.COM - | MAHOU INDIA |
| $\frac{\stackrel{i}{\lambda} \text { Forlis }}{\text { HOSPITAL }}$ | 01010 |  | UNIAUE |
|  |  | Medfort HOSPITALS | SSUNRAY |
|  | CIANS |  | ProfiliAd |
|  | $101000$ | Mölnlycke | OwenMedia <br> India Private Limited |
| vilpizo | BlORAD | i.sens | frost os sullivan |
| $\frac{\text { accord }}{1 \mathrm{~N} \mathrm{D} 1 \mathrm{~A}}$ |  | (2) Ourtr | 2ElectroRent | soutions delivered



We build businesses. We build relationships. We build trust.



## Let's get started!

Call us for a custom-built warehouse to your required design and specifications.


TrueSeed Investment Consultants Private Limited
Emaar Digital Greens, Tower-A Unit No. \#4B Ground Floor
Golf Course Extension Road, Gurugram- 122011
〔+91-124-4073728, +91-124-4994103, +91-124-4994104, +91-124-4994105
Minfo@trueseed.in

