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PROMISES
DELIVERED!

TRUESEED – VISION MEETS REALITY

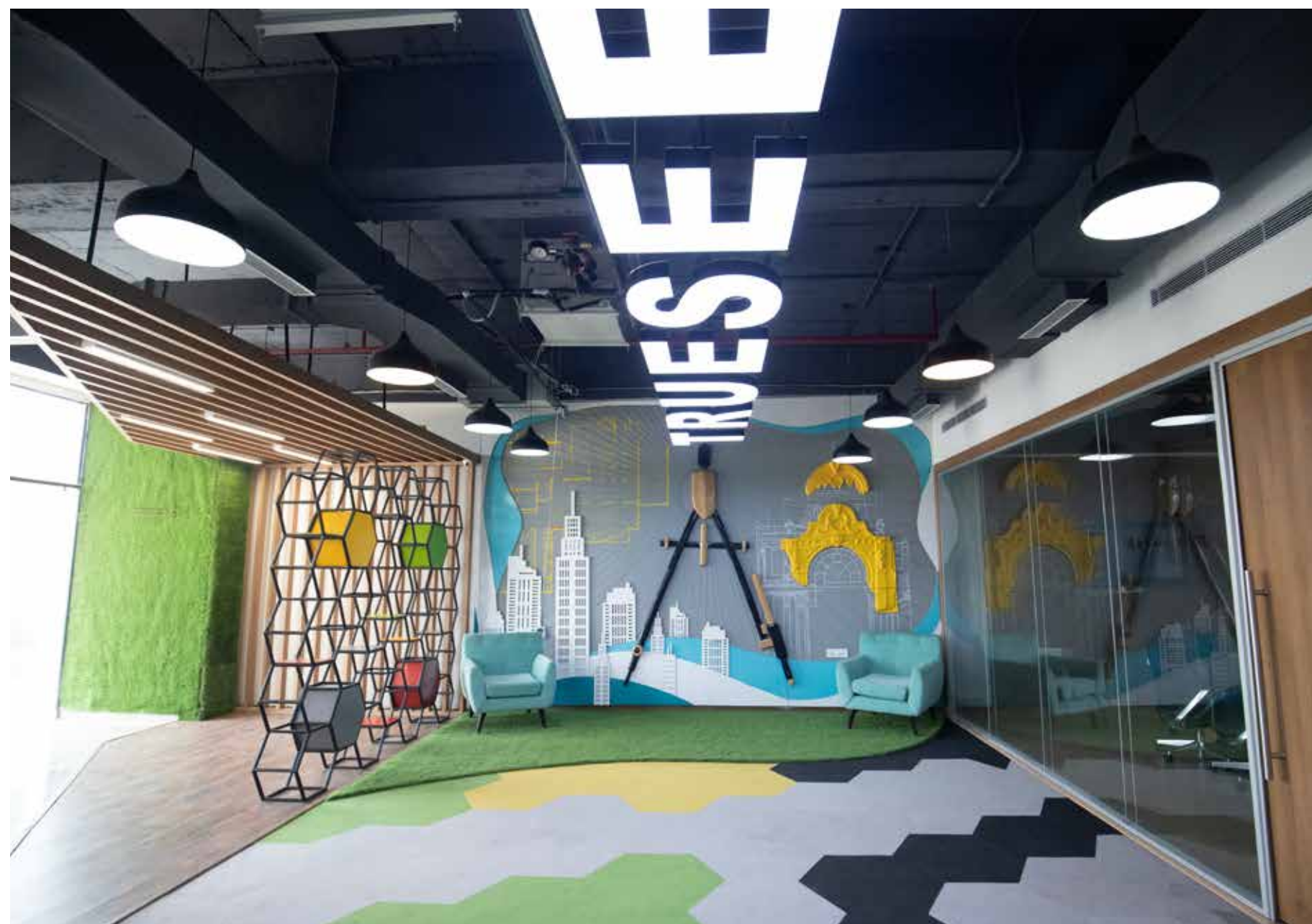
We Deliver True Value

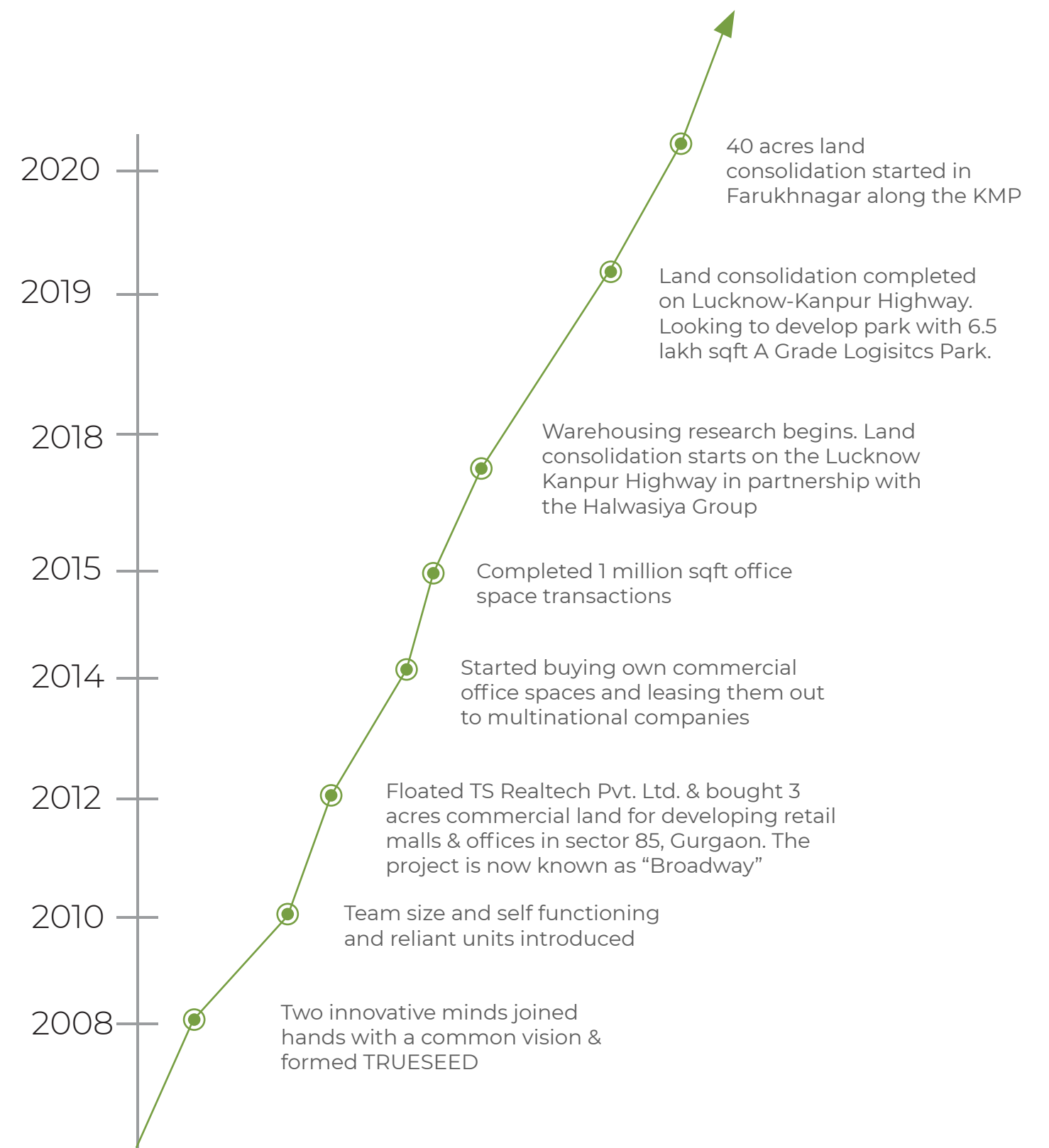
Team Trueseed has a vast experience of more than a decade in Gurgram's commercial office landscape. Trueseed is a trusted partner of 600+ clients in their expansion, renovation & shifting offices.

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.





Our Growth

Vision Chronicle

Trueseed is changing gears to meet future demands. Trueseed strives to become one of the major industrial and logistics real estate development player in North India. The team has identified 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 across North India.



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 member of the founding team, which later became India Homes. Together with Mr. Damanpreet Singh co-founded the 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 career with GE Capital (UK) and also worked on research projects for the British Government. In 2003, he joined the ICICI 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 the 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.



Corporate Leasing

We at TrueSeed, follow a strategic & proactive leasing approach to developers, investors and HNIs. Inspite of our own inventories across Delhi NCR, developers, investors and HNIs are welcome to be a part of our ever growing inventory-network that ensures high return on investments. We aim at creating a win-win situation for all involved.

Office Interiors

Today, TrueSeed boasts about completing interior and fit-outs of 600+ clients. Alongside built to suit offices, we also undertake complete office interior & fit-out work orders. The client's vision & thought process is throughly discussed to create an unique & robust design. 3D designs are created before implementations so that an actual view can be perceived before we start with the on-site work. Our team thrives to put your ideas and thoughts to reality.





Completed Projects

Completed Projects



Completed Projects



Completed Projects



Completed Projects

Completed Projects



Completed Projects



Completed Projects

Residential Floors

We at TrueSeed, deliver 'Value Buy' residential floors to residential buyers. Right from the purchase of plots to construction & sale is done in-house. This is a process accepted globally, giving peace of mind to buyers. The entire process helps keep a quality tab resulting in world class projects both in terms of look & safety.





Completed Residential Projects

Completed Residential Projects



Completed Residential Projects

Completed Residential Projects



Upcoming
Projects

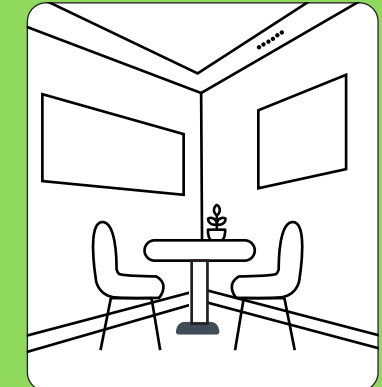
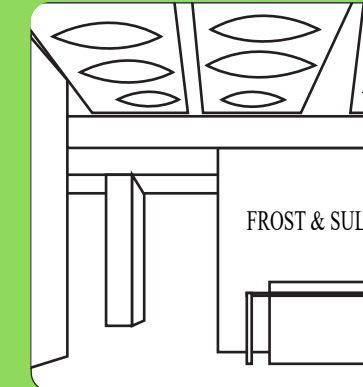
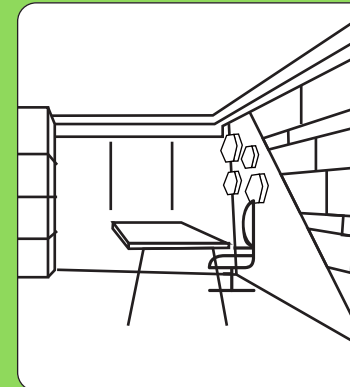


Upcoming
Projects

Why us?

We provide 360 degree solutions to the problems in the whole supply chain:

Conceptualization



3D Visualization



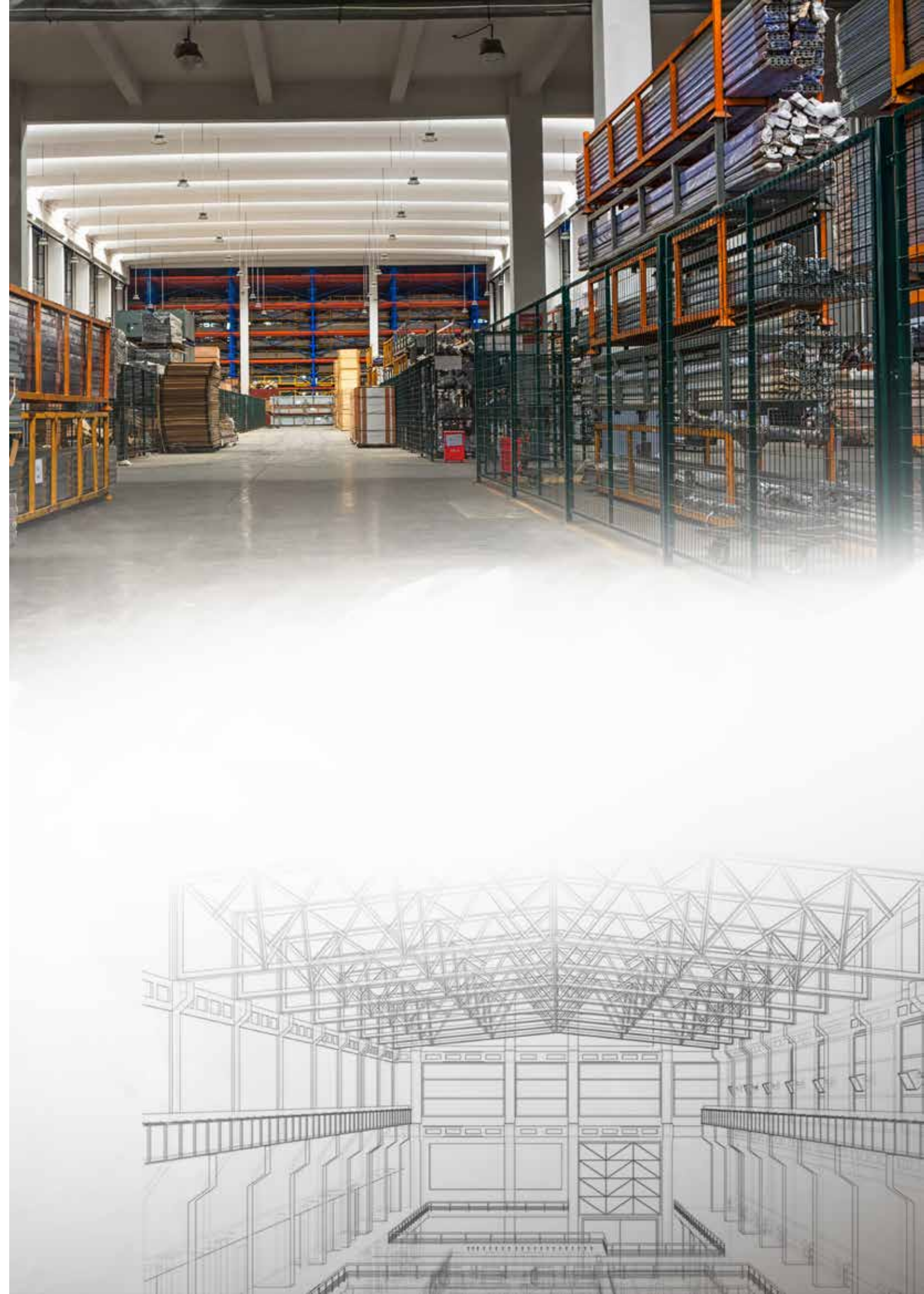
Actualization



Warehousing

Having identified the importance of logistics & supply chain management, based on research & knowledge team TrueSeed have ventured into the segment in 2018. It has since then, been accumulating suitable land parcels across India.

TrueSeed's flagship project under the name of TRI Logistics & Warehousing Park will be unveiled on Lucknow- Kanpur highway soon. Delhi NCR to Jaipur belt have been identified as the next warehousing location for logistics park.





Indian Logistics Pattern: Economic Scenerio

Indian economy is currently one of the most attractive destinations from a global 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 - 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 logistics 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 Stock in India

Growth Drivers for Warehousing:

- Global supply chains are diversifying away from China to India
- Greater acceptance and penetration of ecommerce
- Every \$1bn in ecommerce sales, requires 1-1.5Mn 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 m** clear at the eaves level
- Bay Spacing
 - End: Between **7.5 m to 7.75 m** multiples
 - Intermediate: Between **15 m to 15.5 m** multiples
- Span: **24 m to 27.5 m**
- Loading Parameters: As per the applicable **MBMA Standards** and deflection criteria as per India Standards
- Collateral Load: **25 Kg/Sq.m.**
- Roofing: bare Galvalume standing seam with thickness **0.50 mm TCT**
- Roof natural lighting of **4%** with polycarbonate sheet
- **4 m** wide cantilever canopy on docking side with the clear height of **5 m** from the apron level

DOCKING

- Loading and Unloading area:
 - Between **25 to 28 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

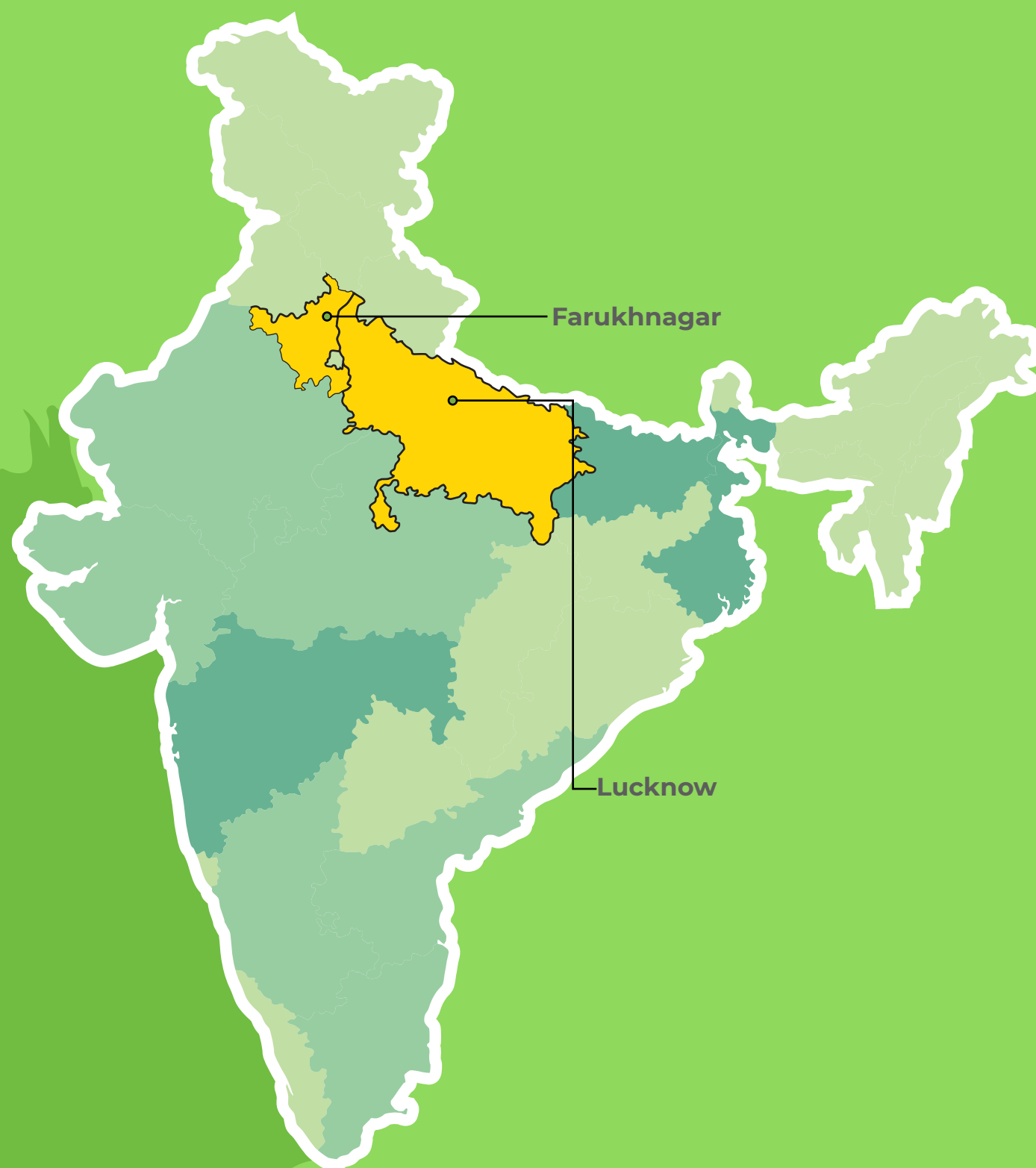
- **3 phase** power supply

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





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.

Lucknow-Kanpur Project 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.

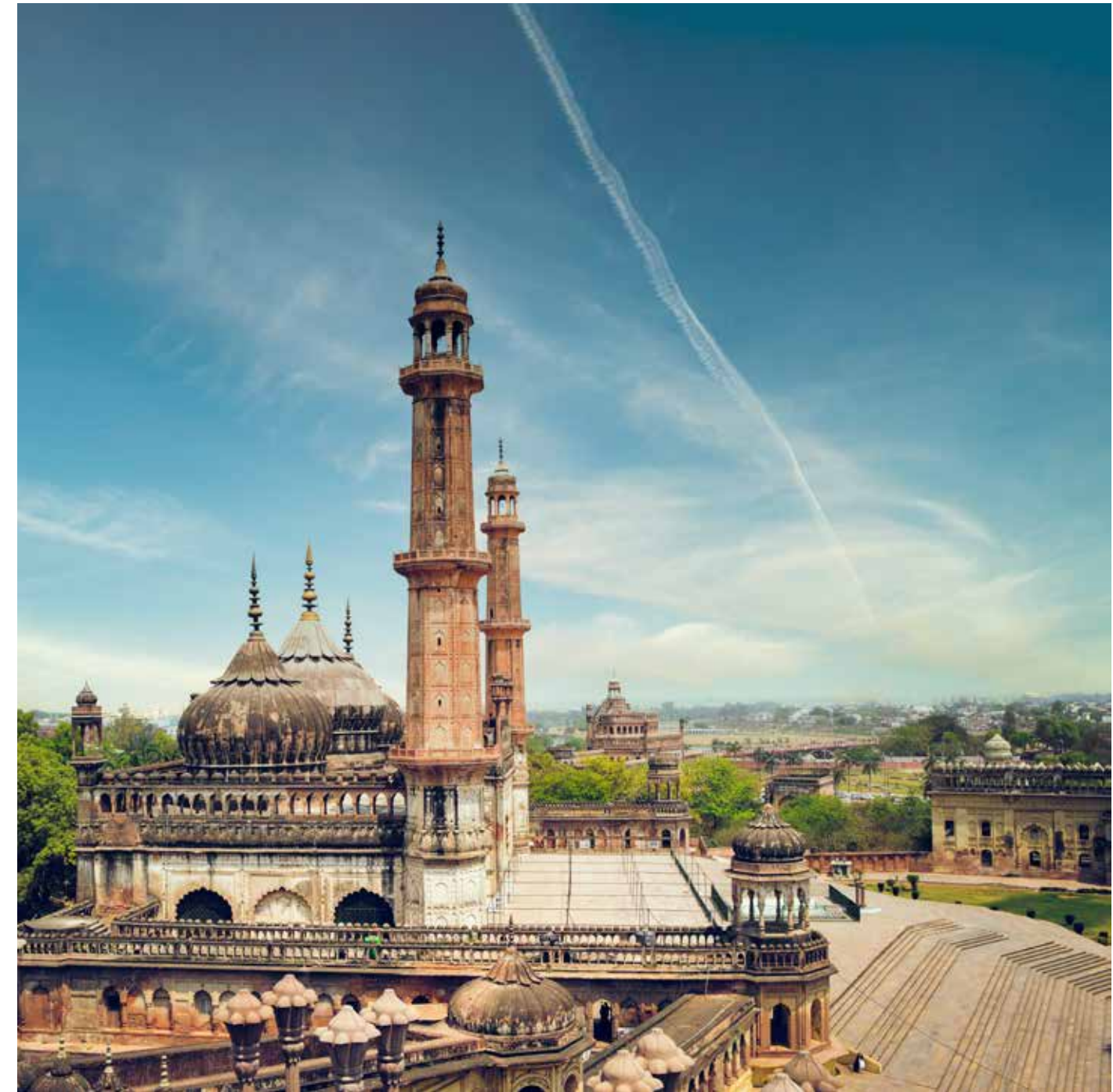


LUCKNOW PROJECT Location Details

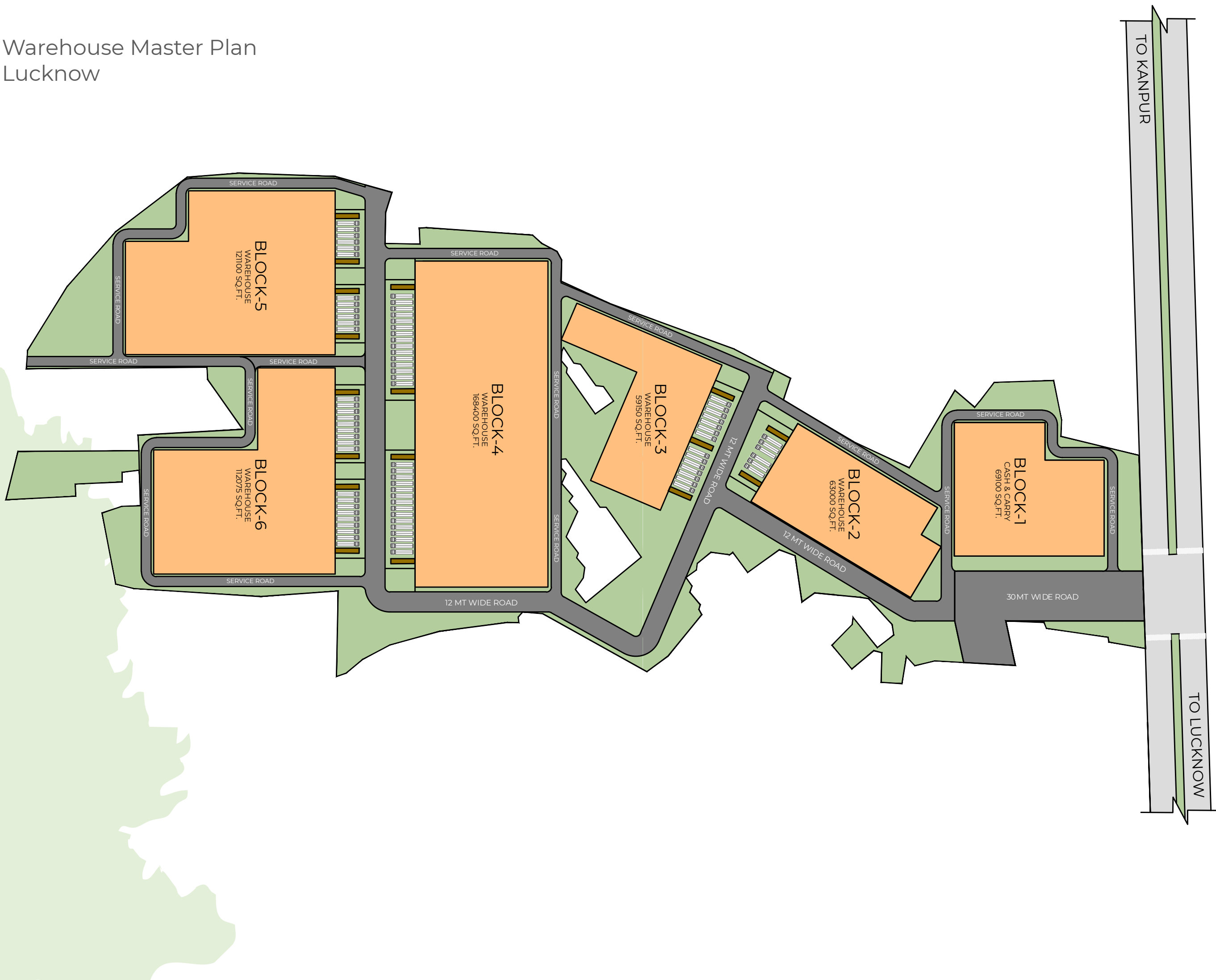
- Airport: **20 Km**
- Ramada: **6.5 Km**
- Transport Nagar: **23 Km**
- Kanpur Train Station: **53 Km**
- Lucknow Train Station: **30 Km**
- Lukcnw ISBT: **27 Km**

Land Details

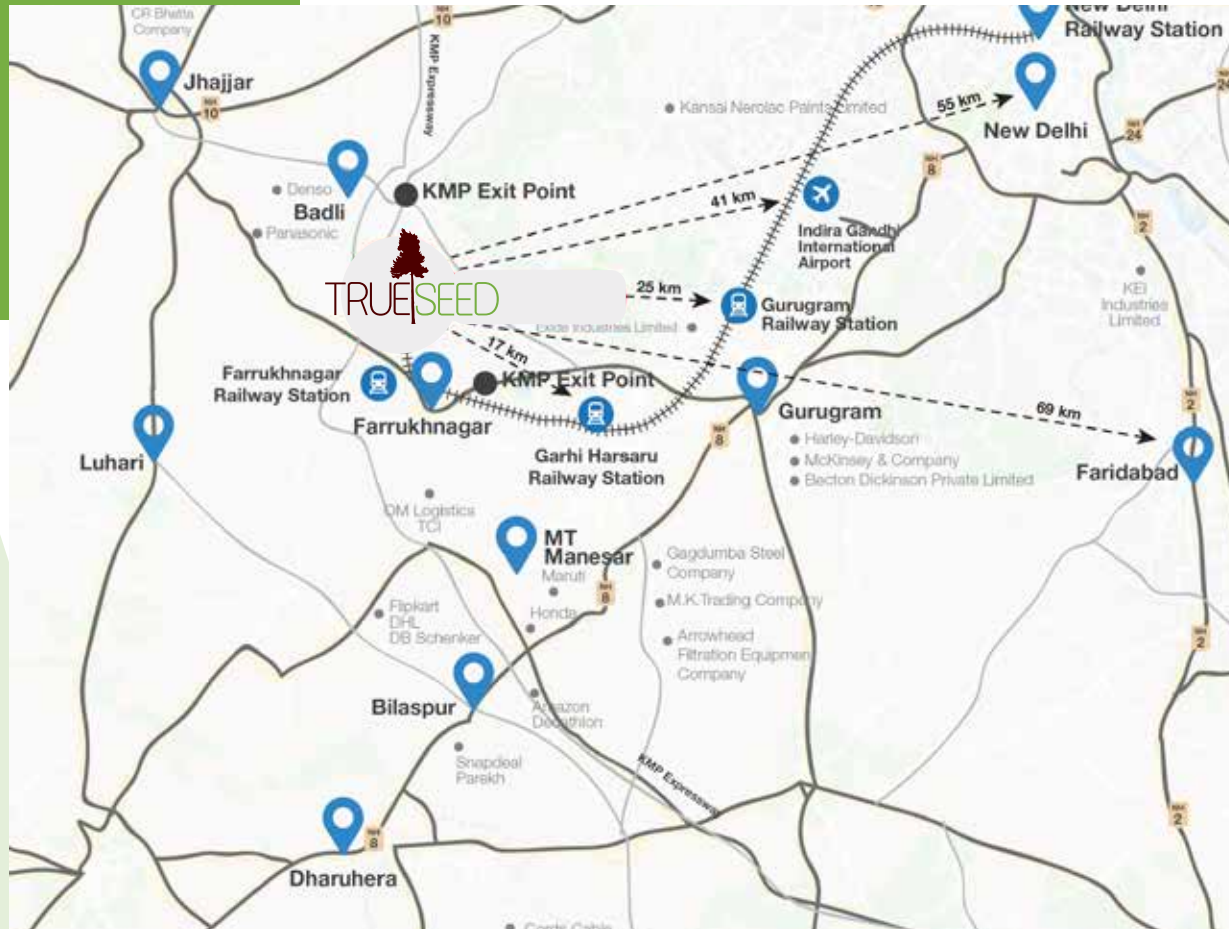
- Total Land Area: **11,76,120 sft**
- BUA: **6,50,000 sft @55%**
Ground Coverage
- Frontage of: **100ft**



Warehouse Master Plan Lucknow



Farukhnagar Project



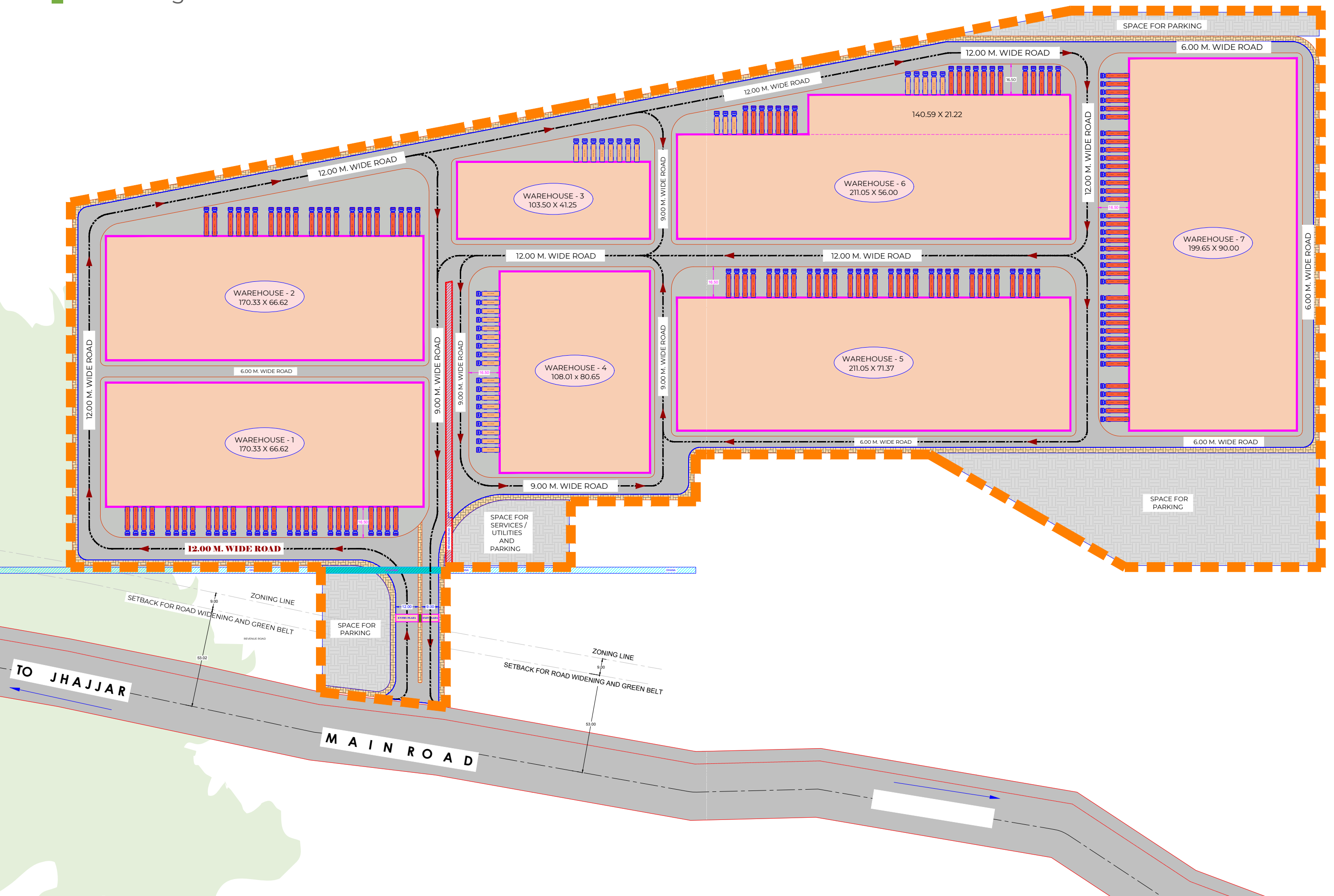
UPCOMING SITE OF FARUKHNAGAR Location Details

- Located on Jhajjar-Farukhnagar Road
- New Delhi Railway Station: **50km**
- New Delhi International Airport: **40km**
- New Delhi Border: **8 km**
- Kundali-Manesar-Palwa(KMP) Expressway: **10kms**
- Dwarka Expressway: **25km**
- Huda City Center: **60km**
- Cyber City Gurugram: **39km**

Land Details

- Total Land Area: **17,85,960sft**
- BUA: **1million sqft**
Ground Coverage
- Frontage of: **100ft**

Warehouse Master Plan Farukhnagar



Our Clients



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

