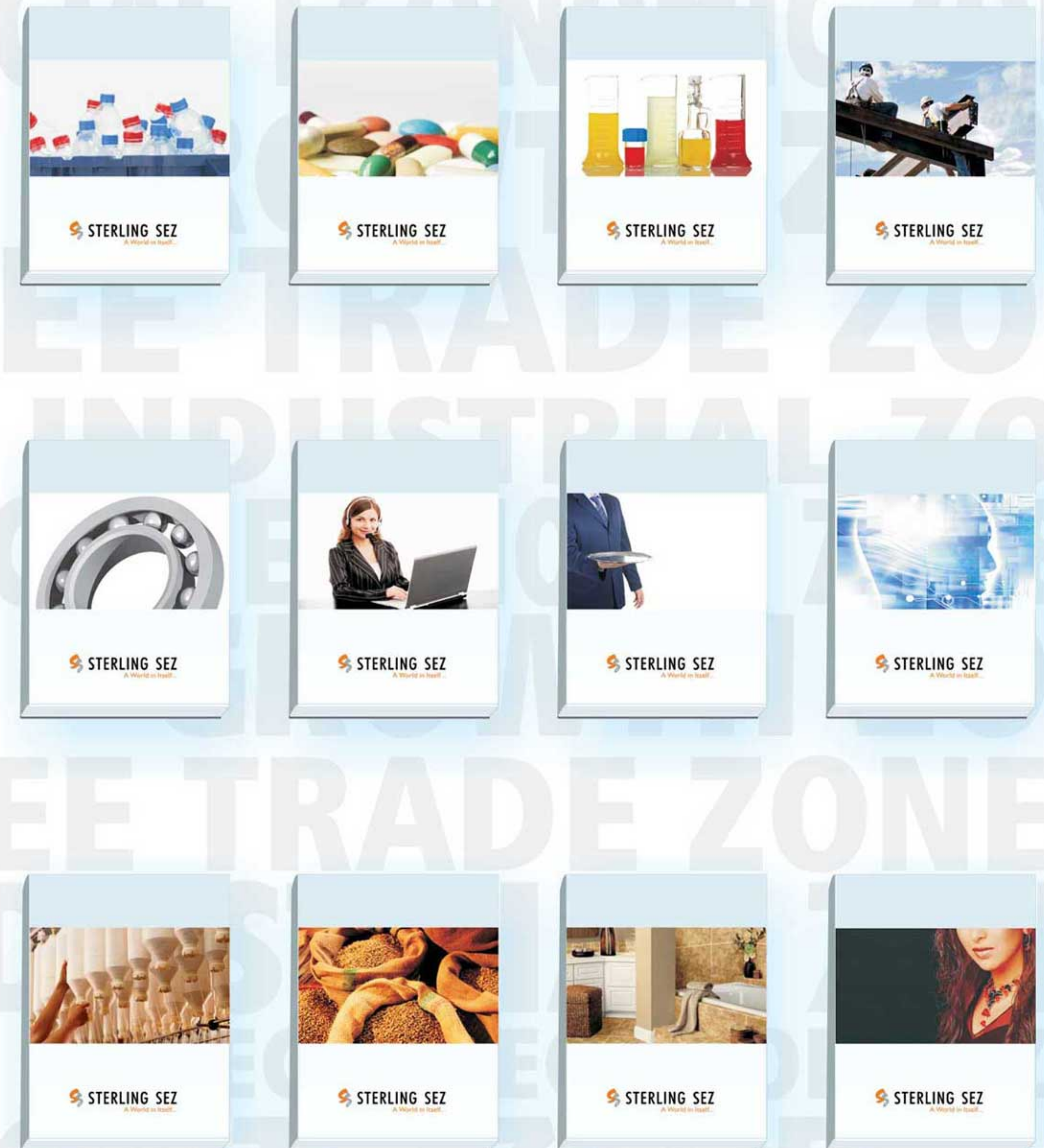




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Website: [www.sterlingsez.com](http://www.sterlingsez.com)

A Multi Product Special Economic Zone



Begin your **S**uccess story



Every success story requires a well-founded premise. And so does a business venture. Be it a chemical or pharmaceutical plant, engineering or plastics unit, multi-specialty hospital, amusement park or software venture, **Sterling Special Economic Zone** - one of the largest and most strategically located multi-product special economic zones in the region - offers you a plug-and-play terra firma that is perfect for groundbreaking success. So step into a whole new world that is meticulously in step with your every requirement, making your business a true bestseller.

## Sterling SEZ Highlights:

- ▶ Established and experienced promoters
- ▶ One of the fastest developing multi-product SEZ in India, spread over 3120 acres of land, in phase 1
- ▶ Location:
  - Located at an equidistance of 55 km from Vadodara & Bharuch, 170 km from the International Airport of Ahmedabad & situated 70 km from Dahej Seaport
  - 12 km away from the nearest railway station – Jambusar
- ▶ Accessibility:
  - Well-accessible by road, rail, air and sea
  - Aligned in close proximity to the proposed Mumbai – Ahmedabad express highway rendering better entry and exit points
  - In close proximity to DIMC
  - Four lane conversion underway at Jambusar
  - A new road proposed for conversion to four lane, which would reduce the SEZ's distance to 45 km from Vadodara
- ▶ Infrastructure:
  - Well-planned, with judicious land distributed amongst industrial plots, industrial infrastructure, open and green spaces, water bodies, road and other utilities
  - Facilities will include a financial centre, a knowledge village, health care and recreation
  - Infrastructure facilities including power, water, natural gas, CETP etc. will be available
  - Treated effluent from Sterling SEZ to be discharged in effluent channel
- ▶ Regulatory:
  - LOAs issued and units have started construction
  - All major statutory and regulatory approvals in place
- ▶ Manpower:
  - Adjoining industrially developed areas facilitate easy availability of skilled / semi-skilled workforce



Earmarks of our Hallmarks



Begin your  
Success story



# The Complete Compilation of Infrastructure

Sterling SEZ offers ready-to-use facilities as well as plots of land that can be developed as per your requirements. It is developed on 'Walk to Work' concept.

This is precisely the reason why we've streamlined our infrastructure into three broad categories - general, specialized/specific and social, which includes commercial as well as residential areas / facilities.

All these sections will be in a Plug-and-Play format that is fully-furnished, equipped and has a ready-to-use infrastructure setup, that cover the following:



- Commercial business districts
- Ready-to-move-in office spaces with fully-integrated IT infrastructure & hi-tech service centers
- Residential - Green building townships in neighbourhood format

- Commercial - Food courts, hotels, shopping malls, multiplexes, etc
- Recreation – Hotels & marinas, amusement parks, clubs and restaurants
- Education – Primary & Secondary schools; colleges & polytechnics; management, engineering & multi-technology institutes

- Health - Primary health centers, clinics, nursing homes and hospitals
- GSEB's Power Supply
- CETP will be available

- Water Supply from SSNL Canal available for Sterling SEZ
- Treated effluent from Sterling SEZ to be discharged in effluent channel
- Well-planned sanitation facility with zero discharge

- Adequate warehousing and cold storage facilities
- Inland Container Depot (ICD)

YOU THINK OF STERLING SEZ - YOU THINK OF CONNECTIVITY, ACCESSIBILITY, TECHNOLOGICAL SUPPORT AND OPTIMAL GROWTH.



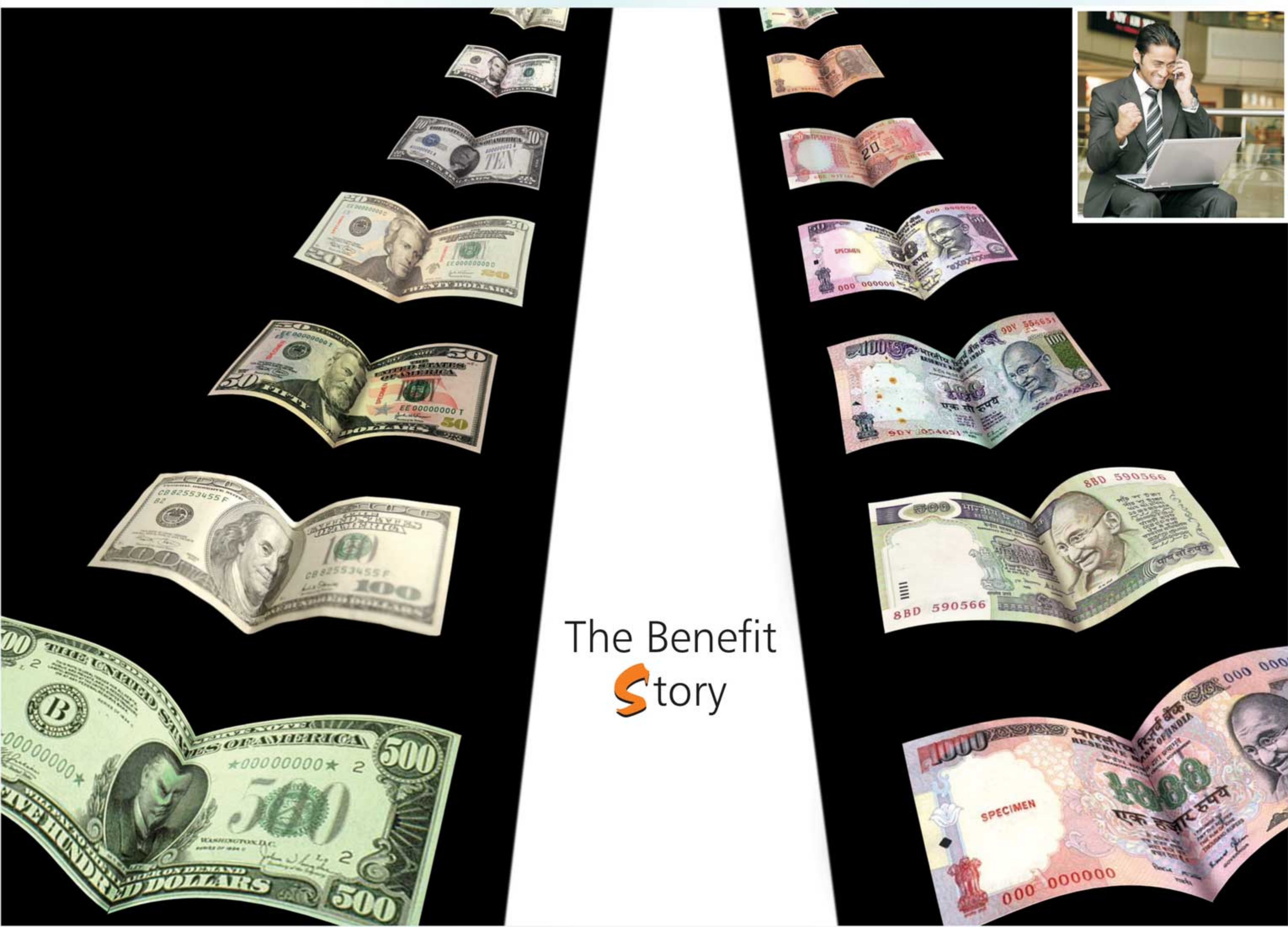
## SEZ Fiscal Benefits

### Development and Operation Stage

- + No Excise Duty on goods procured from India
- + No Custom Duty on import
- + No Service Tax on services availed
- + No Value added Tax (VAT)
- + No Central Sales Tax (CST)
- + No Purchase Tax
- + No Electricity Duty
- + All export incentives pertaining to physical export
- + No Stamp Duty & registration fees

### Other Fiscal Benefits at Profit Stage:

- + Exemption from Income Tax
  - 100% for the first 5 yrs
  - 50% for the next 5 yrs
  - 50% of the profits ploughed back for the next 5 yrs
- + Deduction from Profit and Gains from export of goods & services



The Benefit  
**S**tory

## SEZ Operational Benefits

### The operational ease of the SEZ Units include:

- + Certification from single SEZ authority
- + No routine examination for Imports, Exports
- + 100% FDI through automatic approval
- + Off-shore Banking Units (OBUs) for Finance
- + Can import any items (except prohibited items)
- + External commercial borrowing by units up to \$ 500 Mn a year allowed without any maturity restrictions
- + Freedom to bring in export proceeds without any time limits
- + Exemption from requirement of being domicile in India for 12 months, prior to appointment as director

- + Relaxed Labour laws
- + SEZ units function on Self Certificate basis
- + 100% DTA sale is allowed on payment of applicable duty subject to complying the NFE norm
- + No cap on foreign investments on items reserved for SSI

### Hence, the outcome measures into:

- + Reduction in the cost of infrastructure
- + Reduction in the cost of raw materials
- + Reduction in routine clearance formalities

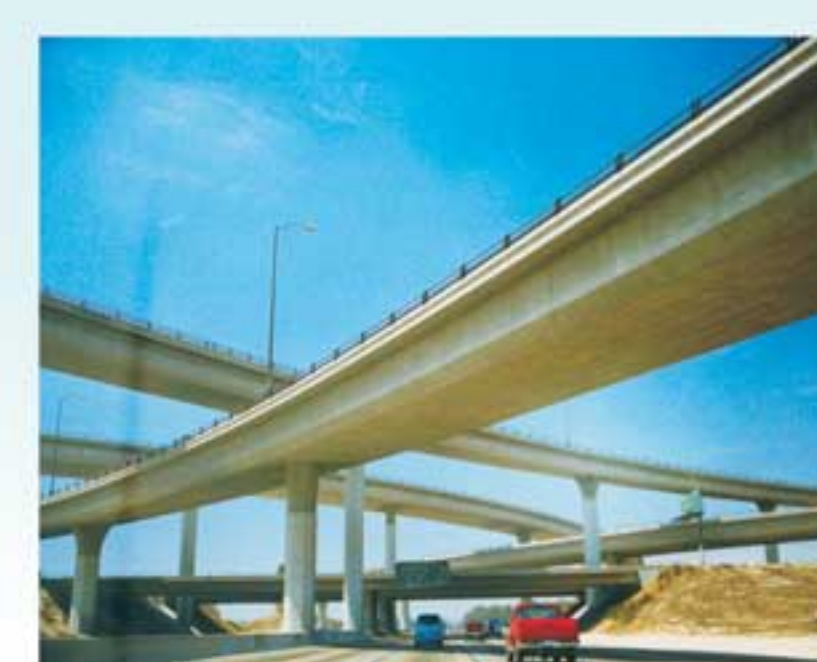




Vibrant Gujarat

Vibrant Gujarat

Vibrant Gujarat



## The Gujarat edge

Proclaimed as a land of prosperity, Gujarat gives you an edge beyond comparison. Besides its prominence as a proud state with enviable business acumen, Gujarat is also one of the most well-developed states in the nation, owing to its superior infrastructure.

### The Tale of Prosperity

- Gujarat is the most industrious state of India, attracting investors worldwide with its open door policy and liberalized economy
- Business friendly environment and policies
- Awarded "Best State for Economic Freedom" in India by Rajiv Gandhi Institute for Contemporary Studies
- 25% of Indian exports originate

- from Gujarat; 17% of total industrial investments in India are made here
- Industry hub for various chemicals, petrochemicals, pharmaceuticals, soda, dyes, salt, ash & engineering
- Power generation capacity of the state includes more than 25% of the country's total gas based installed generation capacity

- Adequate capacity for inter-regional transmission, distribution & supply of state-generated electricity across the state
- The most developed gas pipeline network in the country of 2200 km integrated gas grid pipeline network
- A well-spread network of banking and financial institutions
- Strong culture & education;

- excellent law and order situation; amongst the lowest crime rates in the country
- Extensive telecom network with optic-fibre technology, cellular phones and high speed internet
- Gujarat's share of 38% (564 km) of the Delhi-Mumbai IC dedicated freight corridor, is in close proximity of SSEZ



## Adding a new chapter in business history

Since its inception, the Sandesara Group has been an active participant and contributor in the growth of not only Gujarat's economy, but that of the entire nation.

 **STERLING SEZ**  
A World in Itself...



Multi billion Sandesara Group are the promoters of Sterling SEZ

Over 25 years of industrial experience in hi-tech manufacturing facilities

Business interests in Oil & Gas, Healthcare, Engineering and Infrastructure

Sterling Biotech Limited is one of the largest manufacturer of Pharmaceutical and Nutraceutical gelatine in Asia

Among the world's top five non-captive gelatine producers, with a market share of 7.5%

PMT Limited is a diversified engineering service provider

Among the selected few companies to be granted operatorship in OPEC group countries

Significant player in the US market with presence in European, Japanese and Asian markets

Capexil Export award from the Government of India each year, since 1999

Quality certifications for products from International Agencies such as ISO, HACCP, KOSHER, IFANKA, EDQM



# KEY PLAN

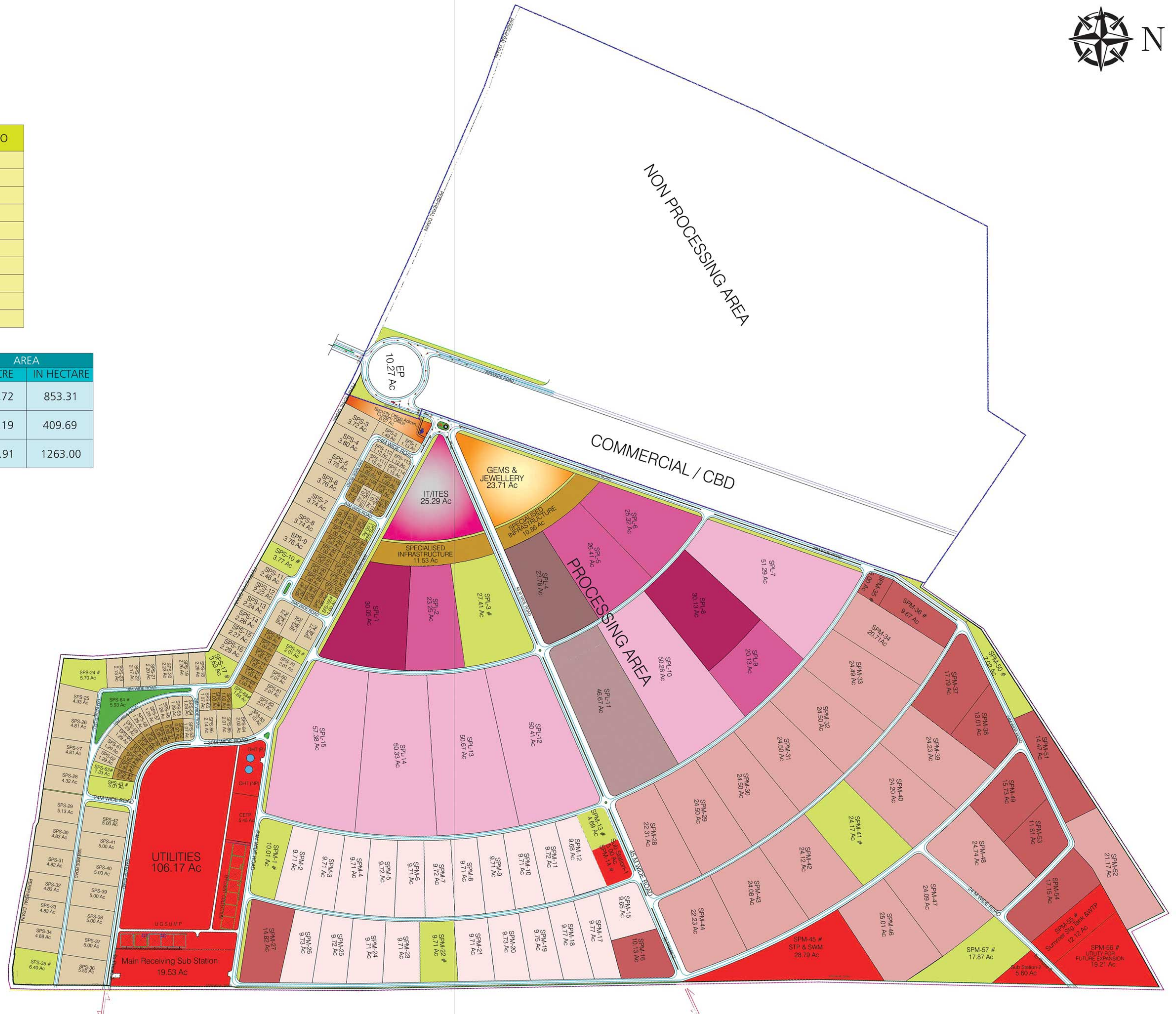


PLOT CATEGORY	PLOT SIZE	PLOT NO
SPS	0.50 TO 1 ACRES	43
SPS	1 TO 6 ACRES	75
SPM	6 TO 10 ACRES	27
SPM	10 TO 20 ACRES	11
SPM	20 TO 26 ACRES	19
SPL	20 TO 30 ACRES	6
SPL	30 TO 40 ACRES	2
SPL	40 TO 50 ACRES	1
SPL	50 TO 60 ACRES	6
	TOTAL	190

SL No.	DESCRIPTION	AREA	
		IN ACRE	IN HECTARE
1.	PROCESSING AREA	2108.72	853.31
2	NON PROCESSING AREA	1012.19	409.69
	TOTAL AREA	3120.91	1263.00

### LEGEND:

	PROCESSING BOUNDARY
	PROCESSING BOUNDARY
	ROAD





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