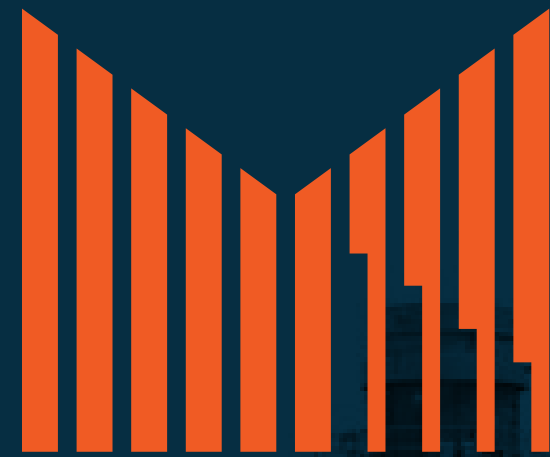




MAGHAN INDUSTRIAL PARK

Industrial & Business Spaces

A RERA APPROVED PROJECT

50 YEARS ^{OF} MAGHAN PAPER MILL



*Celebrating 50 Years of Turning
Raw Ideas into Remarkable Paper.*

Maghan Paper Mills Pvt. Ltd. *(the first paper mill of punjab, putting Sangrur on a global map)* has always been more than a unit, it's been a movement. A movement that empowered industries, supported livelihoods and brought global-grade paper manufacturing to Punjab. Five decades of trust, technology and transformation now lead us into a new era of sustainable innovation. Now bringing first 100% Owned Industrial Park in Sangrur.

The legacy continues, stronger than ever....

THE VISION & PURPOSE



WHY SANGRUR NEEDED AN INDUSTRIAL ECOSYSTEM

For years, Sangrur has held immense potential but lacked a consolidated industrial zone that could support large-scale businesses.

Maghan Industrial Park fills that gap, bringing Sangrur its first master-planned industrial environment designed to elevate productivity, attract investment, and position the district on Punjab's industrial roadmap.



OUR MISSION TO EMPOWER MSMEs, MANUFACTURING

MSMEs power Punjab's growth. Our mission is to give them the ecosystem to grow bigger, faster. We offer compliant, ready-to-develop plots, world-class infrastructure, and a supportive industrial environment that accelerates manufacturing and logistics.

Smoother operations. Faster turnaround.
Stronger businesses.



HOW THE PARK WILL TRANSFORM THE ECONOMIC LANDSCAPE

Maghan Industrial Park is set to accelerate Sangrur's economic rise. With expansive land, strong connectivity, full approvals, and solid infrastructure, it will attract industries, create jobs, boost commercial activity, and streamline logistics through major highways and wide internal roads.

A catalyst today. An economic engine for Sangrur's future.

SANGRUR'S 1ST INDUSTRIAL PARK



25 ACRES OF PURPOSE-BUILT
INDUSTRIAL INFRASTRUCTURE

MAGHAN INDUSTRIAL PARK IS MORE THAN PLOTTED LAND, IT'S
A LANDMARK SHIFT IN SANGRUR'S INDUSTRIAL LANDSCAPE.
DESIGNED AS THE REGION'S FIRST FULLY INTEGRATED
INDUSTRIAL ECOSYSTEM, IT BRINGS SCALE, STRUCTURE AND
CERTAINTY TO BUSINESSES READY TO GROW.

WHY INVEST IN **MIP** MAGHAN INDUSTRIAL PARK

1. CLOSER TO AIRPORTS.
FASTER TO MARKETS.

Proximity to Chandigarh & Ludhiana airports ensures reducing turnaround times and operational delays.

2. AT THE HEART OF PUNJAB'S
INDUSTRIAL TRIANGLE.

Strategically between major industrial powerhouses-Patiala, Ludhiana, Chandigarh & Bathinda

3. CLEANER, LESS CONGESTED,
MORE PRODUCTIVE.

Sangrur offers expansion-friendly space, smoother traffic flow and faster construction timelines.

4. A DISTRICT READY FOR
INDUSTRIAL EXPANSION.

With growing civic infrastructure and rising investor interest, Sangrur is transitioning into Punjab's next industrial growth belt.

5. WHERE HIGHWAYS MEET
HIGH POTENTIAL.

Sangrur offers unmatched logistics speed and market reach through seamless access to Bathinda-Chandigarh Highway and the Bharatmala Delhi-Katra corridor





FLEXIBLE PLOT SIZES

MAGHAN INDUSTRIAL PARK OFFERS PLOT SIZES THAT ADAPT TO YOUR VISION AND SCALE AS YOUR BUSINESS EXPANDS.

♦ INDUSTRIAL PLOTS

500-700-1000 GAJJ

Spacious, versatile and ideal for manufacturing, warehousing, assembly units, and backend operations.

♦ SHOWROOM SPACES

18X60 FT & 20X60 FT

Prime commercial frontage designed for display, sales, service centres, and customer-facing businesses.



FLEXIBLE PLOT SIZING

AMENITIES/FACILITIES

- **60FT WIDE INTERNAL ROADS**
Smooth and hassle-free.Movement of goods, machinery and trucks
- **GREEN BELT ON BOTH SIDES**
A cleaner, more sustainable industrial environment.
- **UNDERGROUND ELECTRIFICATION & POWER BACKUP**
Zero clutter. Zero interruptions.
- **WATER SUPPLY & DRAINAGE NETWORK**
Continuous flow. Efficient waste management.
- **RAINWATER HARVESTING SYSTEM**
Smart rainwater harvesting infrastructure for sustainable industrial operations.
- **STP FACILITIES**
Environmental compliance built into the DNA of the park.
- **24X7 CCTV MONITORING & GATED PERIMETER**
Safety you can count on, day and night.





ZONE CATEGORIZATION

● GREEN CATEGORY (NON-POLLUTING)

- IT & IT-enabled services
- Electronics assembly
- Warehousing & logistics
- Cold storage
- Packaging industry (non-chemical)
- Solar panel assembly
- Printing press, handicrafts, toys, etc.

● WHITE CATEGORY (VERY LOW IMPACT)

- Assembly of electronic goods
- Air coolers & ACs
- Solar power generation
- Organic composting (small scale)
- Stationery, chalk, biscuit trays, etc.

● ORANGE CATEGORY (MEDIUM IMPACT)

- Food processing (non-effluent)
- Garments & textiles (non-dyeing)
- Furniture & wood-based units
- Automobile Parts (non-painting)
- Cement products, tiles & blocks
- Paper board packaging (non-chemical)
- Dairy processing (with ETP), glass units



HASSLE FREE START

A SMOOTHER START FOR GROWING INDUSTRIES.



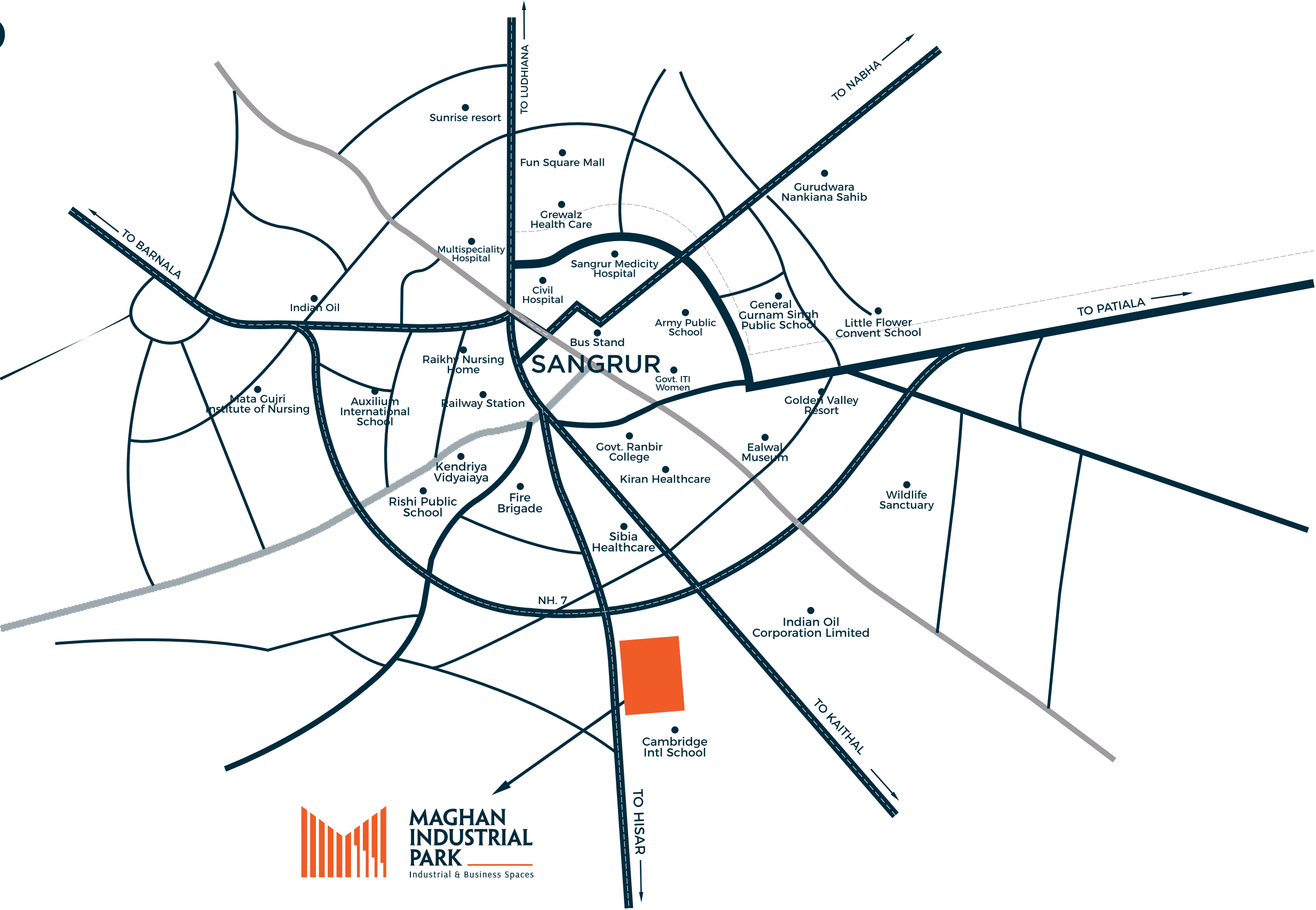
FISCAL BENEFITS FROM THE HONOURABLE PUNJAB STATE GOVERNMENT (AS PER INDUSTRIAL POLICY)

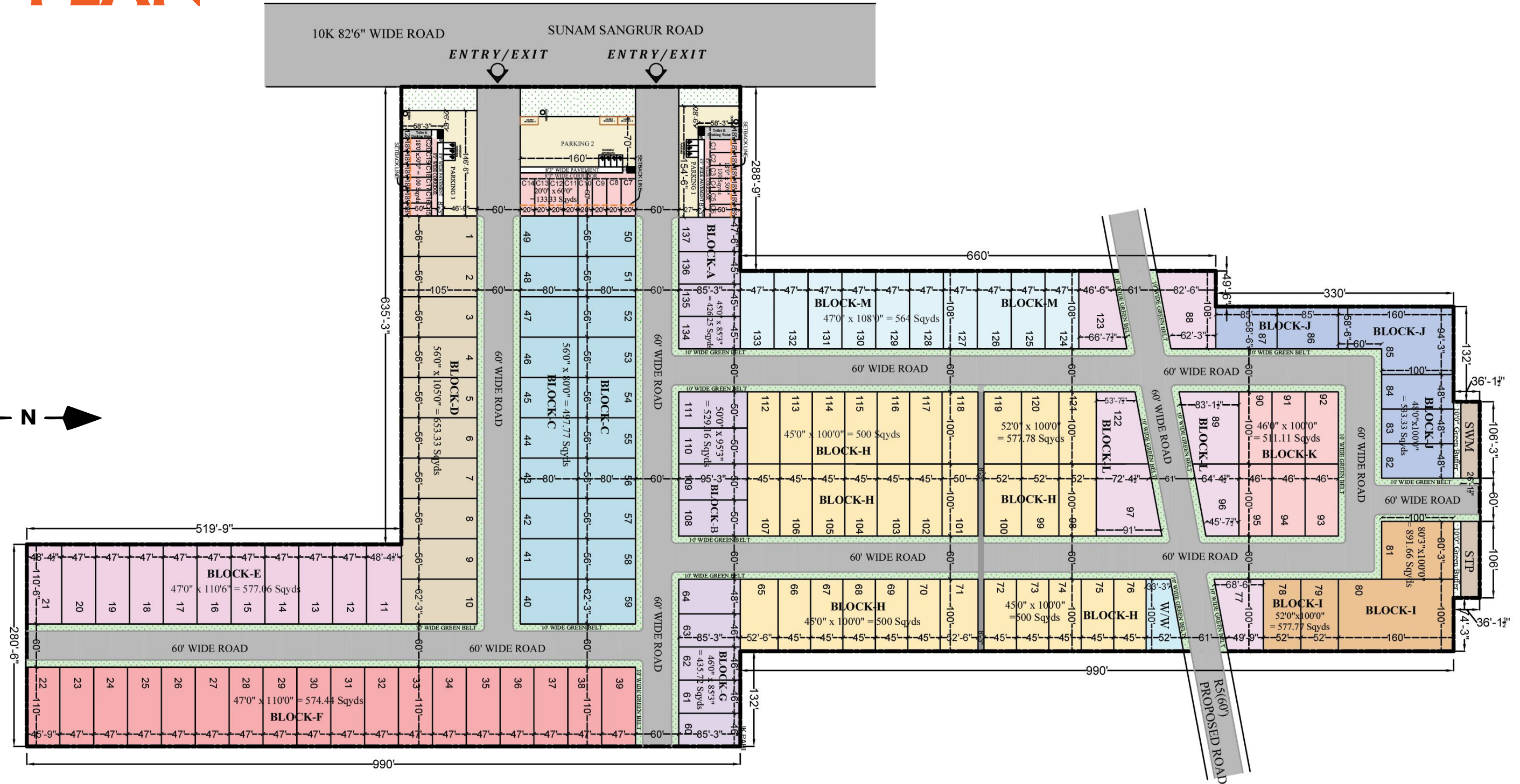
- NO CLU REQUIRED
- 100% STAMP DUTY REIMBERSEMENT.
(AS PER GOVERNMENT POLICIES)
- 100% EXEMPTION FROM PROPERTY TAX
- 100% EXEMPTION FROM
ELECTRICITY DUTY FOR 7 YEARS
- INVESTMENT SUBSIDY VIA NET
STATE GST REIMBERSEMENT
- NO CLEARANCE REQUIRED
FROM FOREST AND B&R.
- FACILITY OF PASSING OF BUILDING
PLANS AVAILABLE ON SITE.



LOCATION MAP

A WELL-CONNECTED INDUSTRIAL ADDRESS IN THE RAPIDLY EVOLVING DISTRICT OF SANGRUR.





INVESTMENT STRUCTURE & PRICING

- ♦ PRE-LAUNCH PRICE: ₹16000/ SQYD
- ♦ CORNER PLOTS: JUST 5% EXTRA



PLOT SIZES: STARTING FROM 500 SQ. YD.
(OTHER SIZES ALSO AVAILABLE)

BOOKING AMOUNT: ₹5.00 LAKH/UNIT

SPECIAL LAUNCH BENEFITS

EASY PAYMENT PLAN:

25% – 25% – 25% – 25%

BOOKING – ₹5.00 LAKH
ON RERA – 25%
AFTER 6 MONTHS – 25%

AFTER 6 MONTHS – 25%
AFTER 6 MONTHS – 25%

PLOT ALLOCATION ON
FIRST COME – FIRST SERVE BASIS



BE PART OF SANGRUR'S INDUSTRIAL REVOLUTION.

SECURE YOUR SPACE TODAY.



CONTACT FOR DETAILS &
EXPRESSION OF INTEREST

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+91 76600 26000

