



# Sterling SEZ and Infrastructure Limited

Investment Opportunity in One of the India's  
largest Special Economic Zone

# Executive Summary

## About the Company

### About Sterling SEZ:

Sterling SEZ has developed one of the largest Multi-Product SEZ in India spread over 3,120 acres land near Jambusar in Bharuch district of Gujarat. Sterling SEZ is an Operational SEZ with all approvals in place. Sterling SEZ has Clear land , free from encumbrances / R&R issues is poised to offer competitive and cost effective solutions to the client

### Existing Units:



### Infrastructure:

- Total land of 3120 Acres in Possession Processing area Boundary wall Completed and Processing Area Internal Road Network along with road side drains other utility infrastructure in place.
- Internal water and power distribution and Effluent disposal network completed
- Security block and Customs / Admin office completed
- Four lane Approach road from State Highway to SEZ
- 66 kV, 20 MVA Main Receiving Substation
- Raw water availability through SSNNL canal
- Treated effluent disposal facility available through VECL

# Business Overview – SEZs in India

## Market Scenario and Growth Prospects

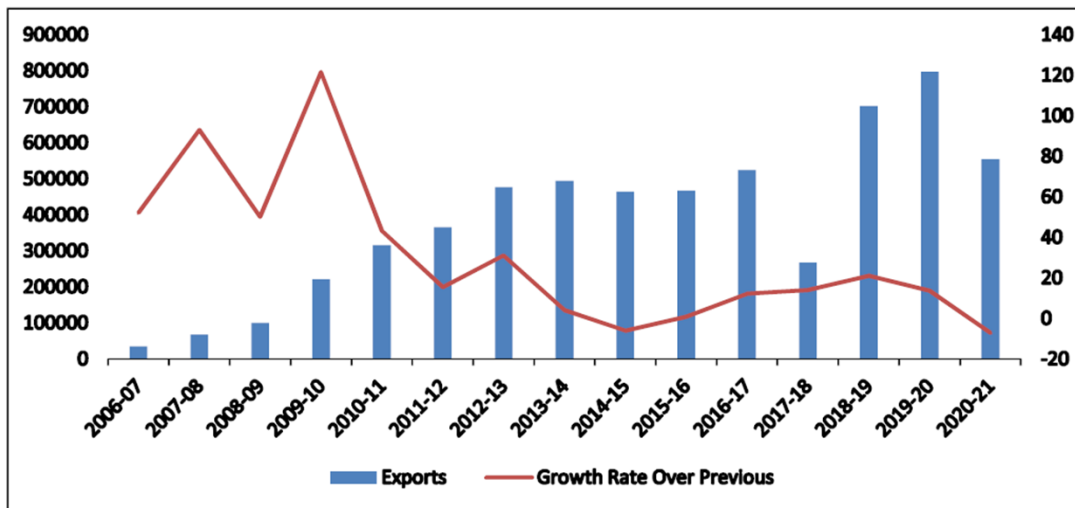


Fig. 1. Shows the performance and growth of exports of SEZs in India  
Sources: [www.sezindia.nic.in](http://www.sezindia.nic.in)

To sum up, SEZs play a significant role in the economic development in India. It attracts the domestic as well as foreign investments that increase the exports of the country. It helps in the poverty reduction by generating the employment opportunities for the Indian population and raises the living standard of the peoples. After the setting up of the SEZs to till now, there has been a large increment in the employment opportunities in India.

### About SEZs in India:

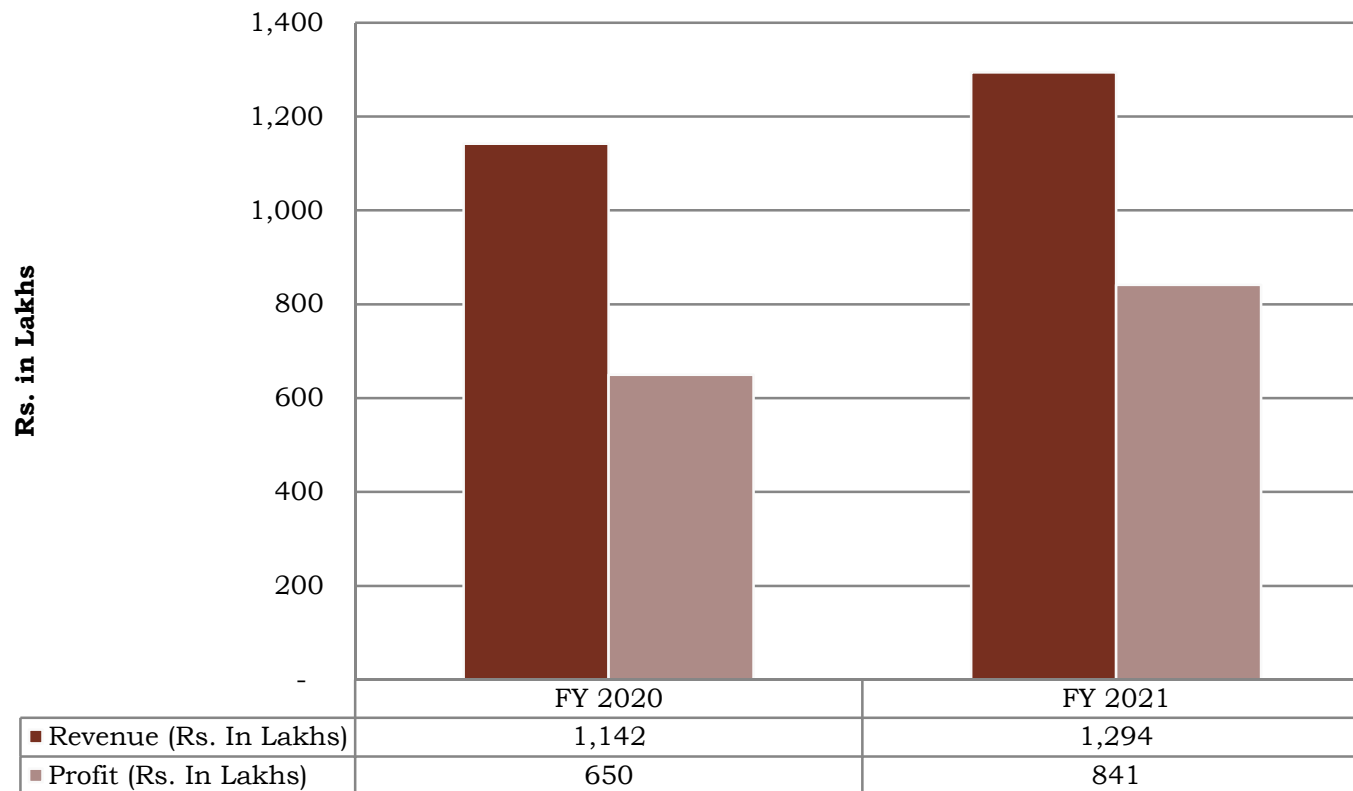
SEZs set up under SEZ law have largely met their objectives. SEZs have touched new heights in terms of performance in Exports, Investment and Employment viz. Exports of Rs. 22,840 Crore in 2005-06 has increased to Rs. 7,59,524 Crore in 2020-21; Investment of Rs. 4,035.51 Crore in 2005-06 has increased to Rs. 6,17,499 Crore (cumulative basis) by 2020-21 and Employment provided to 1,34,704 persons in 2005-06 has increased to 23,58,136 persons (cumulative basis) in 2020-21. The fiscal concessions and duty benefits allowed to SEZs are inbuilt into the SEZ Act, 2005 and are consistent with the guidelines for setting up SEZs

Source: This information was given by the Union Minister of Commerce and Industry, in a written reply in the Rajya Sabha on 23<sup>rd</sup> July 2021.

# Business Overview – Sterling SEZ

## Financial Performance

### Sterling SEZ - Financials



# Sterling SEZ – Locational Advantage

## Located in Bharuch District, Gujarat



### Sterling SEZ Location:

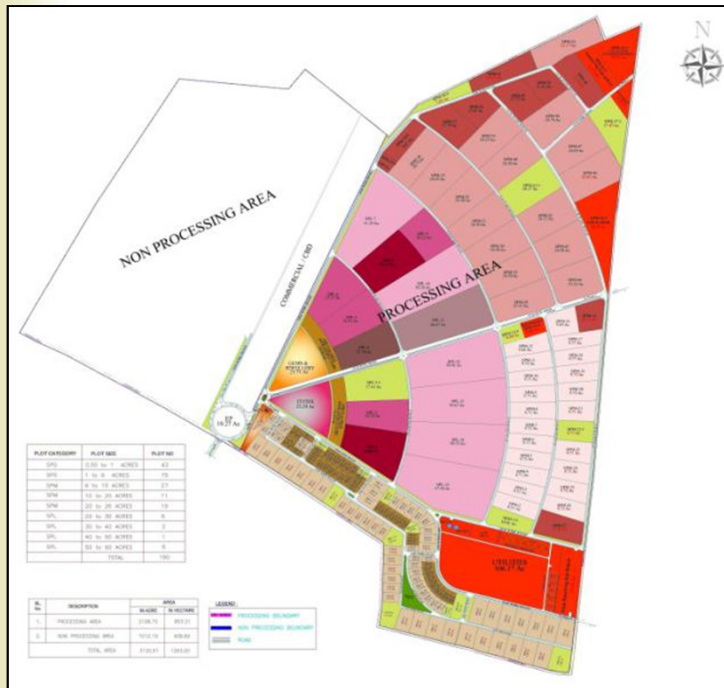
- Strategically located equidistant from well-developed cities of Vadodara and Bharuch.
- Nearest railway station - Samni at 35 kms, ICD facility available at Vadodara and Ankleshwar.
- Dahej Seaport - ~65 kms from SEZ, Vadodara airport - ~ 65 kms from SEZ, Ahmedabad International airport - ~170 Kms.
- The alignment of the proposed Mumbai – Ahmedabad highway is in close proximity to the SEZ rendering better entry and exit points.
- Adjacent to Dahej seaport for which will enable efficient cargo movement
- Proximity to Delhi-Mumbai Industrial Corridor providing access to north-west hinterland of India

### Existing Units:

Sr.	Name of Units	Plot # & Total Area Allotted	Product	Project Status
1	Sterling Biotech Limited	SPL 14&15 107.71 Acres	Gelatin	Operational
2	PI Industries Limited	SPM 28, 29/1 & 29/2 54.31 Acres	Specialty Agro Chemicals	Operational
3	Megafine Specialty Chemicals Pvt. Ltd.,	SPM 13-1 1.5 Acre	Chemicals Pigment Blue	Operational
4	Turtle Pharma Private Limited	SPS 99 1 Acres	API & Pharma	Operational
	Total	164.52 Acres		

# Sterling SEZ

## Master plan



### Master Plan Highlights:

- Well planned Processing Zone: Appx. 2100 Acres (appx. 67% of total area) is designed predominantly for Industrial Development with well demarcated road network, utility corridors, open and green spaces, common and social amenities, common infrastructure services.
- Non Processing Zone: appx. 1000 Acres (appx. 33% of total area) designed and planned for social and Economical activities in support with to the industrial development with ample provision for road network, green and open spaces, common amenities

### Available Saleable Area: (In Acers)

Title	Total Area	Utilised Area	Vacant Area
<b>Processing Zone</b>	2108.82	714.91	1393.91
<b>Non Processing Zone*</b>	1012.19	303.66	708.53
		<b>TOTAL</b>	<b>2102.44</b>

\* Non Processing Zone – can be converted to Processing Zone

# Sterling SEZ

## Site Images



# Key Points

## To Consider Investment

### SEZ - Industry

SEZs in India have shown robust growth in past years. Investments (including FDI), exports and employment generation have increased since inception and development of SEZs in the country

### Land Bank

Sterling SEZ is one of the largest multi product SEZ in India. The company has 3100+ acres of contiguous land having clear title, free from encumbrances and R&R matters. And Fairly levelled land

### Infrastructure

Sterling SEZ has requisite utilities facilities like power, water, effluent disposal facilities available which is required for the growth of industries within SEZ.

### Personnel

Sterling SEZ employs team of qualified and experienced professional at middle and senior management having rich domain experience of over two decades to oversee key operational and administrative functions

### Financials

Sterling SEZ's consolidated revenue for FY 2020 was Rs. 1142 lakhs and FY 2021 was Rs. 1293 lakhs. Profit booked for FY 2020 was Rs. 650 lakhs and FY 2021 was Rs. 841 lakhs



## **Thank You**

For further information contact:

Mr. Hitesh Jain (Liquidator Team)

Resolve-IPE Private Limited,

1003, 10th Floor, Satra Plaza, Sector 19D, Palm Beach Road, Vashi,  
Navi Mumbai - 400 703.

E mail: [liquidation.sterlingsez@resolvegroup.co.in](mailto:liquidation.sterlingsez@resolvegroup.co.in)