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
Investment Memorandum

Ramoney Business Park

Kochariya, Ahmedabad

A Lalbhai group & KRS venture

Ramoney Business Park

 Kochariya, Ahmedabad



Ramoney Business Park, Kochariya

The Largest BTS-BTL Park in Ahmedabad, Gujarat

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About Ramoney Group

Promoted by Lalbhai Group & KRS

- Ramoney is promoted by one of the oldest and most revered business houses of India, the Lalbhai group from Ahmedabad and Kausalya Realserve (KRS).
- The **Lalbhai Group is a USD 2.5Bn conglomerate** and has been driving force in India's progress since its establishment in 1897. With a diversified portfolio spanning textiles, branded apparel, retail, real estate, and engineering, the Group has consistently built businesses of enduring value.
- Ramoney represents **Lalbhai Group's strategic foray into the fast-growing BTS–BTL segment**, addressing the evolving needs of new-age manufacturing, logistics, and storage in India. Through custom-built (BTS) and asset-light built-to-lease solutions, Ramoney delivers efficient and scalable infrastructure while optimizing long-term capital efficiency for occupiers.
- KRS is spearheaded by Mr. Kamal Singal, a stalwart of real estate industry with two decades of experience in large scale land acquisitions, development, execution, and selling of some of the finest real estate projects in India. KRS has successfully **delivered multiple industrial, logistics, and warehousing projects in India.**

Company highlights

- Ramoney's vision is to simplify industrial and warehousing needs for its customers by delivering seamless, turnkey solutions—**allowing business to free up capital and to focus on what they do best.**
- Focused on developing integrated industrial and logistics parks, **offering Built-to-Suit (BTS) and ready-to-occupy Grade-A spaces** on long-term leases.
- Primary markets: Ahmedabad and Bengaluru.
- 2 BTS parks operational in Ahmedabad and Bengaluru.
- 60 acres Industrial and logistics park, **Ramoney Business Park at Kochariya, under development** in Ahmedabad.

Leadership Team

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Kulin Lalbhai

Mr. Kulin Lalbhai is the Chairman of Arvind Smartspaces, Director at Arvind Fashions, and Vice Chairman at Arvind Limited. Mr. Lalbhai plays a key role in driving the Lalbhai group's new age businesses. As Chairman of Arvind Smartspaces, he has provided strategic direction to real estate development business of the group. Mr. Lalbhai holds an MBA from Harvard Business School and a BSc from Stanford University.



Kamal Singal

As CEO & MD of Arvind Smartspaces, Mr. Kamal Singal has played a pivotal role in building one of India's most profitable listed real estate business. With over two decades of experience, he has pioneered multiple initiatives across the real estate value chain and has delivered some of the country's finest and largest horizontal developments across multiple cities. Mr. Singal brings deep expertise in land aggregation and large-scale township development and has executed mega horizontal projects of up to 500 acres. He also founded and promoted the leased warehousing platform at KRS (Kausalya Realserve). Mr. Singal is an alumnus of IIM Indore.



Saksham Singal

Mr. Saksham Singal holds a B.Tech degree from IIT Gandhinagar and a Master's in Management from Columbia University, New York. He has worked at Goldman Sachs and J.P. Morgan Chase in New York in strategy and risk management. Mr. Saksham drives and oversees operations at Ramoney.

Ramoney Business Park, Kochariya

Location: Changodar-Bavla Industrial Belt

Location



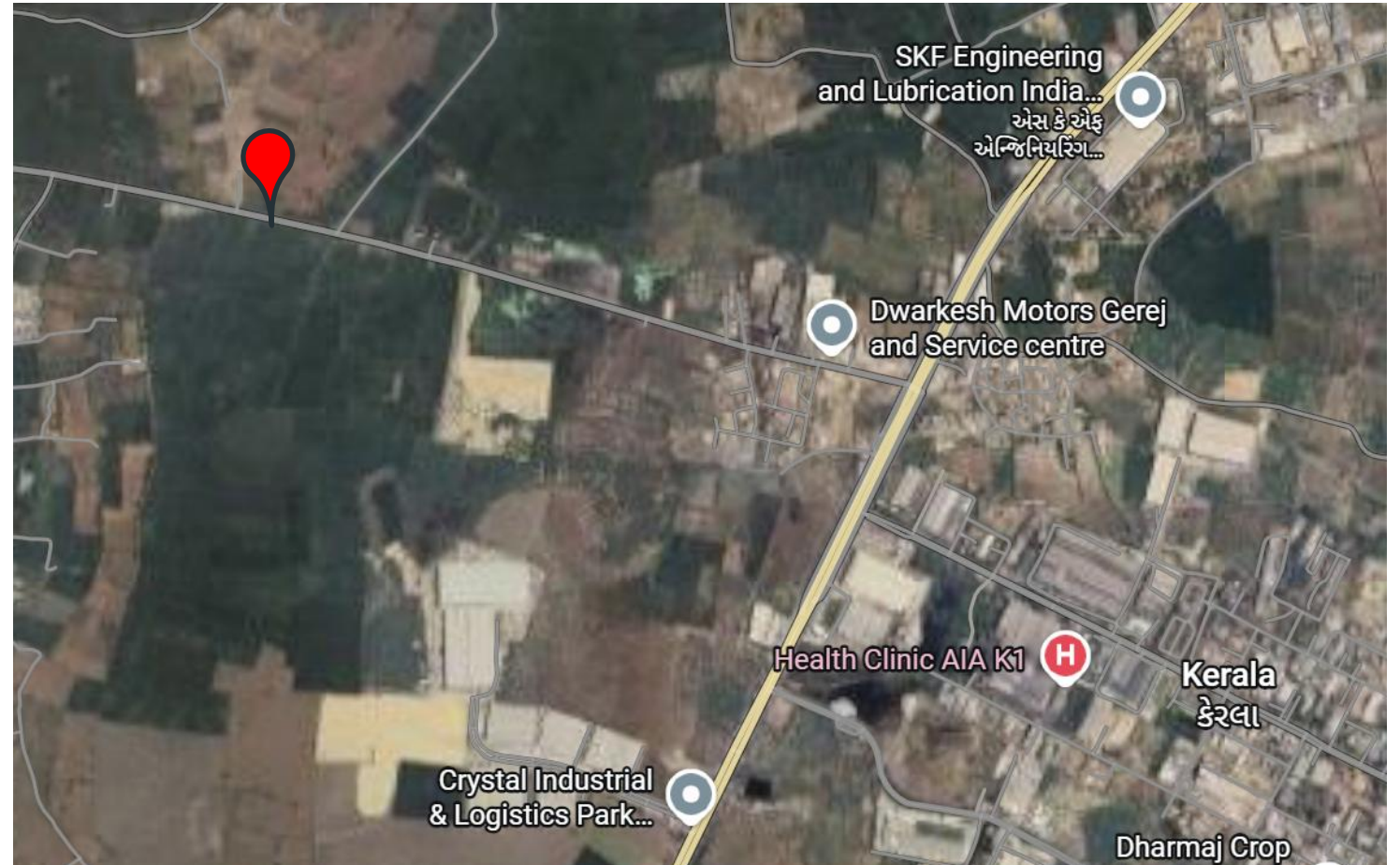
Off 6 lane Rajkot-Ahmedabad highway near Bavla Industrial hub (Ahmedabad)



[Google Map Location](#)

Accessibility

- Just 5kms from Bavla, district headquarters
- 20 mins from Ahmedabad city
- Opposite Kerala GIDC industrial hub
- Quick and reliable connectivity via 6 lane non-stop highway
- Direct connectivity to Sanand GIDC



Ramoney Business Park, Kochariya

Park Highlights

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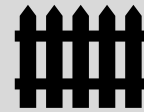
Park Amenities



60 acre park area



24-meter RCC road access to each premise



Secured & gated park entry



Planned drainage system



Dedicated open space for truck parking



24-hour security and CCTV surveillance



Fire and urban development compliant



Industry ready power infrastructure



Open and green spaces



Grade A Spaces

- 24-meter private docking area
- Large column grid of up to 27 X 16 m
- Construction as per MBMA & IS codes
- Roof monitor with 6 air changes per hour
- Provision for rooftop solar power
- No bracings inside warehouse
- Wall and roof insulation
- Option for specialized flooring
- Provision for mezzanine office
- Aesthetic glass façade for office area
- Dedicated MEP/ utility areas
- Ample large framed openings of 4X4.5m
- Provision for internal ramps
- Optional common MEP/utility services
- 5m wide continuous loading bay canopy

Versatile use cases

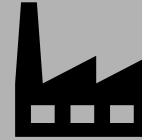
Ecommerce

- Large column grid of 16X27m for effective palletization
- 12m clear height
- No bracings for effective movement
- Proximity to Ahmedabad consumer market



Industry

- In Bavla industrial cluster
- Proximity to Pharma, Manufacturing, Engineering and other major industries
- Ideal specifications, 6 ACPH, provision for solar power, insulated buildings, with provision for expansion



Logistics and 3PL

- 24m RCC internal roads
- 24m dock area
- Convenient 6 lane highway access
- Located in major industrial hub



Others

- Proximity to Bavla town and Ahmedabad for easy access to labor and management personnel
- Industrial ecosystem in the area allow easy access to upstream vendors and suppliers



Ramoney Business Park, Kochariya

The neighbourhood

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Several large scale industries in the vicinity: Baxter, SKF, Zydus, Intas, Reliance, Torrent, Otsuka, Amazon, Flipkart, Samsung, and others

Fully operational large Ecommerce warehouses included Flipkart, Amazon, Reliance Digital, Cromā, etc.



Ramoney Business Park, Kochariya

Current Availability

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Ready available options

- 50K to 3 lakh sq.ft. Grade A warehouses
- 12-meter clear height
- FM-2 flooring / customized flooring
- Fire fighting systems
- Docking bay with levelers
- Roof and wall insulation for temperature control
- Occupancy ready by May 2026
- Single box up to 3 lakhs sq.ft.

BTS factory / warehouse options

- BTS options ranging from 30K to 300K sq.ft.
- Box height as per requirement
- Provision of crane possible
- Option of adding open space for parking and large goods storage
- Specialized flooring possible
- Layout design as per requirement

Get in touch

Feel free to reach out for more information on ongoing project or BTS requirement



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