

PROJECT REPORT

OF

“ABC MOTORS”

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Disclaimer

The views expressed in this model project are advisory in nature. It assumes no financial liability to anyone using the report for any purpose. The actual cost and returns of projects will have to be taken on a case-by-case basis considering the specific requirement of projects.

1. Particulars of the Enterprise

Name of the Enterprise	ABC MOTORS	Constitution	PARTNERSHIP
MSME Status	REGISTERED	MSME Registration No.	UDYAM-JK-03-011122008
Registration date	01/05/2002	Date of incorporation	01/05/2002
Registered Office Address	XXX, NATIONAL HIGHWAY, BARAMULLA, JAMMU & KASHMIR		
Site location	XXX, SEELU, NATIONAL HIGHWAY, JAMMU & KASHMIR		

2. Project Loan Amount

Proposed Term Loan	260 Lakh
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3. Managing Partners

Name Of the Promoter	Kabir Singh	Feroz Ahmed
Father's Name/Husband's Name	Kuldip Singh	Haji Abdul Kabir
Age	45 years	47 years
Residential Address	Behind XXX Office, Baramula, Jammu & Kashmir-193101	Near Sanctorum Public School, Jammu & Kashmir-193201
PAN No.	BCCVBLOO**H	*****X226XX
Designation	Managing Director	Managing Director

4. Profile of the firm

ABC Motors is located in Jammu is an authorized sales dealers and service provider of Tata Motors, catering to the diverse needs of commercial vehicle buyers.

ABC Motors play a crucial role in not just selling vehicles but also providing valuable support throughout the ownership journey.

ABC Motors deals in Tata commercial vehicles, encompassing trucks, buses, and construction equipment, catering to various industry segments and applications.

Their experienced sales team provides comprehensive guidance throughout the buying process. They understand the business needs, recommend suitable vehicles, and offer detailed information on features, specifications, and financing options.

ABC Motors offers customized options tailored the vehicle to the specific requirements of the buyers. This include modifications to the body, cargo handling equipment, or additional features.

They collaborate with financial institutions to provide tailored financing solutions that suit the budget and business needs.

Service

ABC Motors offers maintenance or repairs at their service centre in Jammu. Their centre is equipped with:

- **Highly Trained Technicians:** Skilled professionals ensuring the vehicle receives the proper care and attention it deserves.
- **Genuine Spare Parts:** Using genuine parts guarantees optimal performance and longevity for the vehicle.

5. Project Description

Before



After



Brief Description of the Project

M/S ABC Motors located in National Highway, Baramulla, Jammu & Kashmir, 193201 wishes to stand as a forward-thinking player in the construction sector. Established on January 01, XXXX, the company operates as a Partnership firm.

ABC Motors, the prominent entity in this scenario, is set to make a significant stride by acquiring 50% ownership of a strategically located building for further construction, demonstrating their commitment to growth in the region.

This building is situated at, Sopore, along the National Highway with the postal code 193101. The structure comprises a ground floor and three additional floors, housing a total of 128 shops. The partnership in this venture involves two key individuals, Kabir Singh and Feroz Ahmed.

In this collaboration, Kabir Singh, the proprietor of ABC Motors, secures a 50% stake in the building, total area of the building is 16332 sq. feet. Notably, Kabir Singh is set to leverage his share by divesting a portion of it. Specifically, he plans to sell his ownership of 16 shops situated on the ground floor.

Simultaneously, the remaining shops on the three upper floors will be made available for rental purposes. This strategic approach allows ABC Motors to capitalize on its investment by both gaining immediate returns through the sale of ground floor shops and establishing a recurring revenue stream through the rental of shops on the upper floors.

Overall, the acquisition and subsequent utilization of this building underscore ABC Motors' proactive stance in expanding its footprint and optimizing its assets for sustained growth in the commercial landscape.

Setting a Standard for Affordable Commercial Spaces: The primary objective is to establish a new benchmark in the construction industry by specializing in the development of affordable work spaces.

Through a dedicated focus on affordability without compromising on quality, the company aims to redefine the standards for commercial construction projects. This objective underscores the commitment to providing accessible yet high-quality

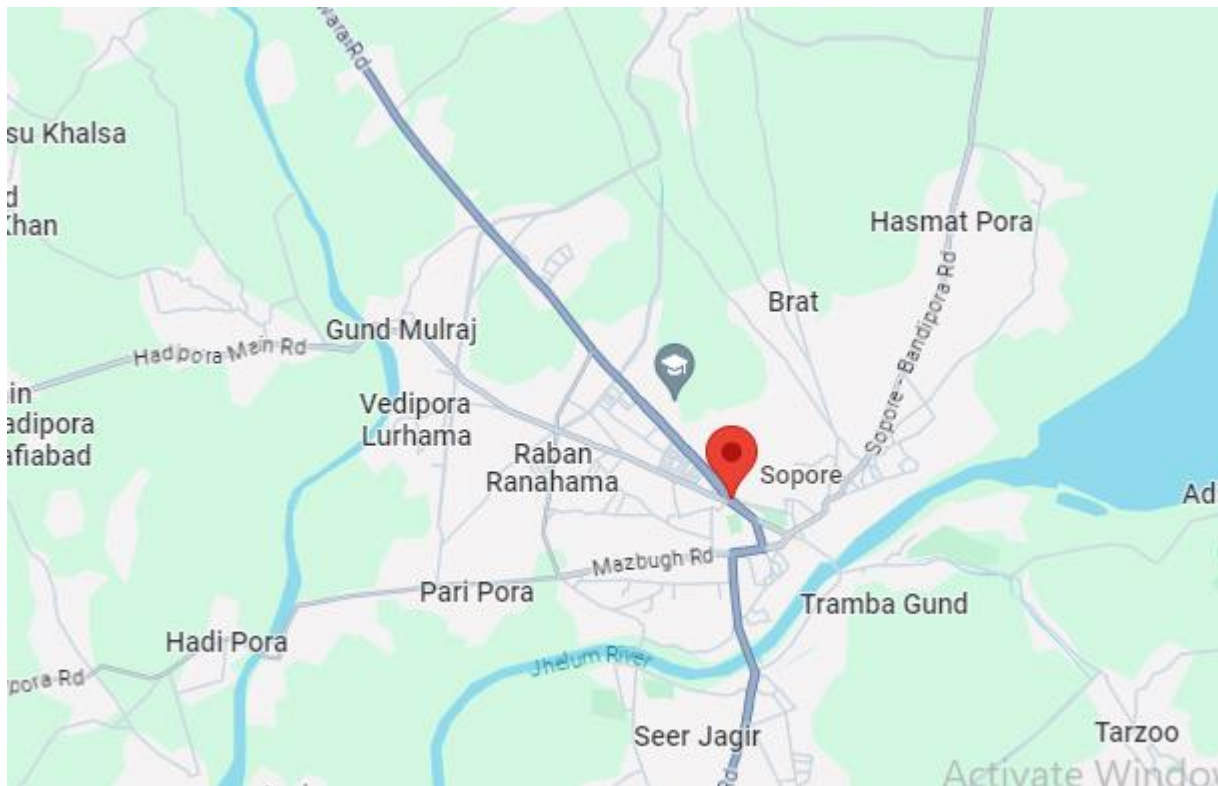
spaces for businesses, contributing to the growth and success of the local commercial landscape.

6. Location of the Project

Site Location

XXX, SEELU, NATIONAL HIGHWAY, JAMMU & KASHMIR, 193101

Project Site Map



Project Site Co-ordinates

Latitude	34.298676
Longitude	74.470146

7. Market Survey

Demand & Supply

This market survey analyses the demand and supply dynamics of Affordable Commercial Space in Seelu, National Highway, Jammu & Kashmir, India, in potential within this segment. Various factors can influence the real estate market, and predicting long-term trends involves a complex interplay of economic, political, and social variables.

Demand Factors

Economic Growth: The overall economic development of Jammu and Kashmir will play a crucial role in driving demand for commercial spaces. Increased economic activities will lead to higher demand for office spaces and retail outlets.

Industry Trends: Industrialization in Jammu & Kashmir region will influence the demand for commercial spaces.

Government Policies: Policies aimed at promoting businesses, investments, and entrepreneurship will significantly impact demand for commercial spaces.

Government initiatives to improve the business environment will attract more enterprises.

Infrastructure Development: The expansion of infrastructure, such as transportation and utilities, will positively influence the demand for commercial spaces. Improved connectivity and accessibility will attract businesses to this region.

Supply Factors

Construction and Development: Planned or ongoing commercial construction projects in this specific region will contribute to the overall supply of commercial spaces.

Regulatory Environment: Changes in zoning regulations, land use policies, or other regulatory factors will affect the availability of commercial spaces. A favourable regulatory environment will encourage more development.

Investment Climate: The willingness of developers and investors to invest in commercial projects in this region will impact the supply. A positive investment climate will lead to more construction and development.

Market Trends: Current market trends, including vacancy rates, rental prices, and absorption rates, will help to evolve the supply of commercial spaces in this region.

Affordability

Rental and Property Prices: Affordability is a critical factor for businesses looking for commercial spaces.

Government Support: Policies supporting affordable commercial spaces, such as subsidies or tax incentives, can influence the overall affordability of these properties will help to develop in this specific region.

Growth Prospects

Favourable Demographics: India's young and growing population presents a significant market for commercial spaces.

Increasing Urbanization: The continued urbanization trend will create a sustained demand for affordable commercial spaces.

Technological Advancements: Technological advancements like online business platforms and co-working spaces are further fueling the demand for flexible and affordable commercial spaces in Jammu & Kashmir.

Government Support: Government initiatives like "Make in India" and "Startup India" are expected to boost the demand for office and retail spaces.

Market Opportunity

The market opportunity for affordable commercial spaces in Jammu and Kashmir, India, can be influenced by various factors. Here are some potential aspects to consider:

Economic Growth and Development

Economic development in Jammu and Kashmir will create opportunities for businesses, leading to increased demand for commercial spaces.

The growing economy will attract new businesses and encourages existing ones to expand, generating a need for affordable commercial properties.

Industry Diversification

The diversification of industries in the region will open up opportunities for different types of businesses, each with specific space requirements.

Identifying emerging sectors and understanding their space needs will help developers tailor commercial projects to meet demand.

Government Initiatives and Policies

Government initiatives aimed at promoting entrepreneurship and local businesses will stimulate demand for affordable commercial spaces.

Policies supporting ease of doing business, providing subsidies, or offering tax incentives will attract investments and contribute to the market opportunity.

Tourism and Hospitality

Given Jammu and Kashmir's potential as a tourist destination, the hospitality and tourism sectors will present opportunities for commercial spaces.

Affordable spaces catering to small businesses, cafes, and tourist services will be in demand.

Infrastructure Development

Ongoing and planned infrastructure projects, such as improved transportation and connectivity, can positively impact the commercial real estate market.

Businesses often seek locations with good infrastructure, leading to increased demand for commercial spaces.

Local Entrepreneurship

A focus on supporting local entrepreneurship and small businesses can create a vibrant market for affordable commercial spaces.

Business incubation centres, co-working spaces, and start-up hubs may contribute to this market opportunity.

Population Growth and Urbanization

Population growth and urbanization trends in Jammu and Kashmir can drive demand for retail spaces, offices, and other commercial establishments.

Urban centres experiencing growth may create opportunities for developers to meet the increasing demand for commercial spaces.

Technology and Innovation

The rise of technology-driven businesses and innovation hubs may lead to a demand for flexible, modern, and affordable commercial spaces.

Adapting to the changing needs of businesses in the digital age can be a valuable market opportunity.

8. SWOT Analysis



Strengths

1. Strategic Location

- Proximity to National Highway 44 provides excellent visibility and accessibility for businesses and customers.
- Strategic location can attract potential tenants and customers.

2. Modern Infrastructure

- Newly constructed buildings often feature modern infrastructure and amenities, making them attractive to businesses.

3. Local Economic Growth

- Jammu & Kashmir is experiencing economic growth, the building will benefit from increased demand for commercial spaces.

4. Diverse Usage Possibilities

- Flexibility in design may allow for diverse usage, accommodating various businesses purposes.

Weaknesses

1. Initial Lack of Recognition

- As a newly constructed building, there might be a lack of immediate recognition or reputation, which could affect initial tenant interest.

2. Construction Delays or Issues

- If there were delays or issues during the construction process, it could lead to a slower return on investment or affect the overall quality.

3. Market Competition

- The presence of other established buildings or competitors in the area could pose a challenge in attracting tenants or customers.

Opportunities

1. Growing Local Economy

- The local economy is growing, there will be increased demand for commercial and residential spaces.

2. Infrastructure Developments

- Upcoming planned infrastructure developments in Jammu & Kashmir, such as road expansions or public transportation improvements, will enhance the building's value.

4. Collaboration with Local Businesses

- The owner will partner with local businesses or organizations to enhance the building's community engagement and attract more foot traffic.

Threats

1. Economic Downturn

- Economic downturns will impact the lease or purchase space, affecting the building's occupancy rates.

2. Regulatory Changes

- Changes in local regulations or zoning laws could impact the permissible usage of the building.

3. Natural Disasters

- The region's susceptibility to natural disasters, such as earthquakes or floods, might pose a threat to the building's structural integrity.