



**NSL GROUP**

# NSL Group Overview



## ***The largest private seed company in India with about 20 % market share in cotton seeds***

- Producers of hybrid cotton seeds and hybrid seeds of Maize, Bajra, Jowar, Sunflower, Paddy and several vegetable crops like Bhendi, Tomato, Chilli, Cabbage, Cauliflower etc.
- Highest number of seed processing plants spread in 14 locations all across India



## ***Well Diversified Real Estate Portfolio***

- NSL Infratech holds land bank, properties in IT parks, commercial buildings & corporate infrastructure. IT & Commercial built-up space operating about 9 Million Sft and under construction planning about 10 Million Sft
- International players like IBM, Infosys, Sandisk, Wells Fargo, KPMG, ISGN, Yodlee, Walmart, Accenture, Mind Tree etc. are among the clientele occupying IT buildings
- Developing 3 IT/ITES SEZs at Hyderabad and Delhi



## ***Diversified Independent Power Producer***

- Operating a portfolio of 310 MW wind & solar and implementing a further 650 MWs in renewable energy projects. Investments made in the power business (Rs. 923 Crores) by IFC, FE Clean Energy, DEG, PROPARCO, Asia Clean Energy, GS Power, Kotak & ADB



## ***One of the largest fully integrated textile company in the country***

- Operating capacity of 274,768 Spindles and 540 looms
- Fine processed fabric capacity of 40 million meters per annum and 4 million pieces of garments.
- 25% of total revenue is from exports to countries like China, South Korea, Vietnam, UK, Spain, Bangladesh etc.



## ***One of the most efficient sugar units in South India***

- Has 5 integrated sugar complexes in the country producing sugar (27000 TCD), Cogeneration Power (150 MW), Distillery (Operational: 180 KL/Day, Under construction: 300 KL/Day) and organic manure products.

Mandava Prabhakar Rao, aged 61 years is the scion of a reputed agricultural family (born to Sri M Venkatramaiah and Smt. Rama Devi), hailing from Guntur District in Andhra Pradesh.

Mr. Prabhakar Rao is an alumnus of Benares Hindu University and stood second in the University in B.Sc (Agriculture) and achieved 1<sup>st</sup> rank in M.Sc (Agriculture).

He is the chairman of NSL Group and Managing Director of Nuziveedu Seeds Limited

Mr. Rao is the President of the National Seed Association of India and also on the board of many reputed organization like

- Cotton Advisory Board
- Textiles Committee of Ministry of Textiles
- Central Seed Committee of Ministry of Agriculture
- International Seed Federation

He has been pioneering work on enhancing of farm productivity in the crops of cotton, sugar cane, paddy and maize through introduction of new agronomic techniques throughout India to make agriculture environmentally sustainable and economically viable.

He has contributed for substantial industrialization by making combined investments of about Rs.10000 Crores (USD 2 Billion) in Power, Textiles, Integrated Sugar Factories, IT Infrastructure in the form of IT Parks, IT SEZs etc. and the group companies employ about 20000 people directly.



# Nuziveedu Seeds Ltd. –

The largest private seed company in India with about 20 % market share in cotton seeds

## Overview

- ❖ Flagship company of the NSL group, incorporated in 1972 by the group patriarch Sri M. Venkata Ramaiah
- ❖ Leader in the cotton seeds industry in India with about 20% market share in cotton. The company is also growing in Maize, Paddy, Vegetable Seeds etc.
- ❖ PE fund, Blackstone has invested in the company USD 50 Mn (Rs. 250 Crs) and exited successfully.
- ❖ 1400+ strong employee base and a distribution network of 2000+ distributors and 59000+ retailers reaching 10 Million farmers across 16 states in India.
- ❖ 14 seed processing facilities with a capacity of 142TPH with access to 77000 seed producing farmers located in states of Maharashtra, Gujarat, Uttarakhand, Telangana, Andhra Pradesh, Orissa

## Awards



- Agricultural Leadership Award, 2009 – Awarded by Mr. Montek Singh Ahluwalia
- Bio-spectrum Award for 'Best Bio-Agri Company' (2008,2009, 2011 & 2013)
- Bio agri company of the year 2011 Presented by Bio Spectrum



- Received the “ Bio-excellence Award” for the year 2013 from Govt of Karnataka
- Received first prize in the category of “High – Socio Economic Impact Award” in the FOOD 360 Awards ceremony in the event of International Conference-cum exhibition on Agribusiness and Food Processing organized by FICCI

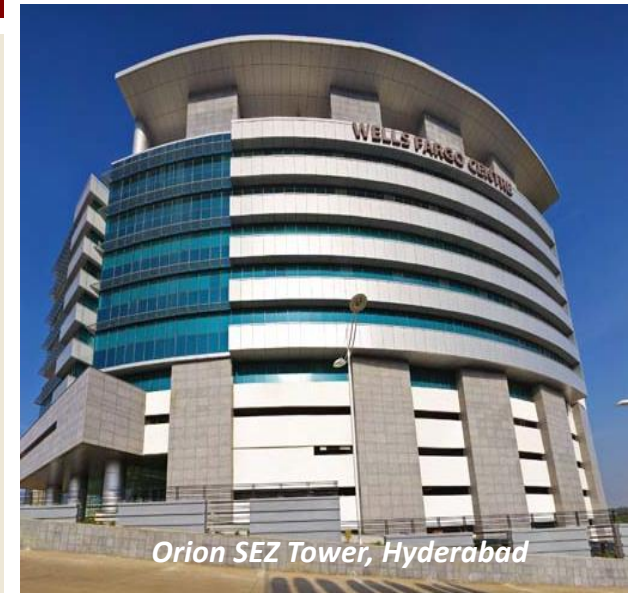
# NSL Infratech – Well Diversified emerging Real Estate Portfolio

## Overview

- ▶ NSL Infratech Private Limited (NIPL) is the infrastructure and real estate arm of the Group providing IT Space to MNC's
- ▶ NIPL's real estate presence include strategically located land banks, properties in completed IT parks, commercial buildings & corporate infrastructure
- ▶ International players like IBM, Infosys, Intelligrape, HCL, Yodlee, Scandisk India , Wells Fargo, Walmart, Accenture, Mind Tree etc. are among the clientele occupying IT buildings
- ▶ The Group initially ventured into the Real Estate sector by entering into strategic JV partnernships with leading local players, thereby acquiring project management and delivery skills in the process
- ▶ Total IT Space about 9 Million Sft and under construction planning about 10 Million Sft
- ▶ Total Residential Space under development including Joint development (JD) with well reputed developers is 5 Million Sft

## Key Investment Considerations

- ❑ Prime location of properties with excellent demand drivers (Properties located in cities like Chennai, Bangalore and Hyderabad)
- ❑ Financially backed by an established Corporate Group
- ❑ 100% land banks owned by the Group, of which ~85% converted
- ❑ Good mix of projects under different stages of development



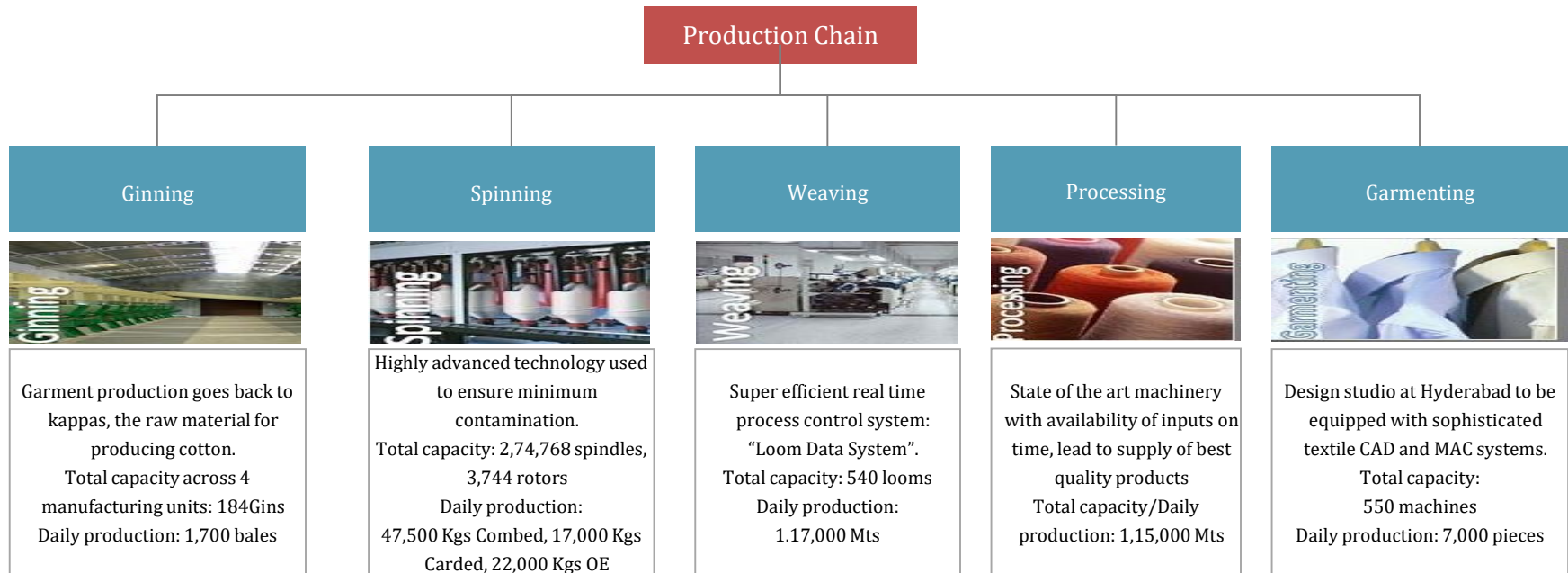
## Overview

- One of the biggest independent power producers in the renewable energy space
- Pioneered the Developer business model in India in wind space i.e. taking responsibility for land acquisition, permits & clearances, technical studies
- Reputed global investors including IFC, FE Clean Energy, DEG, PROPARCO, Asia Clean Energy, GS Power, Asian Development Bank & Kotak have recently invested over USD 170 Mn (Rs. 923 Crores) in NRPPL
- The Company has 310 MW of generation capacity under operation with 285 MW in wind, 20MW Solar and 5 MW in Hydel
- More than 650MW of renewable power projects under different stages of implementation and operations

# NSL Textiles Ltd – One of largest Integrated Textile plants in India

## Overview

- Incorporated in Hyderabad, Telangana, as a vertically integrated textile company with facilities near Guntur. One of the richest cotton growing area.
- One of the largest integrated Textile plant in India having facilities from seeds to shirting.
- Operates across the value chain, from extraction of cotton lint to garment manufacturing
- State of art facilities, with a unique “Cotton to Clothing” concept
- Environmental friendly operations with zero discharge ETP
- Poised to emerge as the biggest player in cotton textile & apparel arena.



## Overview

- Established in the year 2003 in Karnataka, as an integrated sugar manufacturing facility
- Produces best qualities of white sugar using high technology
- Production capacity currently at ~27,000 TCD within 5 integrated sugar complexes
- Co-generation of Power – Significant uses of renewable power energy sources, Total cogeneration capacity under operation is 150 MW and power from these capacities is sold in the power exchanges / SEBs.
- Ethanol Plant – Distillery produces industrial and portable alcohol with a total capacity of 180 KLPD, which will be expanded 300 KLPD by FY 21.



# NSL SEZ (Hyderabad) Private Limited – ARENA IT SEZ Space



NSL SEZ (Hyderabad) Private Limited is a subsidiary of NSL Infratech Pvt Ltd, which is a subsidiary of Mandava Holding Company Pvt Ltd (MHPL) is in possession of 36 acres of Land at Uppal and being developed in a phased manner. It has already developed an IT / ITES SEZ Project having leasable area of 7 lakh sft in 4.5 acres of Land at Uppal Hyderabad.

The 2nd Building adjacent to the 1st Building having a leasable area of 8.5 lakh sft in 4.5 acres of land is in the has been completed and under leasing. The Company plan to develop the balance land by building the residential and office space in phased manner.

## Amenities:

- Cafeteria & Food Court
- 24x7 Ambulance facility
- Shuttle Service
- Sports & Fitness
- Amphitheatre
- Creche

## Major Clients:

- Cyient Ltd
- 24x7 Customers Private Limited
- IBM
- Infotech Enterprises
- Sykes Business Services
- R1 RCM Global



NSL SEZ (Hyderabad) has been developing Residential Apartments in about 12.7 Acres of the Land in Arena project. The development is proposed to be made in 4 phases.

The Phase I of the development with about 7 lakh sft of Space is in progress. About 75% of the units in Phase I have already been sold and the construction of the apartments is in progress, which is expected to be completed and handed over by September, 2021.

The Company plans to develop further 3.3 million Sft of residential Apartments in 3 three phases in the same location, which is expected to be completed by March, 2026.

The Residential Development is expected to generate a Gross cash flow of Rs. 22.53 Billion with a net contribution of Rs. 11.7 Billion over a period of 6 years of the sale and development.

The Location of the Project has very good demand for quality Residential Apartments as it has all the Educational Institutions, Public Sector Undertakings and Industrial Centres.

Further the Company plan to development an entertainment Centre with hotel in about 2 Acres of Land with an area of 0.56 Million Sft.

The Company is a Joint Venture with Divyasree Group Bangalore for development of IT Space and Residential Villas over 40 Acres of land at Raidurgam, the IT HUB of Hyderabad,

The Residential Villas development, which is one of the Premium Villa Project in Hyderabad has been already developed and sold.

The IT project is one of the premium and land mark developments in Hyderabad with large IT Space occupied by Multi National institutions/Companies.

The Project has already completed the development and Lease of about 5 million Sft of IT SEZ Space to large reputed MNC's Like Wells Fargo, IBM, Invesco, Accenture, Mindtree etc.

The construction of the last Building with leasable IT space of about 1.2 Million Sft is in progress, likely to be completed and handed over by December, 2021. The entire Building has been already leased out to Wells Fargo.

# DIVYASREE NSL Infratech Hyderabad IT SEZ Space



# Serene Estates Private Limited – Centrum Mall

**Serene Estates Private Limited (Serene)** is a 100% subsidiary of NSL Estates Private limited which is a Subsidiary of Mandava Holdings Private Limited (MHPL), the holding company of the NSL Group. Serene was incorporated with the objective of developing unique real estate projects in and around Hyderabad.

Company has developed Commercial Building named “CENTRUM Mall” with a leasable area of 2.57 lakh sft in 1.87 acres of Land at KPHB, Hyderabad and the same has been leased out to IT/ITeS companies viz. Reliance Trends Limited, Reliance Digital Retails Ltd., Reliance Foot Prints Ltd., Cultfit, Pantaloon Retail (India) Ltd., Teleperformance Global services Pvt Ltd, Ikeva, Tata Community initiatives Trust, Ani Technologies Pvt. Ltd., Jodas Expoin Pvt. Ltd on medium to long term commercial leasing arrangements.



Golden Tower Infratech Private Limited is a subsidiary of Mandava Holding Company Pvt Ltd is in the possession of 25 acres of land at sector 144 Noida on 90 years lease with NOIDA to develop IT SEZ. It has completed the construction of the First Building with a leasable area of 5.5 lakh sft in an area of 5 acres of Land and leased out to Intelligrape Software Pvt Ltd., HCL Technologies Ltd., exl Service.com (India) Pvt Ltd. Also in the process of development of 8.5 Lakhs sft in another 5 Acres adjacent to Building -1.

The Company plans to develop the balance 15 acres of land with a Leasable IT SEZ space of 2.23 million sft the phased manner.

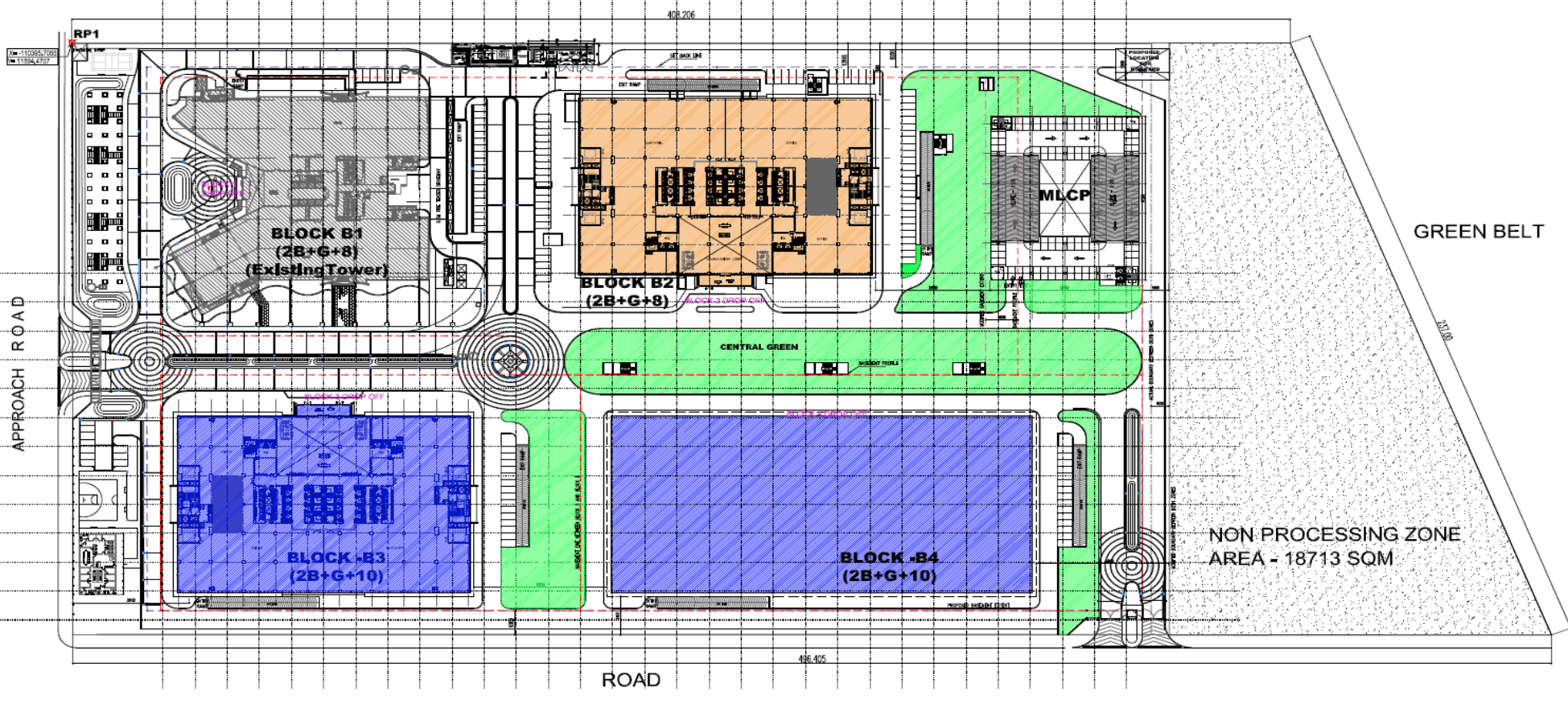
## PROJECT HIGHLIGHTS

- 25 Acres Campus with a scope to develop 3 Million sft of Office space
- Located at Noida's preferred IT Zone, Sector 144, just off Noida Expressway in close proximity to companies like HCL ,Tech Mahindra, Accenture, Genpact, Sapient, TCS, Metlife, Steria etc
- Traffic Free Wide Road Network unlike other IT Corridors of NCR
- Close Proximity to F1 Track and Key Residential areas
- High Quality Construction & Facade-double glazing system
- Grade A , Leed Gold Rated Green Building
- Large Efficient Floors with 10.8 Mtr Column Span & 4.05 Mtr of floor to Floor height
- 100% Power Back Up & Central air-conditioning
- Centrally located services core for achieving higher work area efficiency
- NFPA Compliant Building



# NOIDA TECHZONE - Master Plan

PLOT NO.07



# Other Core Assets NSL Properties Private Limited



NSL Properties belongs to NSL group of Hyderabad, promoted by Mr. M. Prabhakar Rao and Ms. M. Asha Priya.

The company is engaged in leasing out space to IT/ITeS companies viz. HCL Technologies Limited, First Source Solutions Limited, Yodlee Infotech (P) Ltd, Nutanix Technologies India Pvt Ltd, Ansys Software Pvt Ltd, WM Global Technology Services India P Ltd, Scandisk India Device Design Centre Pvt Ltd, Valdel Engineers & Construction Pvt Ltd., Gartner India Research Advisory Services Ltd on medium to long term commercial leasing arrangements.

Name of the Premises	Address	Leasable Area
Salarpuria Hall Mark	Bellandur, Outer Ring Road, Bangalore	2,50,000
Prestige Tech Park	Mercury block (2B), Prestige Techpark, Bellandur, Outer Ring Road, Bangalore	1,50,000
GR Tech Park	GR Tech Park, ITPL Road, Whitefield, Bangalore	1,12,542
Residency Road	The Residency situated at Residency Road, Bangalore	11,500
	<b>Total</b>	<b>524,042</b>

# Other Core Assets NSL Properties Private Limited

Prestige Tech Park ~ 1,50,000 sft



Salarpuria GR Tech Park ~ 1,12,542 sft



Salarpuria Hallmark ~ 2,50,000 sft



# Corporate Social Responsibility

NSL Group has set up **Mandava Foundation** to spearhead its corporate social responsibility initiatives. It has identified four basic need areas in which society can be impacted significantly and it is implementing an ongoing programme to help develop the target groups:



## Education

- Mandava Foundation strives to provide various opportunities for learning to those who have never been to school, or have dropped out of it; it also works to improve the quality of education in schools.
- Establishing/running elementary schools, secondary schools, high schools, colleges industrial, technical, vocational and other art, craft and science, schools, institutions of learning.



## Healthcare

- Providing medical care to people in rural areas where no medical facilities exist.
- To establish, maintain, run Hospitals, Nursing homes, and maintaining Health Centres.
- Provide facilities for helping the sick people viz. first aid centres, diagnostic / counselling centres



## Rural Development

- Establish/ maintain agriculture research stations for carrying out research to find solutions for various problems by solving which the agriculture productivity can increase and the farming community benefit.
- Help the farmers who are underemployed and also the landless unemployed poor for improvement in their livelihoods



## Culture Preservation

- In the realm of culture preservation, the Foundation plans to promote and encourage various cultural activities, ancient arts, folk dances and other forms of entertainment in the rural areas:

***Thank You***