



YOUR PARTNER FOR GLOBAL GROWTH

CASE STUDY

Industrial Property Search & Execution under Power of Attorney

BACKGROUND OF THE CASE

Our Client is manufacturer of low voltage transformers and neon transformers. They are set up in Bangalore. Due to business reasons they needed to relocate within Bangalore industrial zones and also hire new employees – both executive and blue collar. They sought Octagona India's help to research and analyse suitable locations for leasing a new factory keeping in mind the cost, the building structure and design and suitability from a daily commuting point of view. They also mandated Octagona to negotiate and sign the lease agreement with the landlord under Power of Attorney (PoA) from the management. Lastly, they wanted Octagona to amend all the local registrations that the company had to the new address.

HOW DID OCTAGONA INDIA HELP?

Octagona India conducted research and analysed various factory options for the Client base on the laid down parameters. Subsequently, a visit with the Client to all the shortlisted properties was organised. The Client had the chance to evaluate all properties and choose the best matching one. From that point onwards Octagona India assisted the Client in negotiating a reasonable rent amount, conducted a legal due diligence of the property documents and also supported the Client in signing (execution) of the lease agreement under Power of Attorney from the management of the Client. We also assisted the Client in registering the agreement with competent authorities in Bangalore. Once all this was done, Octagona swiftly commenced the work of amending all the existing registrations of the company, such as, not limited to, PAN, TAN, Professional Tax, Shops and Establishment, IEC, VAT and Service Tax. Octagona also assisted the company in selection of certain staff of the Client.

FINAL OUTCOME

Octagona's on-the-ground actions immensely helped our Client in making key decisions based on our research and saved time by letting Octagona execute the agreement under of Power of Attorney. Due to our promptness, the Client was able conduct business from new premises with hardly any downtime.





OCTAGONA[®]
WIDEN YOUR HORIZONS

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