

Name of the Company: **Monika Alcobev Limited**

Reason for Site Visit Inspection: Application by Company for listing on SME Platform of BSE India Limited.

Registered Office Address of the company: 2403, 24th Floor, Signature, Suresh Sawant Road, Off Veera Desai Road, Andheri (West), Mumbai – 400 053, Maharashtra, India.

Details of the Properties owned by the Company:

Sr. No.	Location of the Property	Usage Purpose
1.	2403, 24 th Floor, Signature, Suresh Sawant Road, Off Veera Desai Road, Andheri (West), Mumbai – 400 053, Maharashtra, India.	Registered office
2.	B-3204, Oberoi Springs, New Link Road, Andheri West, Mumbai - 400058, Maharashtra, India.	Guest House

Type of Business Industry: Breweries

Basic Information:

Sr. No.	Site Visit Details:	Remarks
1.	Place, Day & Date of site visit i.e registered office, corporate office, factory etc.	Place- Registered Office: 2403, 24 th Floor, Signature, Suresh Sawant Road, Off Veera Desai Road, Andheri (West), Mumbai – 400 053, Maharashtra, India. Date: April 07, 08, 09 and 10, 2025. Ware house – SEZ [Unit 120, Administrative building, Arshiya FTWZ, Village Sai, Taluka Panvel, Raigad – 401 206, Maharashtra, India.]
2.	Duration of Visit (h):	4 DAYS
3.	Company has painted or affixed its name, and the address of its registered office, outside of office (Yes/No)	YES
4.	Name of the KMP available on the day of site visit	Kunal Bhinji Patel – MD Bhinji Nanji Patel - WTD Ashish Manubhai Manadaliya – CFO Kalpesh Himmatram Ramina - CS
5.	Ownership of Office and Factory Buildings, if on lease then Lease Agreement and Tenure of Lease	Please refer Annexure 1
6.	Ownership/Lease is not in the name of the Company (Seek reason for the same in writing)	Owned Premises
7.	Area allocated/occupied by the Company	Registered Office – 2403, 24 th Floor, Signature, Suresh Sawant Road, Off Veera Desai Road, Andheri (West), Mumbai – 400 053, Maharashtra, India.

MARWADI CHANDARANA INTERMEDIARIES BROKERS PRIVATE LIMITED

Registered Office : X-Change Plaza, Office No. 1201 to 1205, 12 th Floor, Building No. 53E,

Zone-5, Road 5E, GIFT CITY, Gandhinagar – 382 355, Gujarat

Corporate Office : Chandarana House, Near Kathiyawad Gymkhana, Opp. RKC School, Dr. Radhakrishnan Road, Rajkot – 360001, Gujarat India

SEBI Registration Number : INZ000250531 | **CIN :** U67120GJ2018PTC103598 | **Member :** NSE, BSE, MCX

+91 281 6199100 / 101
mcibpl@chandaranaonline.net
www.marwadichandaranaonline.net



Sr. No.	Site Visit Details:	Remarks
8.	Number of companies' i.e., subsidiaries, associate companies or any other companies operating out of same premises / area	NIL
9.	Insurance Papers (For stock insurance are insured.)	YES

MATTERS DEALT WITH DURING THE VISIT:

The company briefed us with the following:

- The Company is engaged in the Business of importing, sales, distribution, and marketing for luxury spirits, wines, and liqueurs throughout India and the Indian Subcontinent.
- These products serve the industries such as breweries industry. Our Promoters have a combined experience of over three decades.
- The Procurement process is designed to ensure that company source the premium spirits while adhering to all industry standards and regulations. The process is structured into key stages to optimize efficiency and mitigate risks, ultimately ensuring a smooth and reliable supply chain.
- They manage the importation, logistics, distribution, sales, marketing, and branding across various sectors, including HORECA, retail outlets, and travel retail. Our operations extend across India, Nepal, Maldives and Sri Lanka.

In our meeting, we were joined by the promoters, KMPs and Employees handling tasks from various departments. We gathered in the conference room, where we began by reviewing the status of pending issues. The primary task was on identifying any pending or additional data that was needed to complete the DRHP.

We discussed the data that was still pending and prioritized the collection of any additional information necessary to finalize the document. As we addressed each concern, we made sure to resolve outstanding tasks.

We started detailed discussions on business operation as stated to finalize the Draft chapter of "Our Business" and "Risk Factor".

By the end of the meeting, after in-depth discussions and review, we understood the key aspects of the business of the company for inserting the chapters of the DRHP. This helped to resolve most of the pending issues

For Marwadi Chandarana Intermediaries Brokers Private Limited




Authorized Signatory
Jigar Desai

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Annexure 1

Property

The details of the Immovable Property owned by our Company is given here below:

Sr. No.	Location of the Property	Usage Purpose
1.	2403, 24 th Floor, Signature, Suresh Sawant Road, Off Veera Desai Road, Andheri (West), Mumbai – 400 053, Maharashtra, India.	Registered office
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The details of the Immovable Property taken on lease basis by our Company is given here below:

Address	Owned/ Leave and License	Use	Tenure
Flat No. 202, Jyothi Habitat complex, Door No. 1-65/528/JH/202, Rd No. 10, Sarojini Naidu Nagar Layout, Kavuri Hills, Hyderabad – 500081, Telangana, India	Rent	Branch Office	March 1, 2025 to February 1, 2026
Municipal no. 21, 8th Main, 8th Cross, Sampangiramanagara, Bangalore – 560027, Kamataka, India	Rent	Branch Office	March 15, 2025 to February 15, 2026
501/A, Millennium Plaza, Sector 27, Sushant Lok Phase I, Sector 43, Gurugram – 122001, Haryana, India.	Lease	Branch Office	October 20, 2023 to October 20, 2026
Unit 120, Administrative building, Arshiya FTWZ, Village Sai, Taluka Panvel, Raigad - 401206, Maharashtra	Unit Holder Agreement	Warehouse	December 31, 2021 to March 8, 2026
M/s Contegrate, Entrepot Private Limited, Survey no. 114/2-A, 114/22-J, 114/2-Z and 114/3 Near Mothi Jui Junction, Village Jui Tai: Uran, Raigad - 410205, Maharashtra, India.	Rent (Warehousing Service Agreement)	Warehouse	July 1, 2024 to July 31, 2025
Dionysus Supply Chain Private Limited, Faarukhnagar, Village- Khentawas, Wazirpur, Faarukhnagar, Gurgaon- 122 506, Haryana, India.	Rent (Warehousing Service Agreement)	Warehouse	March 1, 2025 to March 31, 2026.
M/s. Total Shipping and Logistics Pvt. Ltd., 16/19, Telephone Exchange Road, Samalkha, New Delhi - 110037, India	Rent(Warehousing Service Agreement)	Warehouse	July 1, 2023 to July 31, 2026
Custom Bonded Warehouse, No 88/3, Seegehalli Villags,Kadugodi Post, Landmark- Near Whitefield Sports Center, Bangalore – 560067, Karnataka, India	Rent	Warehouse	April 1, 2024 to March 31, 2026.
SEZ Plot No. E3, E5 and E7, Sector-7, JNPT SEZ, Behind JNPT Customs and PUB, Uran, Raigad – 400702, Maharashtra, India.	Tri-Party Service Agreement	Warehouse	April 1, 2023 to March 31, 2043.

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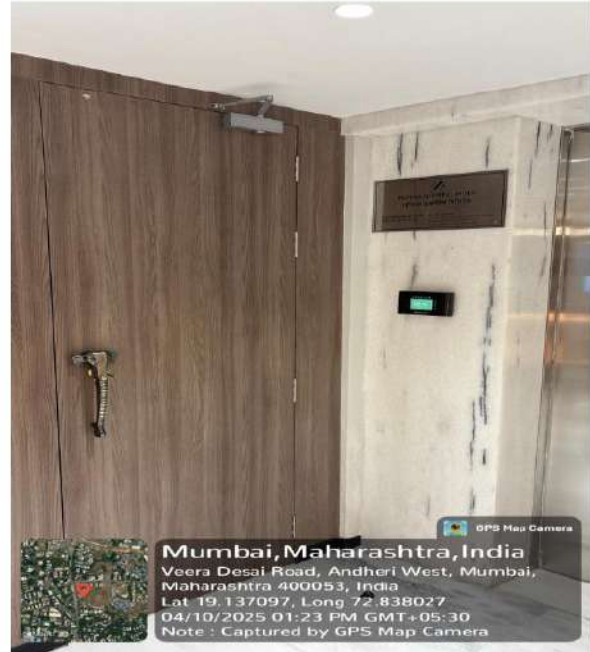
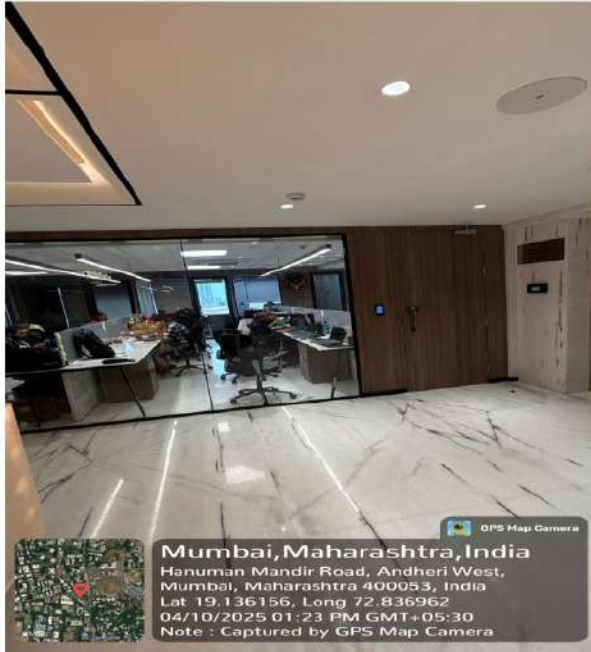
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Site Visit Pictures of Registered office:



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Site Visit Pictures of Warehouse (Arshiya, Maharashtra):



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