

# PUNE OFFICE OPPORTUNITY-I (EXTENSION)

Strata

Investment Memo

July 2023



## Investment Highlights

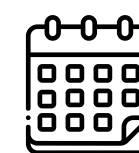
This is an opportunity to invest in 21,559 sqft of office space located in Indialand Global Tech Park, Pune, Maharashtra. The asset is located in a growing IT/office hub with close proximity to an upcoming metro line. The opportunity is valued at ₹ 14.55 Cr, With excellent value appreciation, and attractive yield the asset is an ideal investment opportunity.



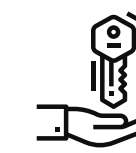
**9%**  
Entry Yield\*



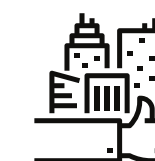
**13%**  
Targeted IRR\*\*



**5 yrs**  
Lease Period



**5 yrs**  
Tenant Lock-in



**Hinjewadi, Pune**

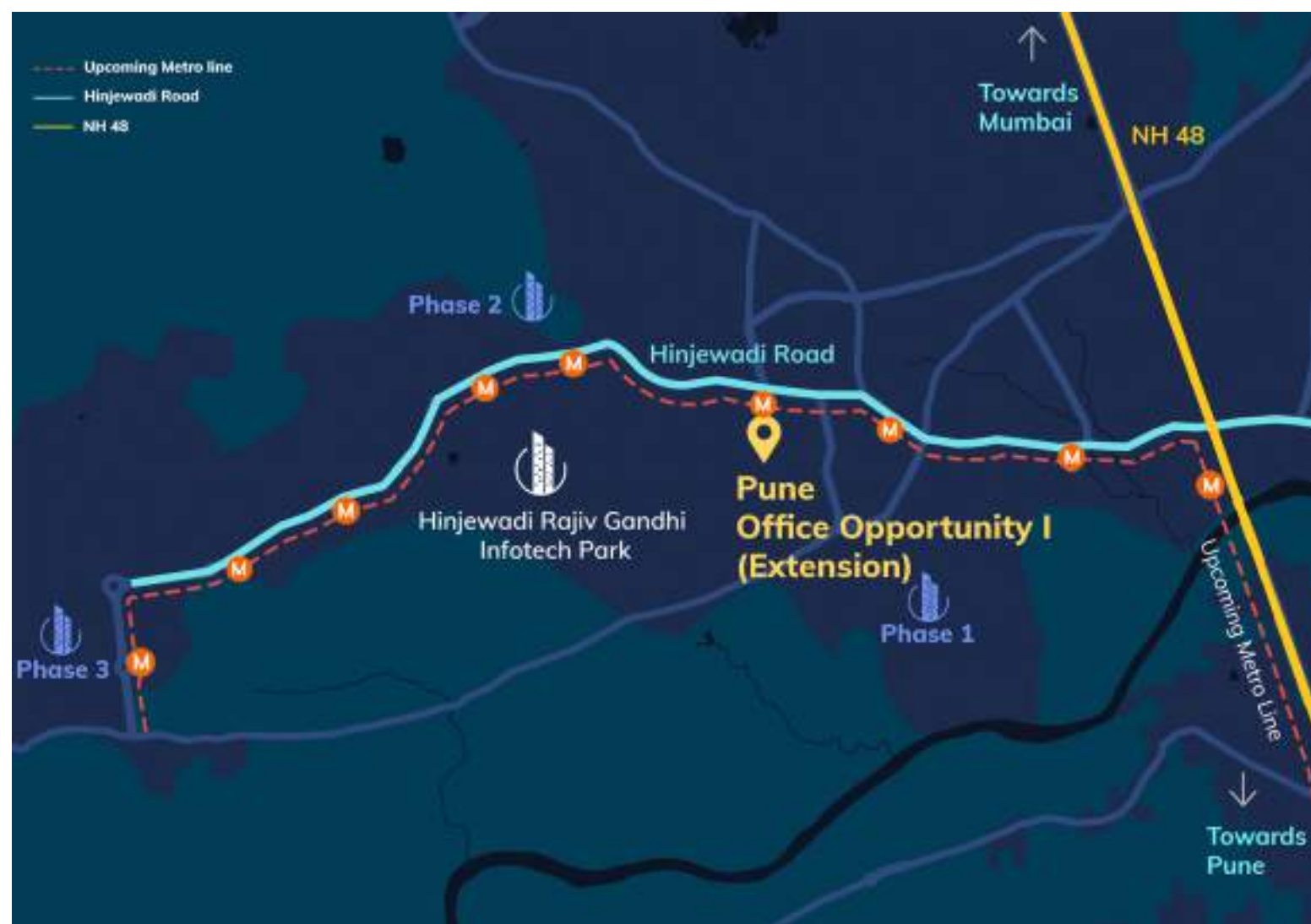
**In-demand  
Location**

\*Includes 1% Rental Top Up

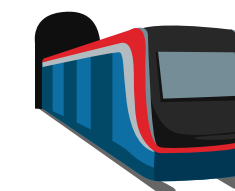
\*\*Calculated at 6% CAGR Value Appreciation

## Location Overview

The asset is located in Phase I of Hinjewadi, a major hub of IT offices in Pune, and is a part of Indialand Global Tech Park. The upcoming metro line (expected to be completed by 2026) has led to added commercial interest in the area.



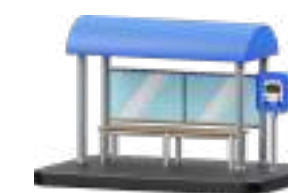
**Upcoming Metro Station**  
Pall India Station ~0.2 Km



**Railway Station**  
Pimpri Station ~10 Km



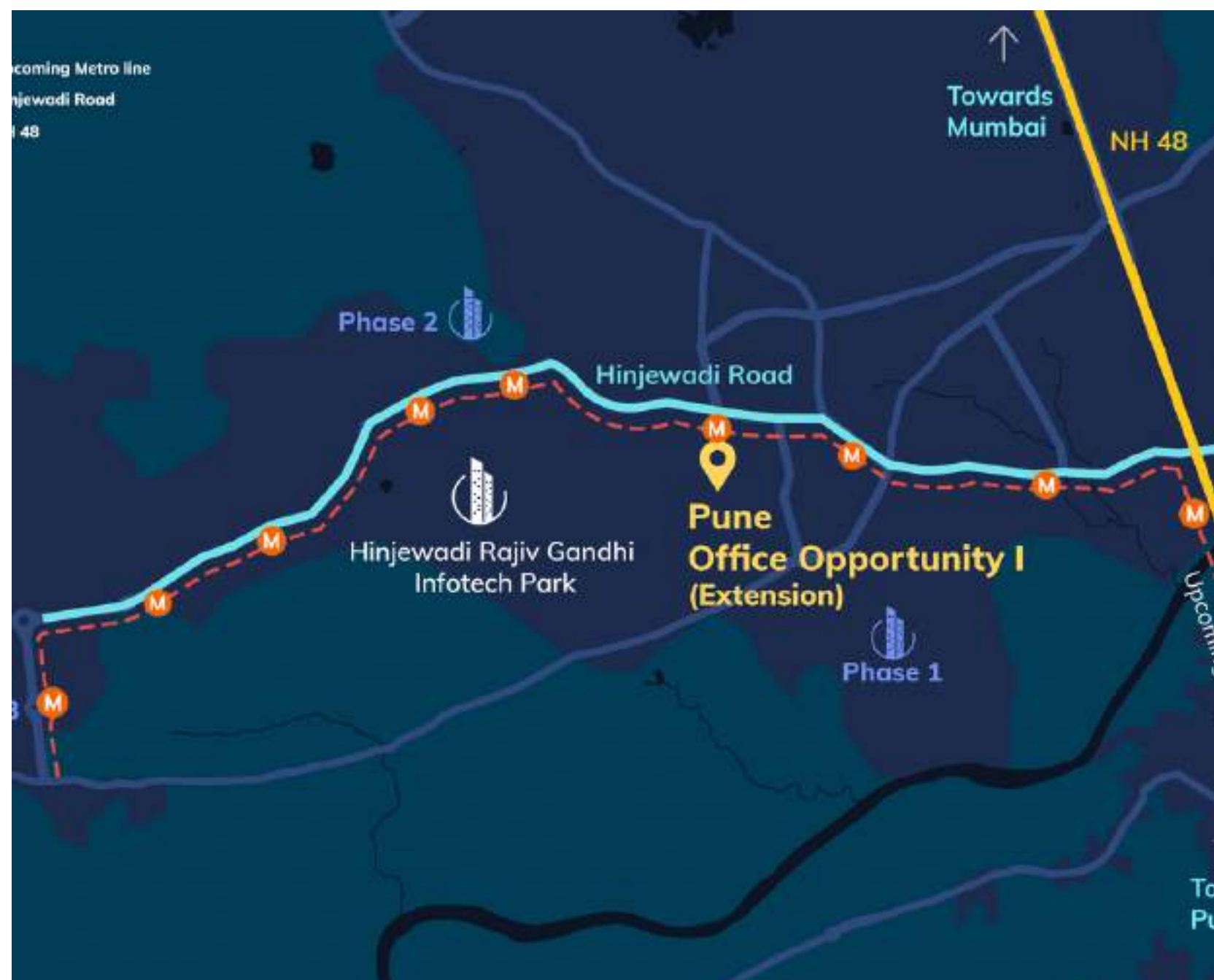
**Airport**  
Pune International  
Airport ~24 Km



**Bus Stop**  
Tata  
Johanson ~0.4 KM

## Major Tenants In The Vicinity

Hinjewadi features several IT campuses, Grade-A office buildings, and manufacturing units. Prominent tenants include the likes of HCL, Dassault, Wipro, Mindtree, & Mother'son.



## Recent Lease Transactions In The Area

As a diverse commercial hub, Hinjewadi sees a range of asset types and leases. The asset's monthly rent of Rs. 50/sqft is in line with the market average.

| Tenant name   | Area in sqft | Rent per sqft | Type           |
|---|--------------|---------------|----------------|
|    | 66,572       | 50 - 55       | Warm shell     |
|  | 49,000       | 50 - 55       | Warm shell     |
|  | 28,000       | 50 - 55       | Warm shell     |
|  | 18,000       | 72 - 77       | Full furnished |

**11.91 million sqft**  
Total Office Stock

**~0.15 million sqft**  
Supply in 2023

**6,000 - 8,000 /sqft**  
Avg. Capital Value

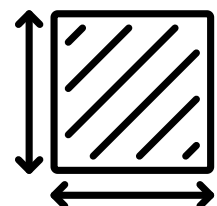
# Asset & Tenant Overview



## Asset Overview

Spread over ~5 acres of land, Indialand Global Tech Park comprises 2 office towers, spanning 6 floors each, with a future development potential of 7 lakh sqft. The building is built to global standards and has all the facilities required for IT/ITeS businesses.

The opportunity is to acquire 21,559 sqft of the 5th floor of Tower 2.



**~ 4 Lakh sqft**

**Total size**



**B + stilt + G + 6**

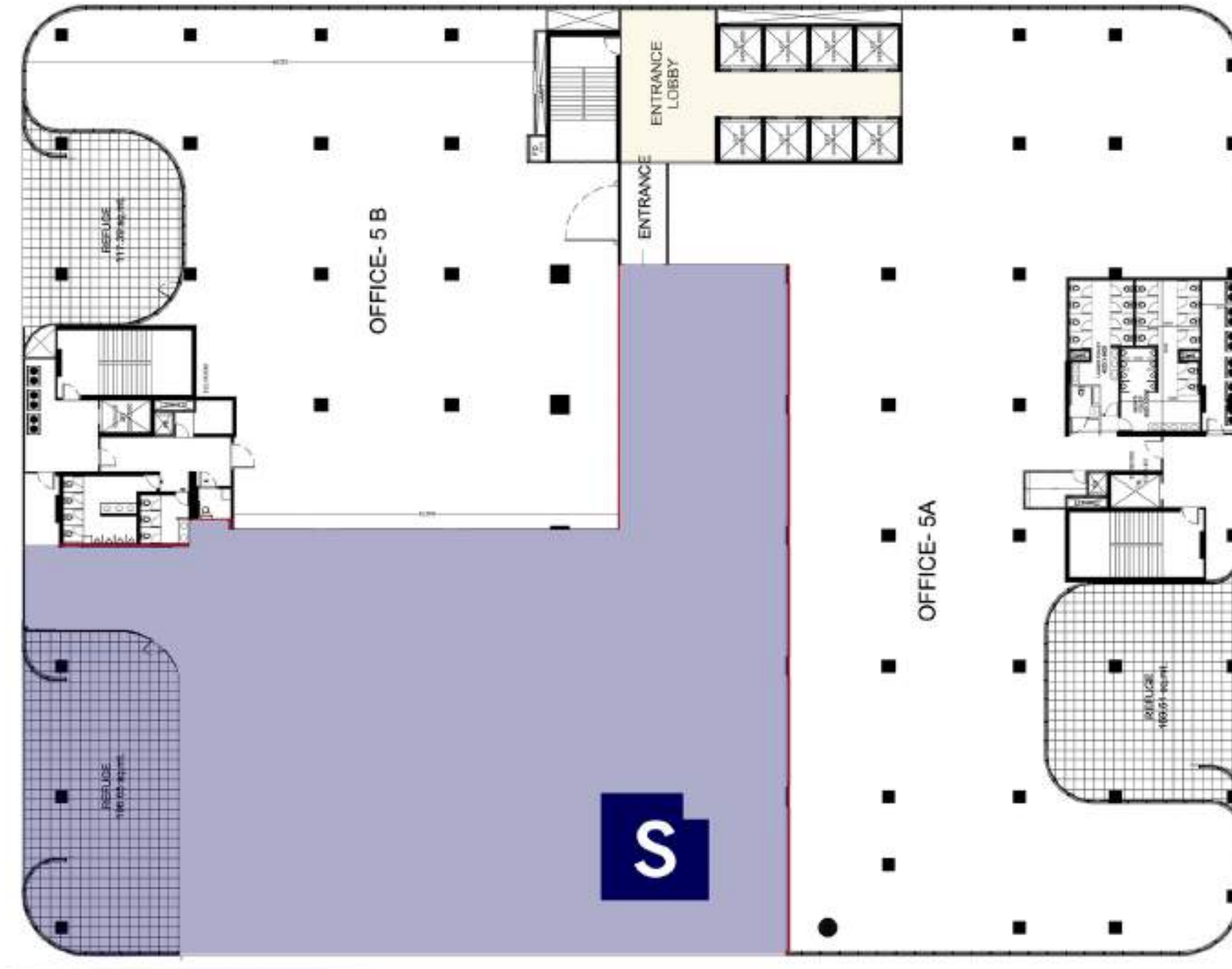
**Structure**



# Floor Plan

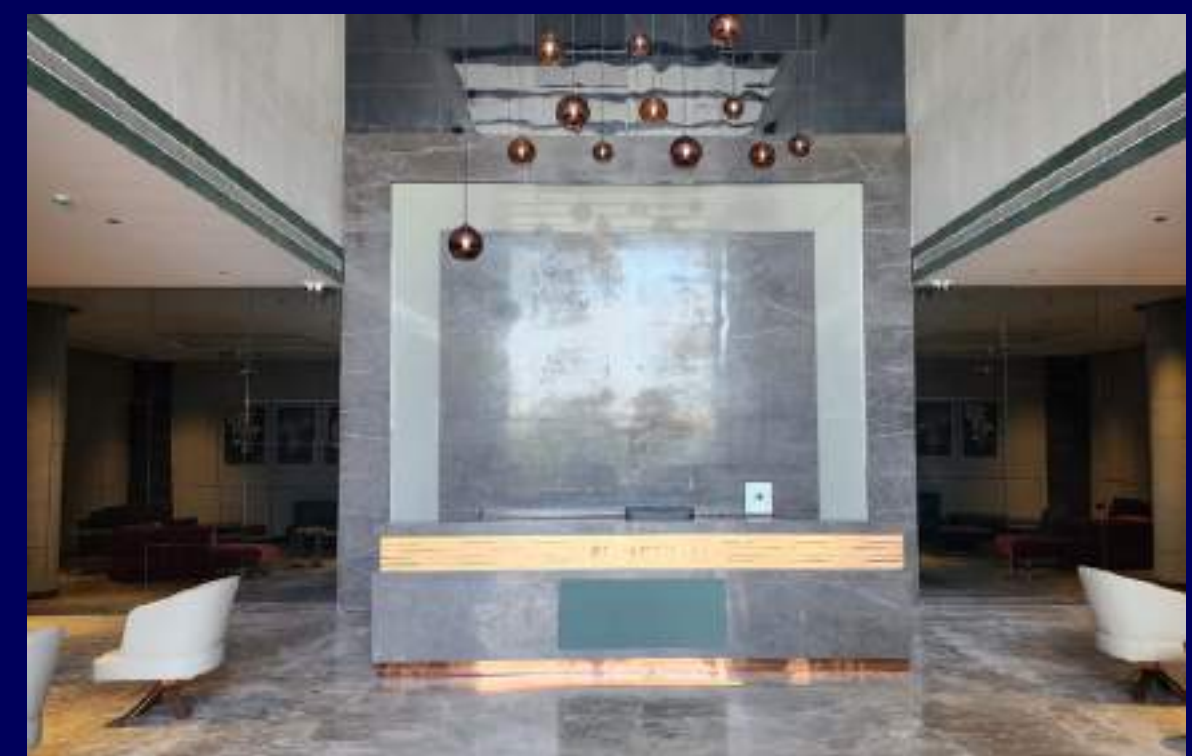
The opportunity spans 21,559 sqft and is located on the 5th floor of Tower 2 of the tech park.

Tower 2  
5th Floor





# Images Of The Asset



## Media Coverage



**Strata partner with India Land and Global Group, to explore new investment opportunities in Pune**

RealtynMore / Jul 11



**Strata joins forces with India Land and Global Group to uncover Pune investment opportunities**

Phase 1 of the Pune property is strategically located in Hinjewadi. Strata joins forces with India Land and Global Group to uncover Pune investment opportunities. Chennai,...

Construction Week India / Jul 11



**Strata partners with India Land and Global Group to explore new investment opportunities in Pune**

Through this partnership, Strata is planning to raise Rs 150+ crore in phase 1 for a Grade-A office asset in Pune's Hinjewadi.

cnbctv18.com / Jul 13

**Construction  
Week**

**realtyn & more**  
magazine  
Real Estate | Infrastructure | Ancillaries | Home Solutions

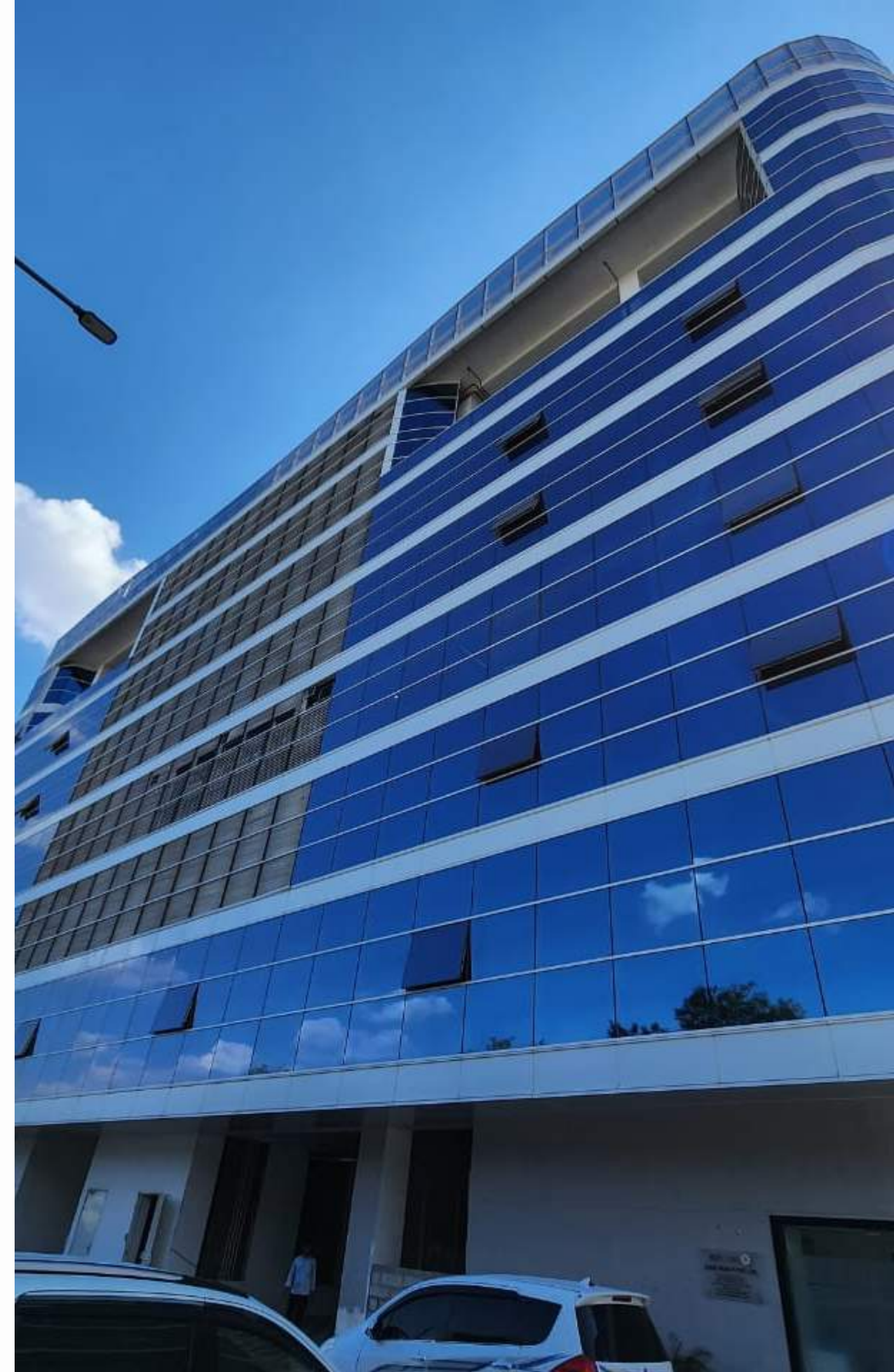


## Tenant Overview

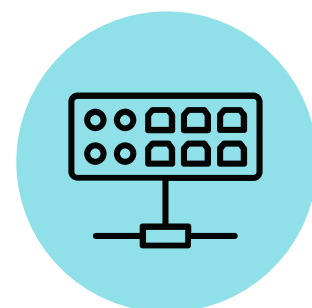
Harkrish property developers and Hinjewadi property developers will be leasing this space. These developers have developed and leased more than 5+ lac sqft with tenants like Harman I&T, Honeywell Automation, Miba Drivetec and Web Werks Infrastructure.



# Honeywell



# Investment Thesis



**Fast Growing IT/  
Office Hub**

**9%  
Entry Yield\***



**13%  
IRR\*\***

**Favourable  
Purchase Value**



**5 yr Lease &  
5 yr Tenant  
lock-in**

**Multiple Upcoming  
Infrastructure  
Developments**



\*Includes 1% Rental Top Up

\*\*Calculated at 6% CAGR Value Appreciation

## Terms For Investors

₹ Minimum investment  
**₹ 25 Lakhs**

₹ Year 1 rental top up\*  
**1%**

₹ Management fee #  
**1%**

Performance fee #  
**20%**  
over hurdle rate of 10% IRR

\*Pre-booking offer ends on 25th July 2023

Note: Rental top-up is voided if funds are not transferred within the stipulated drawdown notice period.  
Private & Confidential



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