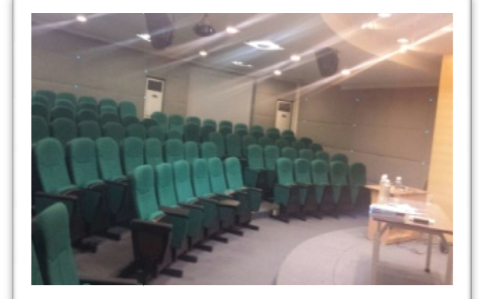
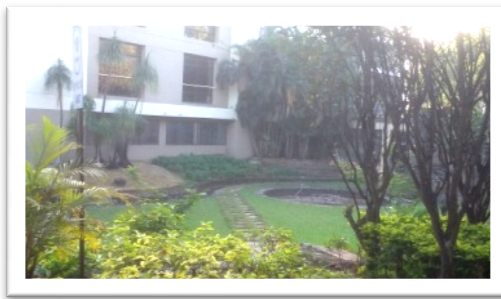


# Korporate Solutions

(MahaRERA No. A52100012565)

## ROI of 8.64% Pre-leased Commercial Building available for Sale in main Pune City.



Current Tenants :



Korporate Solutions, is a leading Real Estate Service providing company with overall 15 years of Corporate Work-Ex. In Commercial, Industrial, Joint Venture & Investment Portfolio Management.

### About the Proposal

1. Approx. 95,000 sq.ft. of commercial pre-leased building.
2. Independent LG + 2 floor structure with approx. 72,000 sq.ft. of wall compounded land area, lush green campus with ample car parking spaces
3. Property is in the name of a Single Owner with Clear title along with Bank Loan from a renowned Private Bank.
4. Located in Bavdhan Area of Pune city close to Kothrud, Chandni Chowk, Pashan, Baner & Paud Road.
5. Recently Leased / Rented with complete upkeep of the building & new fixtures and furnishing.
6. 100% Power Back-up and Water Treatment Plant.
7. L&L agreement period from 5 to 10 years.
8. Quoted Price Rs. Seventy Crores (Rs. 70 Cr.) plus stamp duty & registration charges.
9. Property is owned by a renowned educational entrepreneur.
10. Previously Property was Headquarter of an NSE/BSE listed company.

**Disclaimer:** Even though Korporate Solutions have taken complete caution while presenting the details to our client, but regret we cannot own or guarantee any accuracy of the same. The above informations are as provided by the landlord. The shown Figures are tentative in nature and exact to be calculated by the clients. It's advisable to all the clients to conduct their own independent due-diligence before making any final decision. Above Property proposal can be withdrawn without any prior notice. Our Brokerage Transaction fees of 2% plus the applicable govt taxes shall be applicable on the total transaction value upon successful conclusion of the transaction & to be payable with-in 7 days from the date of documentation signing.

For the inspections clients are requested to call Mr. Mayank Tiwari on Mobile 98237-59986 / 92256-59986

Email: [korporates@yahoo.com](mailto:korporates@yahoo.com) / [ksproppune@gmail.com](mailto:ksproppune@gmail.com) ([www.korporatesolutions.org](http://www.korporatesolutions.org))