

Valuation Report
Village Sudhavadi, Maval Taluk, District Pune, Maharashtra

Prepared For
NDR BIGBOX PRIVATE LIMITED

Prepared By
Joshi Consultants and Valuers

March 2026

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ABBREVIATIONS

BFSI	Banking, Financial Services and Insurance (BFSI)
MoUD	Ministry of Urban Development
GOI	Government of India
SEIAA	State Level Environmental Impact Assessment Authority
PMC	Pune Municipal Corporation
PMRDA	Pune Metropolitan Region Development Authority
PCMC	Pimpri – Chinchwad Municipal Corporation
CAGR	Compound Annual Growth Rate
DCR	Development Control Rules
HIG	High Income Group
INR	Indian National Rupees
NH	National Highway
kms	Kilometres
m	Meter
sq.km.	Square Kilometre
sq.yd.	Square Yard
sq.mt.	Square Metre
sq.ft.	Square Feet

CONVERSION OF UNITS

1 Hectare	2.4711 acres
1 Acre	4,046.9 sq. m.; 4,840 sq. yds.; 43,560 sq. ft.
1 sq.km.	247.11 acres
1 sq.mt.	1.196 sq. yds.; 10.764 sq. ft.
1 metre	1.0936 yds.; 3.28 ft.

1 Instructions

Joshi Consultants And Valuers, hereinafter referred to as the **Valuer (Valuer Registration Number: IBBI/RV/02/2018/10129)**, represented by Mr. Abhishek Joshi has been appointed by **NDR InvIT Manager Private Limited** (the '**Client**') in its capacity as the **Investment Manager of NDR InvIT Trust** as an independent valuer as defined under Regulation 2(zzf) of the SEBI InvIT Regulations to advice upon the Market Value (MV) of asset proposed to be held directly or indirectly by NDR INVIT Trust in terms of the SEBI InvIT Regulations (hereinafter referred as "**Subject Property**") located at Gat No. 185, 186P, 188P, 189P, 190P, 197,198, 200, 201 and 202, Sudhavadi Village, Maval Taluk, Pune District, Maharashtra. The Subject Asset to be valued is proposed to be transferred to the NDR InvIT Trust set up under the SEBI InvIT Regulations.

Anarock Property Consultants Private Limited, hereinafter referred to as 'Anarock' has been instructed by the Valuer to be the '**Industry Assessment Service Provider**' for providing market intelligence to the Valuer in accordance with the letter of engagement dated – February 18th, 2026.

The Valuer has utilized the market intelligence provided by Anarock to arrive at the Market Value of the Subject Asset as per the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended ("SEBI (InvIT) Regulations, 2014").

2 Purpose

The Valuer understands that the valuation is required by the Client for financial and investor reporting purposes.

With respect to the aforementioned Offer, this valuation report can be filed by the NDR InvIT Trust with SEBI and the stock exchanges. This Valuation Report is issued by the Valuer dated 19th March 2026.

3 Reliant Parties

The Reliant Party to the valuation report will be NDR InvIT Manager Private Limited in its capacity as Investment Manager to the NDR InvIT Trust, their Unitholders, the Project SPVs, and Axis Trustee Services Limited the Trustee for the NDR InvIT Trust for the purpose of the valuation as highlighted NDR InvIT Trust Valuation Report. The valuation has been prepared strictly and only for the use of the above parties and for the Purpose specifically stated. The instructing party would make all reliant parties aware of the terms and conditions of this agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

4 Limitation of Liability

- The Valuer provides the Services exercising due care and skill, but the Valuer do not accept any legal liability arising from negligence or otherwise to any person in relation to possible environmental site contamination or any failure to comply with environmental legislation which may affect the value of the properties. Further, the Valuer shall not accept liability for any errors, misstatements, omissions in the Report caused due to incomplete information or documentation provided to the Valuer by the Client.
- In the event that the Client, NDR InvIT Trust, or the Trustee in connection with the report be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Valuation Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/ respondent to such claim and the Valuer shall not object to their inclusion as a necessary party/ respondent. If the Valuer does not co-operate to be named as a necessary party/

respondent to such claims or co-operate in providing adequate/ successful defence in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against the Valuer in this regard and the Valuers' liability shall extend to the value of the claims, losses, penalties, costs, and liabilities incurred by the Claim Parties.

- The Valuer will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls etc.

5 Valuation Capability

Valuer under SEBI (InvIT) Regulations, 2014: Joshi Consultants and Valuers, represented by Mr. Abhishek Joshi

Joshi Consultants and Valuers, represented by Mr. Abhishek Joshi (Valuer Registration Number: IBBI/RV/02/2018/10129) delivers reliable and independent valuation (across categories viz. land & building and plant & machinery), advisory and technical due diligence services, that combine professional expertise with comprehensive databases, analytics and market intelligence across various asset classes and locations in India. Mr. Abhishek Joshi, Proprietor at Joshi Consultants and Valuers, is a Registered Valuer under companies Act, and a Chartered Engineer and a member of the Institution of Engineers, India and Institution of Valuers (IOV), with over 13 years of experience in the real estate industry and Valuation. Abhishek is a seasoned professional with experience in providing real estate valuation services to a wide spectrum of clients including financial institutions, private equity funds, developers, NBFCs, corporate houses, banks, resolution professionals, landowners, etc. He has worked on variety of valuation, consulting and technical due-diligence assignments for various purposes including investment related due diligence, mortgage/collateral appraisals, financial reporting, listing purposes, IBC led requirements, etc. across a range of asset classes such as residential projects, integrated township developments, hospitality assets, commercial (office and retail) projects, industrial developments, warehousing parks, educational projects, healthcare developments, etc. for both national as well as international clients.

Joshi Consultants and Valuers, represented by Mr. Abhishek Joshi is, registered with the following institutions:

- Income Tax Department under Section 34 – AB (Government Registered Valuer - CAT - I - 943 of 2022 – 2023)
- Registration Under Companies Act – IBBI/RV/02/2018/10129
- Institution of Valuers - Delhi (Approved Valuer - A) (A-26720)
- Practicing Valuers Association, India

6 Disclosures

The Valuer hereby certify that:

- It is eligible to be appointed as a valuer in terms of Regulation 2(1) (zzf) of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014.
- The Valuer is registered with the IBBI as registered valuer for asset class Land and Building under the provisions of the Companies (Registered Valuer and Valuation) Rules, 2017.
- Neither Joshi Consultants and Valuers (represented by Mr. Abhishek Joshi - Proprietor, Joshi Consultants and Valuers) nor Anarock Property Consultants are an associate of the Sponsor, Investment Manager or the Trustee.
- Abhishek Joshi - Owner, Joshi Consultants and Valuers (the Valuer) has a minimum of five years of experience in the valuation of infrastructure assets

- The Valuer has adequate and robust internal controls to ensure the integrity of the valuation reports
- The Valuer has sufficient key personnel with adequate experience and qualification to perform services related to property valuation at all times.
- The Valuer has sufficient financial resources to enable them to conduct their business effectively and meet their liabilities
- The Valuer has acquainted itself with all laws or regulations relevant to such valuation.
- The valuation of Subject Properties undertaken is impartial, true and fair and in accordance with the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014
- The Valuer and any of its employees/ consultants involved in valuation of the InvIT assets have not invested in units of the InvIT or in the assets being valued till the time such person is designated as valuer of such InvIT and not less than 6 months after ceasing to be valuer of the InvIT
- The Valuer has conducted the valuation of the Subject Properties with transparency and fairness and shall render, at all times, high standards of service, exercise due diligence, ensure proper care and exercise professional judgement
- The Valuer has acted with independence, objectivity and impartiality in performing the valuation
- The Valuer shall not accept remuneration, in any form, for performing a valuation of the Subject Properties from any person other than the NDR INVIT MANAGERS PVT LTD or its authorized representatives.
- The Valuation reported is not an investment advice and should not be construed as such, and specifically the Valuer does not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Investment Manager or the Project SPVs.
- The Valuer has no existing or planned future interest in the Investment Manager, Sponsor Trustee, NDR INVIT MANAGERS PVT LTD, or the Project SPVs and the fee for this valuation exercise is neither contingent upon the values reported nor on success of any of the transactions envisaged or required as part of the Offer or the listing process. The Valuer have disclosed to the trustee of the NDR INVIT MANAGERS PVT LTD, any pending business transactions, contracts under negotiation and other arrangements with the Instructing Party or any other party whom the NDR INVIT MANAGERS PVT LTD is contracting with and any other factors which may interfere with the Valuer's ability to give an independent and professional valuation of the property.
- The Valuer shall disclose to the Trustee any pending business transaction, contracts under negotiations and other arrangements with the Investment Manager or any other party whom the NDR INVIT MANAGERS PVT LTD is contracting with or any other factors which may interfere with his ability to give an independent and professional conduct of the valuation exercise; as on date the Valuer has no constraints towards providing an independent professional opinion on the value of any of the Subject Properties. The Valuer shall not make false, misleading or exaggerated claims in order to secure assignments.
- The Valuer shall not provide misleading valuation, either by providing incorrect information or by withholding relevant information
- The Valuer shall not accept an assignment that includes reporting of the outcome based on predetermined opinions and conclusions required by the NDR INVIT MANAGERS PVT LTD
- The valuer has valued the subject property based on the valuation standards as specified under sub-regulation 10 of regulation 21 of SEBI (InvIT) Regulations 2014.
- The valuation undertaken by the Valuer abides by international valuation standards

- The Valuer notes that there are encumbrances, however, no options or pre-emptions rights in relation to the assets based on the title report prepared by Luthra & Luthra and Krishna Rao, (hereinafter collectively referred to as Title Lawyers).
- The Valuer declares that we are competent to undertake this valuation under the SEBI InvIT Regulations

We are independent in terms of the SEBI InvIT Regulations and that this report has been prepared on a fair and unbiased basis in compliance with Regulation 13(1) and Regulation 21 of the SEBI InvIT Regulations

We have valued the projects based on the valuation standards as specified under sub-regulation 10 of regulation 21

Assumptions, Disclaimers, Limitations & Qualifications to Valuation

Valuation Subject to Change:	The subject valuation exercise is based on prevailing market dynamics as on the date of valuation and does not take into account any unforeseeable developments which could impact the same in the future
Our Investigations:	The Valuation exercise is not envisaged to include all possible investigations with respect to the Subject Properties. Where in our report the Valuer identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations were considered appropriate or where the Valuer recommend as necessary prior to reliance. The Valuer has undertaken visual inspection of the Subject Properties and is not liable for any loss occasioned by a decision not to conduct further investigations
Assumptions:	The Valuer adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of the Valuer's expertise, or the instructions. The reliant parties accept that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.
Information Supplied by Others:	The valuations are based on the information provided by the Client. The same has been assumed to be correct and has been used for valuation exercise. Where it is stated in the report that another party has supplied information to the Valuer, this information is believed to be reliable, but the Valuer can accept no responsibility if this should prove not to be so.
Future Matters:	To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to the Valuer at the date of this document.
Maps and Plans:	Any sketch, plan or map in this report is included to assist reader while visualizing the properties and are for representation purposes only and the Valuer assume no responsibility being borne towards their mathematical or geographical accuracy.
Site Details:	The valuer has received information pertaining to google coordinates of the respective subject assets from NDR InvIT Manager Private Limited and further the maps are prepared by the valuer using Microsoft Maps. Except as disclosed by the Client, the Valuer understands that the subject properties are free from any encroachments and are available as on the date of the valuation

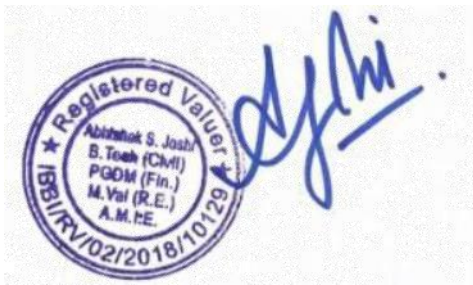
Property Title:	For the purpose of this valuation exercise, the Valuer has relied on the Title Reports prepared by the Title Lawyers for each of the properties and has made no further enquiries with the relevant local authorities in this regard. The Valuer understands that the subject properties may have encumbrances, disputes and claims. The Valuer does not have the expertise or the preview to verify the veracity or quantify these encumbrances, disputes or claims. For the purpose of this valuation, the Valuer has assumed that the respective assets have title deeds that are clear and marketable
Environmental Conditions:	Except as disclosed by the Client, the Valuer has assumed that the subject properties are not contaminated and are not adversely affected by any existing or proposed environmental law and any processes which are carried out on the properties are regulated by environmental legislation and are properly licensed by the appropriate authorities
Town Planning:	The current zoning of the subject properties has been adopted on the basis of review of various documents (title deeds) provided by the Client and the current land use maps publicly available. The same has been considered for the purpose of this valuation exercise. Further, it has been assumed that the development on the subject properties adheres/ would adhere to the development regulations as prescribed by the relevant authorities. The Valuer has not made any enquiries with the relevant development authorities to validate the legality of the same
Area:	The total leasable area considered for the purpose of this valuation exercise is based on the rent rolls/ Architect certificate provided by the Client. It must be noted that the above information has been provided by the Client and has been verified based on the approvals/ layout plans/building plans provided by the Client. However, the Valuer has not undertaken additional verification and physical measurement for the purpose of this valuation exercise
Condition & Repair:	In the absence of any information to the contrary, the Valuer has assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property; the property is free from rot, infestation, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alterations or additions to the property and comments made in the property details do not purport to express an opinion about, or advice upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts
Not a Structural Survey:	The Valuer states that this is a valuation report and not a structural survey
Legal:	Unless specifically disclosed in the report, the Valuer has not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the Subject properties
Others:	All comparable evidence (if any) provided in the valuation report has been limited to the basic details such as the area of asset, rate at which transacted, broad location, etc. other specific details would be provided only if the information is available in public domain
Other Assumptions:	Please note that all the factual information such as tenants' leasable area, lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the subject properties is based on the

appropriate relevant documents provided by the Client and the same has been adopted for the purpose of this valuation exercise. While we have reviewed a few lease deeds on a sample basis, the Valuer do not take any responsibility towards authenticity of the rent rolls provided by the Client. Any change in the above information will have an impact on the assessed value and in that case the Valuer will have to relook at the assessed value. The relevant information sources are represented in section 2.5.

We are not advisors with respect to legal, tax and regulatory matters for the transaction.

Kindly note that we have undertaken a quarterly assessment of cash flows for the purpose of the valuations

Official Signatory for Valuation Services:



Name: Mr. Abhishek Shrikant Joshi

Designation: Proprietor

Firm: Joshi Consultants and Valuers (Valuer Registration Number: IBBI/RV/02/2018/10129)

EXECUTIVE SUMMARY

Background & Brief

Property Assessed

MARKET VALUATION (MV) report for an industrial development, land parcel measuring approx. 28.41 acres located at Gat No. 185, 186P, 188P, 189P, 190P, 197,198, 200, 201 and 202, Sudhavadi Village, Maval Taluk, Pune District, Maharashtra.

Gross Plot Area: 123,150 sq.mt. (c. 30.43 acres) – As per Lease deed
Net Area: 114,970 sq. mt. (c. 28.41 acres) – As per Approved Plan

As per the information shared by the Client, the following table depicts the area details of the Subject Site:

Particulars	Area (sq. mt.)	Area (sq. ft.)
Area of Plot		
a) As per revenue record (7/12 extract)	1,65,400	17,80,349
b) As per lease deed	1,23,150	13,25,574
c) Area as per demarcation	1,22,686	13,20,575
d) Minimum Area to be Consider (As per table)	1,22,327	13,16,710
Deductions		
Less Nala Area - 1 & 2	443	4,772
Proposed 24m VR-76 Road	838	9,025
Total	1,282	13,797
Proposed 12m wide Internal Road	6,455	78,217
Gross Area of Plot (1d-2)	1,21,045	13,02,914
Open Area Required @10%	12,104	1,30,291
Open Space Provided	12,106	1,30,309
Amenity Space Required @5%	6,052	65,146
Amenity Space Provided	6,075	65,393
Net Plot Area	1,14,970	12,37,521
Normal FSI Permissible (0.10)	11,497	1,23,752
Permissible paid FSI (0.90)	1,03,473	11,13,769
Total Permissible BUA	1,14,970	12,37,521

Source: Client's Inputs

Proposed BUA	Area (sq. mt.)	Area (sq. ft.)
Shed 1 + Mezzanine	18,658	2,00,834
Shed 2 (A) + Mezzanine	22,470	2,41,865
Shed 2 (B) + Mezzanine	8,677	93,400
Shed 3 + Mezzanine	15,548	1,67,358
Utility + Canteen	269	2,896
Driver Room	120	1,292
Security Cabin	28	297
Total BUA Proposed	65,770	7,07,940
Balance FSI Area	49,200	5,29,581
FSI Consumed	57%	

Source: Client's Inputs

Shape & Access

Irregular

Access via 6m wide Internal Road (Proposed 24m), further connecting to National Highway 548D

Ownership	As per information provided by the Client, the property is leasehold (29 years) in nature. Lease Commencement Date: 15/10/2024 Lease Expiry Date: 14/10/2053
Bounded By	North – Other’s property South – Other’s property East – 6 m wide Internal Road (Proposed 24m wide) West – Other’s Property
Usage	As per Approved Plan and Occupancy Certificate – Industrial Shed
Date	02/03/2026

VALUATION OF THE SUBJECT PROPERTY

Valuation of Subject Property	The Market Value of an industrial property, on land parcel spread over a land area measuring c. 28.41 acres located at Gat No. 185, 186P, 188P, 189P, 190P, 197,198, 200, 201 and 202, Sudhavadi Village, Maval Taluk, Pune District, Maharashtra, as on March 2 nd , 2026, is estimated to be INR 208 Cr* (Indian Rupees Two Hundred Eight Crores Only) . <i>*Rounded-off</i>
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7 Pune Overview

Pune is the second largest city of Maharashtra, after Mumbai. It is the ninth most populous city in the country with an estimated population of 3.13 million alone in Pune City as per 2011 census. As per the latest development plan of Pune, the population is expected to reach 4.30 million in 2021.

Pune is known for its healthy climate, skilled human resource, large industrial base, defence establishments and software technology establishments. The city of Pune is also called as the 'Cultural Capital of Maharashtra'. It is a premier educational destination in western Maharashtra (outside Mumbai).

Close proximity to the financial capital and rapidly improving infrastructure have made Pune, one of the most sought-after commercial destinations in the country today. Development of the expressway connecting Mumbai and Pune has been a major factor that provided the initial impetus for the city to grow and move forward. Major contributing factors for the growth of the city in the last few years include:

- Adequate and quality physical infrastructure - connected well by road, rail, and air to all major cities in the country.
- Rapidly growing IT/ITES industry
- Established industrial hub in Western India
- Strong education base and the presence of several reputed research organizations
- Adequate and quality social infrastructure and good quality of life

Connectivity and Linkages

Pune region is well connected by 3 National Highways (NH 48, NH 60 & NH 65) and one Expressway (Mumbai – Pune) to major urban centres in western, central, and southern parts of the country. It is connected by rail to Mumbai, Delhi, Hyderabad, Chennai, Miraj- Kolhapur, and Goa. Pune International Airport is located in the North – Eastern part of the city, which is a defence-controlled airport and is presently used for civil purposes catering to both international and domestic flights.

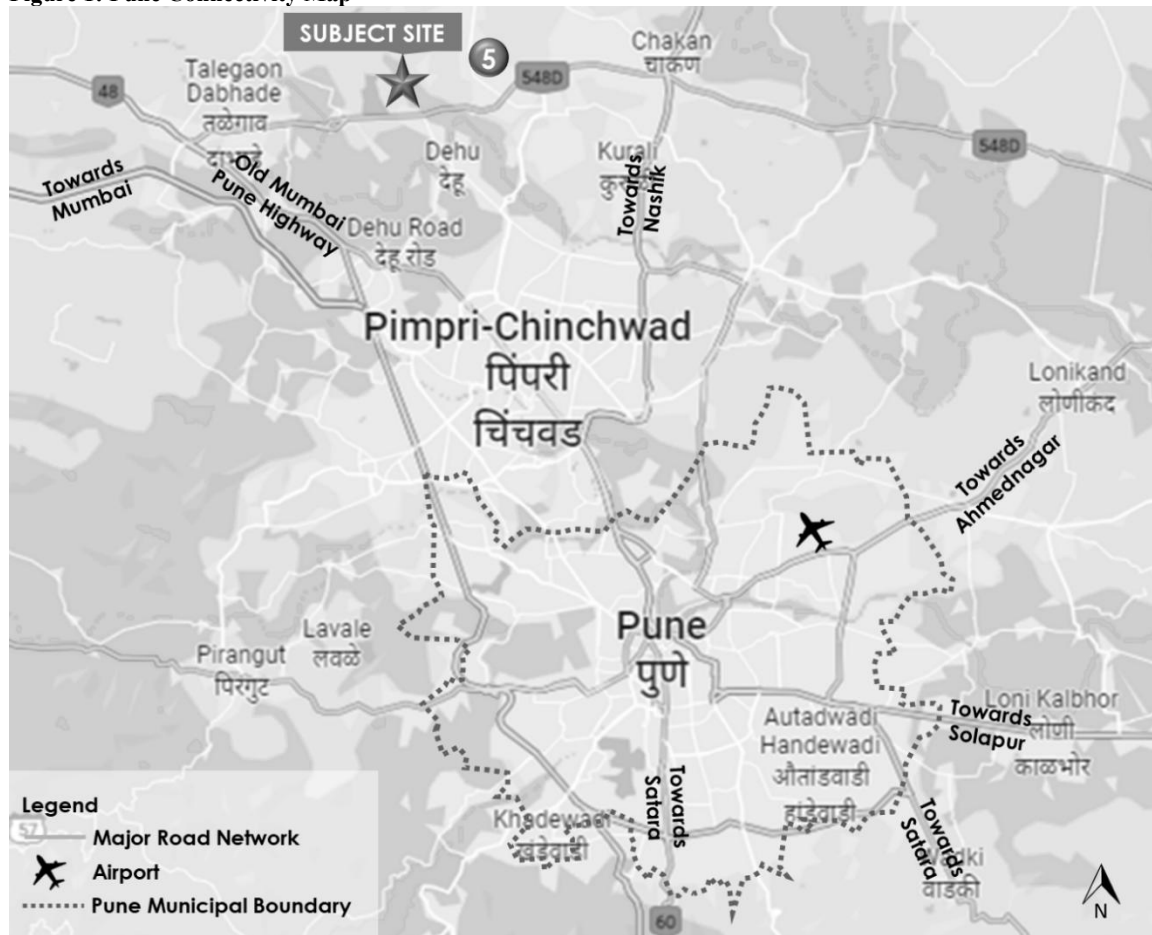
The Subject Site is situated in Sudhavadi Village which is part of Chakan – Talegaon Belt, located at the North-west of Pune Metropolitan Region, 18 kms away from Pimpri Chinchwad. It enjoys strong regional connectivity with major transit corridors such as Mumbai – Bangalore National Highway (NH-48), Lonavala – Pune Railway, Yashwantrao Chavan Expressway (Mumbai – Pune Expressway).

Road Connectivity – Pune is situated on the inter-change of NH 48 (Mumbai – Bangalore), NH 60 (Pune – Nashik) and NH 65 (Pune – Hyderabad). It is well connected through a network of national highways to major cities like Mumbai (163 km), Nashik (202 km), Nagpur (880 km), Bengaluru (835 km), Chennai (1166 km) and Hyderabad (548 km). State Highways connect Pune to smaller prominent centres in the vicinity. Key State Highways are SH 27 (Pune – Ahmednagar), SH 64 (Pune – Saswad) and SH 57 (Pune – Pirangut).

Rail Connectivity – Pune Metropolitan Region (PMR) has four (4) major stations; Chinchwad, Pimpri, Shivajinagar, and Pune City. Pune Station is a major junction with connectivity by broad gauge to prominent cities like Mumbai, Bengaluru, Chennai, Hyderabad, and Delhi.

Air Connectivity – Pune International Airport is located at Lohagaon. The airport provides domestic connectivity to all major cities in the country and international connectivity to Dubai, Singapore, and Frankfurt.

Figure 1: Pune Connectivity Map



8 Pune Demography and Socio-Economic Profile

Demographic Profile

According to the 2011 Census of India, the population of Pune Metropolitan Region was approx. 5.11 million. The city's population has increased in the last 60 years, from 0.61 million in 1951 to 5.11 million in 2011 which attributed to advanced economic activities. According to a study conducted by the Gokhale Institute of Politics and Economics, Pune's migrant population has increased from 3.7 lakhs in 2001 to 6.6 lakhs in 2011, accounting for 14% and 21% of the total population, respectively.

Sudhavadi, the Subject Site region, is located within the Chakan – Talegaon Industrial Belt which is envisioned to be developed into an “Industrial Hub”. The primary reason to assign this economic role is to leverage the established automobile and engineering industrial ecosystem at Talegaon & Chakan MIDC. According to the Census of India 2011, the total population of Sudhavadi was 1,026 with the Sex Ratio of 478 females and 548 males, which is higher than the figures at the state, and national levels. Sudhavadi has a literacy rate of 80%.

Pune's rapid socioeconomic development has had a significant impact on the Pune's urbanisation. Future growth is governed to a large extent by the city's & Pune Metropolitan Region's (PMR) development patterns. The Average decadal population growth rate in the past 6 decades is 42.67%.

Economic Profile

Pune has the ninth-largest metropolitan economy and the sixth-highest per capita income in the country. The key sectors of the local economy are Education, Manufacturing (Auto & Auto – Ancillary and Engineering) and Information Technology (IT).

IT / ITES: The Rajiv Gandhi InfoTech Park in Hinjewadi is a ₹60,000 crores project by the Maharashtra Industrial Development Corporation (MIDC). The IT Park encompasses an area of about 2,800 acres (11 km²) and is home to over 800 IT companies of all sizes. Besides Hinjewadi, IT companies are also located at

Magarpatta, Kharadi and several other parts of the city. Today Pune is home to well-known giants of the Indian IT / ITES industry like Wipro, Infosys, Satyam, Tata Technologies, IBM, TCS, Cap Gemini, Veritas, Cognizant, Veritas, Geometric, Syntel, Xansa, PCS, KPIT Cummins, Cognizant. Hinjewadi predominantly caters to the IT players including campuses of IT majors, while Kharadi, Vimannagar, and Magarpatta predominantly cater to ITES players. The creation of IT Parks set up by Maharashtra Industrial Development Corporation (MIDC) and good road connectivity were the key reasons for these locations picking up as IT / ITES destinations in the city.

Auto and Auto-Ancillary Industry: The automotive sector is particularly prominent in Pune. It is home to the Automotive Research Association of India (ARAI), which is responsible for the homologation of all vehicles available in India. All sectors of the automotive industry are represented, from two-wheelers and auto-rickshaws (Bajaj Auto, Kinetic Motor Company) to cars (Volkswagen, General Motors, Tata Motors, Mercedes-Benz), tractors (John Deere), tempos, excavators (JCB Mfg. Co. Ltd.) and trucks (Force Motors). Several automotive component manufacturers like TATA Auto Comp Systems Limited, Robert Bosch GmbH, Visteon, Continental Corporation, SKF, etc. are also located here. Companies including General Motors and Volkswagen have set up green-field facilities at Talegaon & Chakan near Pune.

Engineering Industry: Engineering goods manufactured in Pune include forges (Bharat Forge), Truck Transmissions Systems, Clutches & Hydraulic components (Eaton Corporation) and engines (Kirloskar Oil Engines, Cummins). Other major manufacturers include Alfa Laval, Thyssen Krupp and Black & Veatch, Saint – Gobain Sekurit (Automotive safety glass.). One of India's largest engineering conglomerates the Kirloskar Group is based in Pune.

9 Pune Infrastructure Initiatives

Pune Ring Road

Phase 1 of about 70 km is expected to be completed by December 2026. The upcoming Pune Ring Road on the periphery of Pune city will provide a major boost to the heavy vehicles, as it will bypass the city traffic once constructed. The ring road will connect the Mumbai – Pune Highway, Pune Nashik Highway, Pune – Ahmednagar Highway, Pune – Solapur Highway, and the Pune – Bengaluru Highway. As the alignment of this road is through the Talegaon – Chakan node, warehousing activity in this cluster will benefit immensely on the back of this road.

Talegaon – Chakan Road Widening Project

The Central Government has in principle approved INR 1,800 crores for the road widening work of Talegaon – Chakan – Shikrapur – Navara – Chaufula chowk road in Maharashtra. The road will be restructured into a six-lane path from Talegaon to Chakan and into a 4-lane path from Shikrapur to Chaufula chowk.

MIDC Chakan Phase 4 & 5

Currently Under development. To cater the aggressively increasing demand of warehousing and logistics facilities in the existing MIDC complexes.

10 Subject Site Brief

Site Location and Connectivity

The Subject Site is located at Sudhavadi Village, Maval Taluka, Pune District, Maharashtra. The property has good visibility and frontage along the 6m wide Internal Road, further connecting to National Highway 548D. As indicated by the Client's Representative, the Subject Site is a warehousing development spread over a land area of c. 28.41 acres.

Subject Property is located within the Chakan – Talegaon Industrial Belt within close proximity of Talegaon – Dabhade MIDC and Chakan MIDC. The region has quality physical infrastructure with various 3PL, auto ancillary, manufacturing companies, few stand-alone warehouses, and industrial facilities.

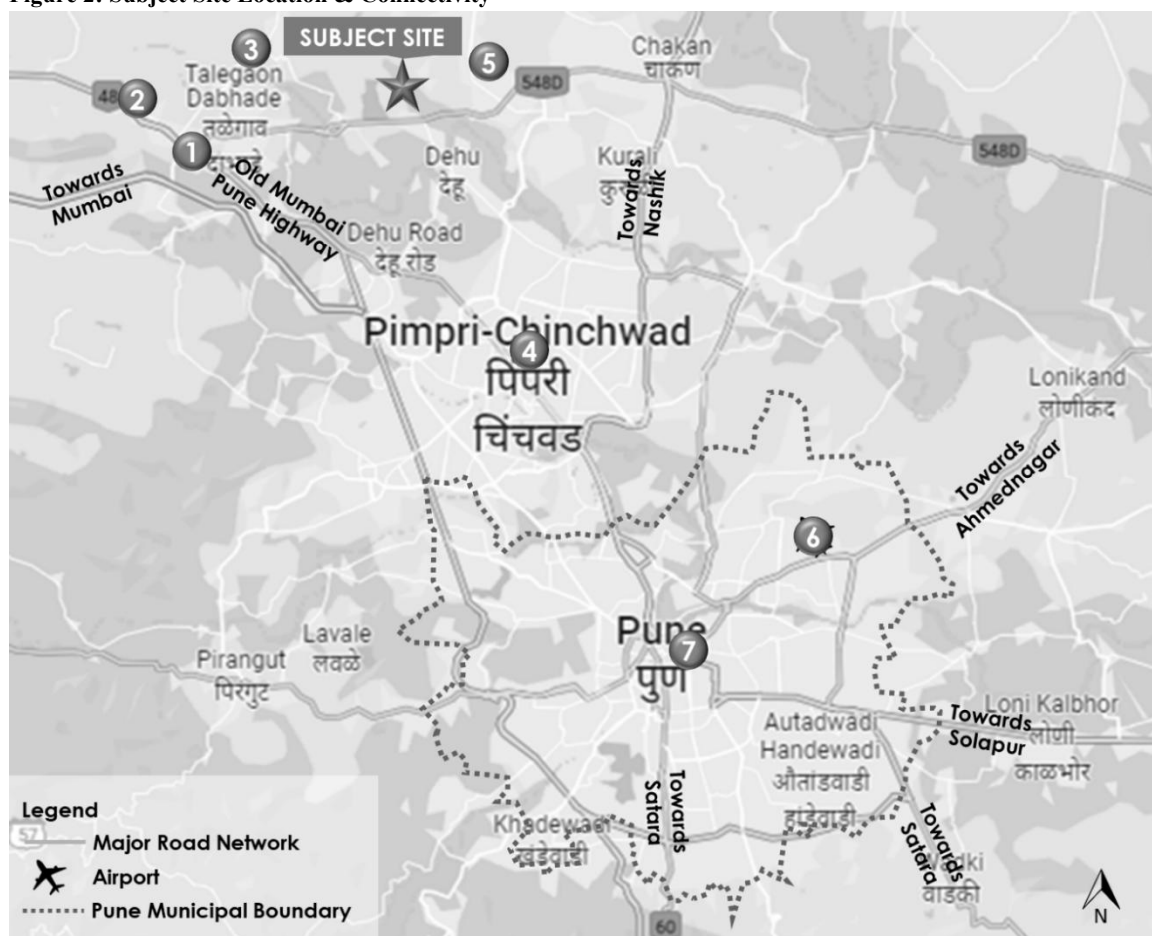
The distance of Subject Site from city's prominent linkages is tabulated below:

Table 1: Subject Site Connectivity & Linkages

#	Prominent Areas	Distances (in Km)
1	National Highway 4 (Old Pune- Mumbai highway)	11 – 12
2	Nearest Railway Station (Vadgaon)	14 – 15
3	Talegaon Dabhade (MIDC area)	10 – 11
4	Pimpri Chinchwad town (PCMC)	17 – 19
5	Chakan MIDC area	5 – 6
6	Pune Railway Station	30 – 32
7	Nearest Airport (Pune International Airport)	35 – 36

Source: Consultant Research, 2026

Figure 2: Subject Site Location & Connectivity



Source: Consultant Research, 2026

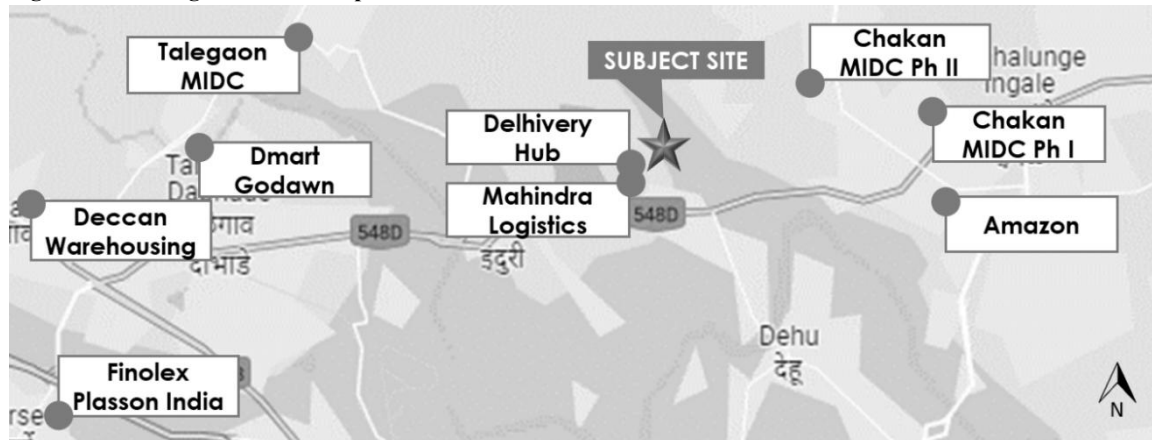
Site Neighbourhood

The Subject Property is located within the major warehousing cluster of Pune which is Chakan – Talegaon belt. It includes areas such as Chakan, Talegaon, Dabhade, Kuruli, Chimbali, Bhambholi. The Talegaon – Chakan Road which is connected to the Old Mumbai-Pune Highway on the west and the Pune – Nashik Highway on the east.

A large part of the Talegaon – Chakan industrial area is developed and managed by MIDC. Since MIDC is a special planning authority, units located within the MIDC area have access to utility infrastructure such as power connectivity, sewerage treatment, internal roads, water supply and other common amenities provided by

the authority. However, units located outside the MIDC industrial area fall under the local gram panchayat area and have to invest in their own infrastructure.

Figure 3: Site Neighbourhood Map



Source: Consultant Research, 2026

Site Specifications

Following table highlights various site specifications:

Table 2: Site Specifications

Parameters	Site Specifications																																																									
Location	Gat No. 185, 186P, 188P, 189P, 190P, 197,198, 200, 201 and 202, Sudhavadi Village, Maval Taluk, Pune District, Maharashtra																																																									
Land Use	As indicated by the Client, the Subject Site is a warehouse facility.																																																									
Area Details	Gross Plot Area: 123,150 sq.mt. (c. 30.43 acres) – As per Lease deed Net Area: 114,970 sq. mt. (c. 28.41 acres) – As per Approved Plan																																																									
	As per the information shared by the Client, the following table depicts the area details of the Subject Site:																																																									
	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area (sq. mt.)</th> <th>Area (sq. ft.)</th> </tr> </thead> <tbody> <tr> <td>Area of Plot</td> <td></td> <td></td> </tr> <tr> <td>a) As per revenue record (7/12 extract)</td> <td>1,65,400</td> <td>17,80,349</td> </tr> <tr> <td>b) As per lease deed</td> <td>1,23,150</td> <td>13,25,574</td> </tr> <tr> <td>c) Area as per demarcation</td> <td>1,22,686</td> <td>13,20,575</td> </tr> <tr> <td>d) Minimum Area to be Consider (As per table)</td> <td>1,22,327</td> <td>13,16,710</td> </tr> <tr> <td>Deductions</td> <td></td> <td></td> </tr> <tr> <td>Less Nala Area - 1 & 2</td> <td>443</td> <td>4,772</td> </tr> <tr> <td>Proposed 24m VR-76 Road</td> <td>838</td> <td>9,025</td> </tr> <tr> <td>Total</td> <td>1,282</td> <td>13,797</td> </tr> <tr> <td>Proposed 12m wide Internal Road</td> <td>6,455</td> <td>78,217</td> </tr> <tr> <td>Gross Area of Plot (1d-2)</td> <td>1,21,045</td> <td>13,02,914</td> </tr> <tr> <td>Open Area Required @10%</td> <td>12,104</td> <td>1,30,291</td> </tr> <tr> <td>Open Space Provided</td> <td>12,106</td> <td>1,30,309</td> </tr> <tr> <td>Amenity Space Required @5%</td> <td>6,052</td> <td>65,146</td> </tr> <tr> <td>Amenity Space Provided</td> <td>6,075</td> <td>65,393</td> </tr> <tr> <td>Net Plot Area</td> <td>1,14,970</td> <td>12,37,521</td> </tr> <tr> <td>Normal FSI Permissible (0.10)</td> <td>11,497</td> <td>1,23,752</td> </tr> <tr> <td>Permissible paid FSI (0.90)</td> <td>1,03,473</td> <td>11,13,769</td> </tr> </tbody> </table>	Particulars	Area (sq. mt.)	Area (sq. ft.)	Area of Plot			a) As per revenue record (7/12 extract)	1,65,400	17,80,349	b) As per lease deed	1,23,150	13,25,574	c) Area as per demarcation	1,22,686	13,20,575	d) Minimum Area to be Consider (As per table)	1,22,327	13,16,710	Deductions			Less Nala Area - 1 & 2	443	4,772	Proposed 24m VR-76 Road	838	9,025	Total	1,282	13,797	Proposed 12m wide Internal Road	6,455	78,217	Gross Area of Plot (1d-2)	1,21,045	13,02,914	Open Area Required @10%	12,104	1,30,291	Open Space Provided	12,106	1,30,309	Amenity Space Required @5%	6,052	65,146	Amenity Space Provided	6,075	65,393	Net Plot Area	1,14,970	12,37,521	Normal FSI Permissible (0.10)	11,497	1,23,752	Permissible paid FSI (0.90)	1,03,473	11,13,769
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	Total Permissible BUA	1,14,970	12,37,521
	Proposed BUA	Area (sq. mt.)	Area (sq. ft.)
	Shed 1 + Mezzanine	18,658	2,00,834
	Shed 2 (A) + Mezzanine	22,470	2,41,865
	Shed 2 (B) + Mezzanine	8,677	93,400
	Shed 3 + Mezzanine	15,548	1,67,358
	Utility + Canteen	269	2,896
	Driver Room	120	1,292
	Security Cabin	28	297
	Total BUA Proposed	65,770	7,07,940
	Balance FSI Area	49,200	5,29,581
	FSI Consumed	57%	
Immediate Neighbourhood of Subject Site	North	Other's property	
	South	Other's property	
	West	Other's property	
	East	6m wide Internal Road (Proposed 24m wide)	
Access Road	6m wide Internal Road (Proposed 24m), further connecting to National Highway 548D		
Water, Sewerage & Drainage, Power	As indicated by the Client, Subject Site has access to the main trunk infrastructure which has been provided by the relevant authorities.		
Current Status at Subject Site	The Subject Site as on the date of assessment is a warehousing facility. The Client has received the Occupancy Certificate dated December 17 th , 2025.		
Encroachment	There do not seem to be any visible encroachments as on the date of site visit.		
Title	As indicated by the Client's representative, Subject Site possesses a clear and marketable title. We have not reviewed title nor any legal due diligence regarding this aspect. We have relied on the information provided by the Client's representative assuming it to be correct and reliable. Please refer to relevant legal due diligence reports establishing ownership, type and tenure of ownership.		

Source: As per the information provided by the Client's representative

11 Pune Real Estate Market Trends (Industrial & Warehousing)

Pune is the second largest city in Maharashtra, after Mumbai, in terms of population and economic activity. Pune is a major manufacturing hub housing automobile, auto ancillary, engineering, and electronics companies. The two primary drivers of warehousing demand in Pune are manufacturing and consumption led demand from e-commerce, FMCG and retail.

Demand drivers for warehousing space in Pune:

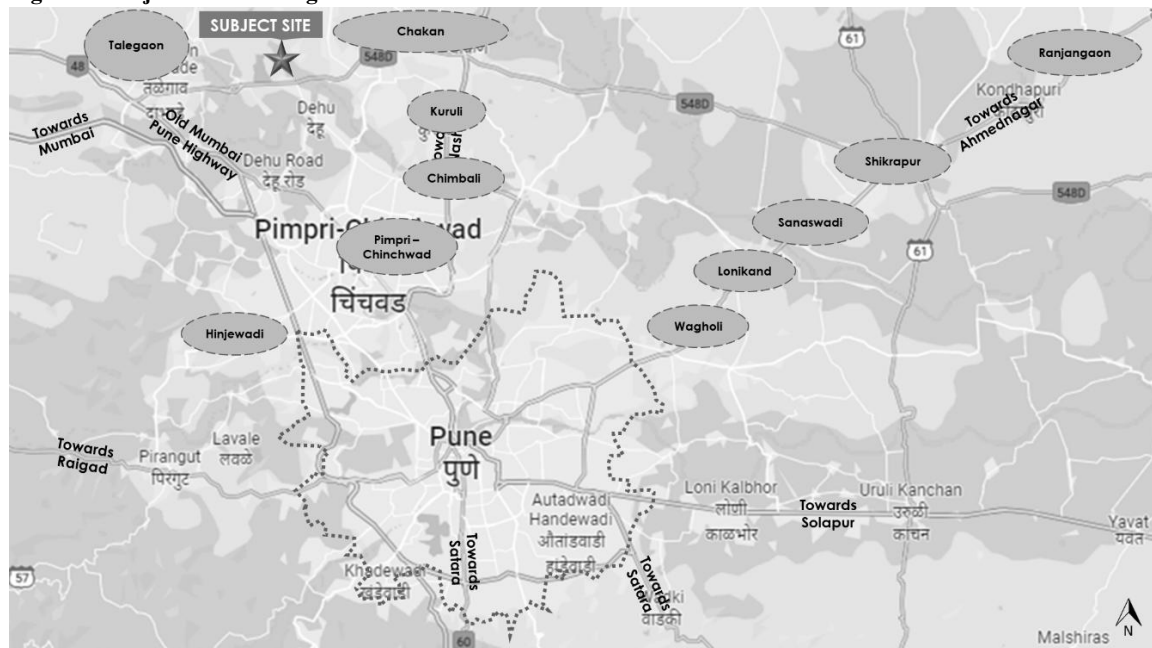
- Manufacturing – led demand: Pune is one of the largest manufacturing hubs in West India and accounts for majority of the production activity in Maharashtra. It is the leading city in attracting industrial investments of about 18% of India's domestic projects, and accounts for 18.4% of India's industrial output & 27% of the exports. Auto and auto ancillary has the largest share in the total manufacturing output, almost accounting to 84% in Pune, with companies such as Volkswagen, Bajaj Auto, Mahindra & Mahindra, and Mercedes-Benz leading in terms of auto sector output in the region. This is followed by engineering, food processing sectors, chemicals and pharmaceutical. Food processing sector includes dairies, rice mills, sugar mills, confectionaries, and alcoholic and non-alcoholic beverages, amongst others.
- Consumption – led demand: In terms of retail spending, Pune is the second largest market in Maharashtra with a population base of more than 5.7 million (as per Nielsen data 2019). This retail spending not only includes traditional brick-and-mortar stores, malls, shopping streets and mom-and-pop stores but also accounts for spending by consumers through the e-commerce medium. Amongst the various product categories, apparel, sportswear, and footwear together have the highest share, in

the total retail spending in Pune. Thus, even in the warehousing space take-up, this category contributes around 15% of the total leased area.

- Of the other prominent product categories include food and beverages, daily needs, and home & lifestyle. The daily needs category includes all the FMCG products, grocery and other such daily retail products that are consumed on a regular basis.

The map below depicts the warehousing clusters in Pune:

Figure 4: Major Warehousing Locations in Pune



Source: Consultant Research, 2026

Table 3: Classification of Warehousing Locations into Major Clusters

#	Cluster	Micro Markets
1	Chakan – Talegaon Belt (Subject Site Micro Market)	Chakan, Talegaon, Kuruli, Chimbali, Bhambholi
2	Wagholi-Ranjangaon belt	Wagholi, Lonikand, Shikrapur, Sanaswadi, Ranjangaon
3	Others	Hinjewadi, Nagar Road, Pimpri-Chinchwad

Source: Consultant Research, 2026

The northern region of Pune has two main warehousing belts: the Chakan-Talegaon belt and the Wagholi – Sanaswadi - Ranjangaon belt, which are made up of the three major manufacturing clusters of Chakan, Talegaon, and Ranjangaon, developed by the Maharashtra Industrial Development Corporation (MIDC). The Chakan-Talegaon belt has attracted a number of major occupiers, including IKEA, Amazon, Stellar Value Chain Solutions, and others. Ranjangaon MIDC has several large manufacturing companies. Of the 3 MIDCs in Pune, Ranjangaon cluster has the best infrastructure.

Pune, with an existing warehousing stock of approximately 35 million sq. ft., recorded a fresh supply of 3.5 million sq. ft. in 2024. The city accounted for 20–23% of the total transacted warehousing space across India—the highest among all active warehousing markets—with a total transacted volume of around 3.5 million sq. ft. Notably, nearly 70% of these transactions involved Grade A facilities, underscoring the city’s growing preference for high-quality warehousing infrastructure.

Warehousing demand in Pune has seen a significant rise, increasing from 45% to 65% year-on-year. Conversely, the share of industrial warehousing declined to 35% in 2024 from 52% in 2023. The Chakan-Talegaon cluster continued to dominate the Pune warehousing landscape, primarily due to its strong connectivity with Mumbai.

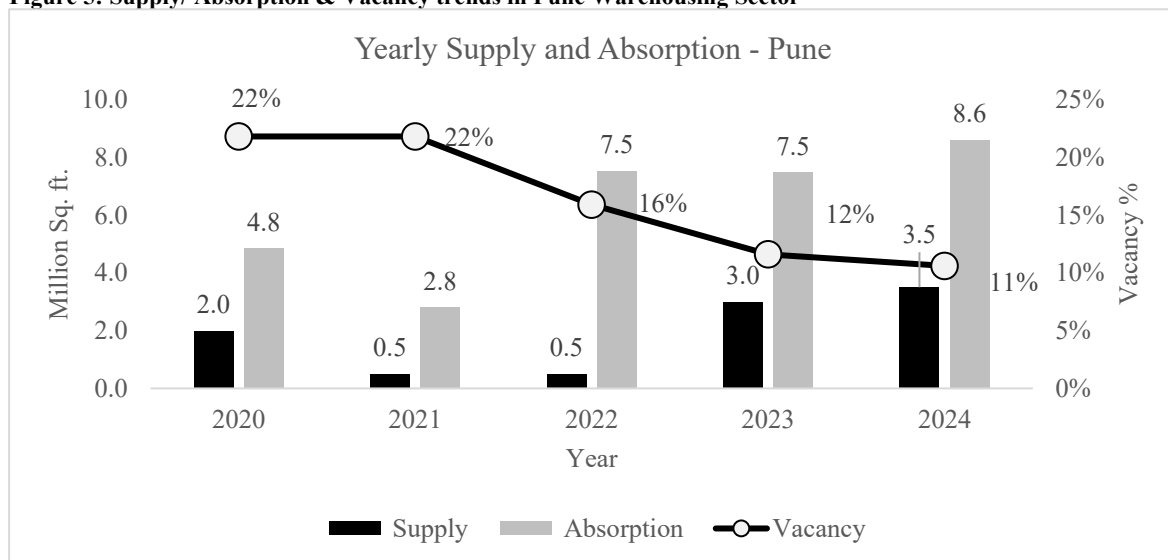
However, rising demand, escalating land prices, and saturation in the Chakan-Talegaon belt have led to increased activity in alternate micro-markets such as Sanaswadi and Ranjangaon along the Wagholi – Sanaswadi - Ranjangaon Road. These locations are benefiting from the spillover effect and offer larger land parcels at comparatively lower rates, making them attractive alternatives for occupiers and developers.

Pune's growing importance as a logistics hub, supported by infrastructure development, strategic location, and rising investments in the sector. Industrial demand in Pune, once centered on the automobile sector, now stems from a diverse range of industries, including e-commerce and third-party logistics.

Vacancy levels have shown a steady decline over the years, starting at 22% in 2020 and 2021, reflecting subdued demand despite new supply additions. In 2023, vacancy dropped to 12% from 16% in the year 2022, indicating an improvement in absorption. The trend continued in 2024, with vacancy reducing further to c. 11%, as demand strengthened, balancing the consistent supply influx and indicating a more stabilized market with higher absorption levels. This decline in vacancy over time suggests increasing demand for warehousing space in Pune, likely driven by growing e-commerce, manufacturing, and logistics activities. The sector appears to be on a positive trajectory, with a healthier balance between supply and absorption leading to tighter vacancy levels.

The following graph depicts the prevailing supply/ absorption & vacancy trends in Pune Warehousing sector:

Figure 5: Supply/ Absorption & Vacancy trends in Pune Warehousing Sector



Source: Consultant Research, 2026

Chakan - Talegaon micro market accounted for nearly 82-83% of the total absorption witnessed in the city followed by 14-15% absorption by Wagholi – Sanaswadi - Ranjangaon. The other micro markets contributing to c. 2-3% of the absorption were PCMC and other areas. Chakan, Talegaon, Sanaswadi & Ranjangaon are preferred locations due to quality, proximity, connectivity, and new developments. Major logistics and industrial Clients have proposed their projects in these locations.

The city has witnessed increase in manufacturing space requirement driven by PLI scheme for various manufacturing sectors. Increasing 3PL sector, FMCD, e-commerce platforms, FMCG, greater implementation of technology were major growth drivers for warehousing sector.

Table 4: Rental Scenario- Warehousing Clusters in Pune

Warehouse Cluster	Locations	Land Rate (INR Cr/acre)	Grade A Rent/Month In INR / Sq. ft	Grade B Rent/Month In INR / Sq. ft
Chakan-Talegaon (Subject Micro Market)	Chakan	2.5 – 3.5	28 – 31	21 – 25
	Talegaon	2.2 – 3.0	21 – 27	17 – 19
Wagholi- Sanaswadi - Ranjangaon	Ranjangaon MIDC	2.2 – 2.5	22 – 26	14 – 19
	Sanaswadi	2.1 – 2.4	22 – 25	13 – 15
	Chakan-Shikrapur Road	1.2 – 1.6	20 – 24	14 – 16
	Lonikand	1.5 – 2.0	19 – 23	13 – 15
Other	Shirwal	1.3 – 1.6	18 – 22	14 – 15

Source: Consultant Research 2026

The Chakan – Talegaon industrial belt (subject micro-market) is one of the most preferred clusters by occupiers owing to the proximity to the city centre and the presence of Talegaon MIDC and Chakan MIDC. In addition, the proximity to the key residential and consumption areas of Pimpri and Chinchwad has aided warehouse development in the region. The Chakan MIDC has matured into a manufacturing and industrial centre and is referred to as the ‘Automobile Hub’ in Maharashtra due to its significance automobile industry presence. Despite the higher rentals, new arrivals are eager to settle in the cluster due to its strategic positioning. Development of ancillary services and market has added to the advantage of the region.

The Subject Site micro market is near to major industrial warehousing hubs of region, however, the typical lease terms prevalent in the micro market are as following:

- Lease Rent: INR 24 - INR 30 per sq.ft. per month plus GST
- Escalation in lease rent: 15% in 3 years/ 5% every year
- Lock in Period: 2 – 5 years
- Common Area Maintenance (CAM) Charges: INR 0.75 – INR 1 per sq. ft. per month
- Interest Free Security Deposit: 3 – 6 month’s rent (paid in advance)

12 Valuation Method

The valuation exercise is aimed at the assessment of the Market Value (MV) of the Subject Asset. Considering the objective of this exercise and the nature of asset involved, the value of the Subject Asset has been assessed through the following approach:

Particulars	NDR Tradehouse, Bidadi
Valuation Methodology	Discounted Cashflow Method, Rent Reversion Method

Site Details	#
Land Area (acres)	28.41
Leasable Area (sq. ft.)	707,940

Cost Assumptions	Unit	Details
Brokerage Cost (applicable only for further leases)	Months’ Rent	1
Brokerage Cost (Only for re-lease)	Months’ Rent	1
Current CAM/ O&M Margin	Per sq. ft. per month	INR 0.4
Cost escalation	% p.a.	3.0%
Transaction Cost on Sale	% of Terminal Value	1.00%

Revenue Assumptions	Unit	Details
Market Rent - Warehouse	Per sq. ft. per month	INR 27.0
Market Rent Growth rate	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9 years

Normal Market Escalation at end	# of years	3 years of lease tenure
Market Escalation at the end of Escalation period	%	15.0%
Rent For Leased Area	Per sq. ft. per month	INR 26.8

Discount rate: For discounting the cash flows, discounting rate has been considered at 11.05%, which has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC) on the basis of ongoing market practices.

Particulars	Year Number Unit / DMMYY	1	2	3	4	5	6	7	8	9	10	11
		1-Feb-26 31-Jan-27	1-Feb-27 31-Jan-28	1-Feb-28 31-Jan-29	1-Feb-29 31-Jan-30	1-Feb-30 31-Jan-31	1-Feb-31 31-Jan-32	1-Feb-32 31-Jan-33	1-Feb-33 31-Jan-34	1-Feb-34 31-Jan-35	1-Feb-35 31-Jan-36	1-Feb-36 31-Jan-37
LAND COST												
Land Lease Rent	INR Cr.	(5)	(5)	(5)	(5)	(5)	(5)	(6)	(6)	(6)	(6)	(6)
Refundable Deposit	INR Cr.	(6)	-	-	-	-	-	-	-	-	-	-
Total Land Cost	INR Cr.	(10.6)	(5.0)	(5.2)	(5.2)	(5.4)	(5.4)	(5.6)	(5.6)	(5.9)	(5.9)	(6.1)
OPERATING INCOME												
Lease Rentals	INR Cr.	19	24	24	26	27	28	30	31	33	34	34
CAM Income	INR Cr.	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.6
Other Income	INR Cr.	-	-	-	-	-	-	-	-	-	-	-
IFMS	INR Cr.	0.4	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.7	0.7	0.7
Total Income from Occupancy	INR Cr.	19.5	24.2	25.1	26.4	27.5	29.2	30.9	31.7	33.5	35.4	35.1
OPERATING COSTS												
Brokerage Costs	INR Cr.	(0.3)	-	-	-	-	-	-	-	-	-	-
Recurring Expenses	INR Cr.	(1.1)	(1.4)	(1.5)	(1.5)	(1.6)	(1.7)	(1.8)	(1.8)	(2.0)	(2.1)	(2.0)
Asset Management Fee	INR Cr.	(0.4)	(0.5)	(0.5)	(0.5)	(0.5)	(0.6)	(0.6)	(0.6)	(0.7)	(0.7)	(0.7)
Total Operating Costs	INR Cr.	(1.8)	(1.9)	(2.0)	(2.1)	(2.1)	(2.3)	(2.4)	(2.5)	(2.6)	(2.8)	(2.7)
Net Operating Income	INR Cr.	7.2	17.3	17.9	19.2	19.9	21.5	22.8	23.6	25.1	26.8	26.3
Land Lease Rent	INR Cr.	-	-	-	-	-	-	-	-	-	-	-
Terminal Value	INR Cr.	-	-	-	-	-	-	-	-	-	-	-
Transaction Cost	INR Cr.	-	-	-	-	-	-	-	-	-	-	-
Total Net Income	INR Cr.	7.2	17.3	17.9	19.2	19.9	21.5	22.8	23.6	25.1	26.8	26.3
Net Cashflows	INR Cr.	7.2	17.3	17.9	19.2	19.9	21.5	22.8	23.6	25.1	26.8	26.3
Discount Rate	11.05%											
NPV INR Million	208											

12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
1-Feb-37 31-Jan-38	1-Feb-38 31-Jan-39	1-Feb-39 31-Jan-40	1-Feb-40 31-Jan-41	1-Feb-41 31-Jan-42	1-Feb-42 31-Jan-43	1-Feb-43 31-Jan-44	1-Feb-44 31-Jan-45	1-Feb-45 31-Jan-46	1-Feb-46 31-Jan-47	1-Feb-47 31-Jan-48	1-Feb-48 31-Jan-49	1-Feb-49 31-Jan-50	1-Feb-50 31-Jan-51	1-Feb-51 31-Jan-52	1-Feb-52 31-Jan-53	1-Feb-53 31-Jan-54
(6)	(6)	(6)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(8)	(8)	(8)	(8)	(8)	(6)
(6.1)	(6.3)	(6.3)	(6.6)	(6.6)	(6.9)	(6.9)	(7.1)	(7.1)	(7.4)	(7.4)	(7.7)	(7.7)	(8.0)	(8.0)	(8.4)	0.2
35	37	39	41	43	45	47	49	51	54	57	59	62	65	68	71	52
0.6	0.6	0.7	0.7	0.7	0.8	0.8	0.9	0.9	1.0	1.0	1.0	1.1	1.1	1.2	1.3	0.9
0.7	0.7	0.8	0.8	0.9	0.9	0.9	1.0	1.0	1.1	1.1	1.2	1.2	1.3	1.4	1.4	1.0
36.6	38.6	40.4	42.1	44.4	46.4	48.4	51.1	53.4	55.7	58.8	61.4	64.0	67.6	70.6	73.6	54.1
(2.1)	(2.2)	(2.3)	(2.4)	(2.6)	(2.7)	(2.8)	(3.0)	(3.1)	(3.2)	(3.4)	(3.6)	(3.7)	(3.9)	(4.1)	(4.3)	(3.1)
(0.7)	(0.7)	(0.8)	(0.8)	(0.9)	(0.9)	(0.9)	(1.0)	(1.0)	(1.1)	(1.1)	(1.2)	(1.2)	(1.3)	(1.4)	(1.4)	(1.0)
(2.8)	(3.0)	(3.1)	(3.2)	(3.4)	(3.6)	(3.7)	(3.9)	(4.1)	(4.3)	(4.5)	(4.7)	(4.9)	(5.2)	(5.4)	(5.7)	(4.2)
27.7	29.3	30.9	32.2	34.4	36.0	37.8	40.0	42.2	43.9	46.8	49.0	51.4	54.3	57.2	59.6	50.2
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27.7	29.3	30.9	32.2	34.4	36.0	37.8	40.0	42.2	43.9	46.8	49.0	51.4	54.3	57.2	59.6	50.2
27.7	29.3	30.9	32.2	34.4	36.0	37.8	40.0	42.2	43.9	46.8	49.0	51.4	54.3	57.2	59.6	50.2

VALUATION OF THE SUBJECT PROPERTY

Valuation of Subject Property

The Market Value of an industrial property, on land parcel spread over a land area measuring c. 28.41 acres located at Gat No. 185, 186P, 188P, 189P, 190P, 197,198, 200, 201 and 202, Sudhavadi Village, Maval Taluk, Pune District, Maharashtra, as on March 2nd, 2026, is estimated to be **INR 208 Cr* (Indian Rupees Two Hundred Eight Crores Only).**

*Rounded-off

Annexure – Subject Property Pictures

A





Source: Consultant Site Visit

Annexure – Sample Property Documents

B

म व ल - २	२०२२	५	७०
LEASE DEED			

THIS LEASE DEED ("Deed") is made and executed at Talegaon on this 02 day of Sept. 2024
Dabhade

BETWEEN

1) Ganesh Baban Pinjan, or Ganesh Babaurao Pinjan age about 55 , (Pan no.- BVVPP8208E) Adhar no- 617127624943) 2) Digambar baban Pinjan, age about 51 years, Pan card No CWTPP2275D, Adhar no- 967361499298 3) Smt. Sarswati Baban Pinjan or Sarswati Babunrao Pinjan age 78 years, Pan No. DHPPP6203H ,all Indian inhabitant and residing at Sudavadi, Taluka – Maval, Dist – Pune, hereinafter referred to as "the Lessor" (which expression shall, unless be repugnant to the context or meaning thereof, shall mean and deemed to mean and include their legal heirs, representatives, executors, administrators, and assigns) of the **First Part**.

AND


NDR BIGBOX PRIVATE LIMITED, CIN: U52109TN2023PTC159633,Pan-AAICN8132H a private limited company incorporated in India and registered under the Companies Act 1956, having its registered office at –No. 54 B Block – 103 Sreekaram Apartments, Pallavan Nagar, Madurvoyal Chennai Thiruvallur Tamil Nadu,

AND

1)Shruti Damodar Shedge age 37,Pan No. DWHP53072N legal heir of Chhaya Damodar Shelge (Death) Urf Chhaya Damodar Shedge, 2) Shreyas Damodar Shedge age about 39 years, Pan No. BAJPS3411D, 3) Mandakini Tanaji Bhondave age 52 years, Pan No. AUZPB3926D, 4) Ms. Suvarna Rajendra Bhalerao age about 50 years, Pan No. ANPPB9729H, 5) Varsha Nitin Shinde age about 48 years Pan No. BZLPS3821C 6) Radhika Balasaheb Nikam age about 57 years Pan no AERPN4159A, all residing at Sudavadi, Taluka – Maval & Dist – Pune, hereinafter referred to as "the **Confirming Party**" (which expression shall, unless be repugnant to the context or meaning thereof, shall mean and deemed to mean and include their legal heirs, representatives, executors, administrators, and assigns) of the **Third Part**.

Lessor and the Lessee, wherever the context requires, have been collectively referred to as "Parties" and individually as "Party".

DEFINITIONS: Unless the context herein otherwise provide, the following terms shall have the meanings assigned thereto:




Source: As per the information provided by the Client

commercial facility thereon, which shall be on a lease or leave and license basis for such period as may be agreed between the Lessee and the third parties, provided, however, that such sub-lease and leave and license shall not exceed the lease granted herein and will be subject to terms and conditions contained herein.

E. The Confirming Party are the family members of the Lessor and is made party to this Deed upon the request of the Lessee.

NOW THIS INDENTURE WITNESSETH AS UNDER:

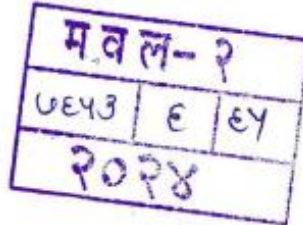
1. It is agreed and recorded by and between the Parties hereto that the recitals recited hereinabove shall be treated as forming an integral part of this Deed, as if the same are specifically set out herein.
2. At the request of the Lessee, the Lessors with the consent and confirmation of the Confirming Party hereby grant, demise and lease unto the Lessee all that piece and parcels of agricultural land bearing situated at Survey No / Gut No 188 admeasuring about 00 Hectare 10 Ares, out of larger land of 0H.18 Aar & land bearing Survey/Gat No. 189 admeasuring about 00 Hectare 12 Ares, out of larger land 0H.22 Aar, totally admeasuring 0H.22 Aar, equivalent to about 2200 sq. mtrs., situated at Village – Sudhavadi, Taluka – Maval, District – Pune (“**the demised land**”), and which is more particularly described in the **Part B** of Schedule-hereunder written for a period of twenty nine (29) years commencing from the date hereof i.e. 15th Oct 2024 (“**Lease Commencement Date**”) and expiring on 14th Oct 2053 (both days inclusive) (“**the Lease Period**”) on such terms and conditions as contained in this Deed.
3. On execution hereof, i.e., the Lease Commencement Date, the Lessors have handed over quiet, vacant and peaceful possession of the demised land, free from all encumbrances and reasonable doubts with clear and marketable title to the Lessee. The Lessee has inspected the demised land and hereby acknowledges and confirms receipt of quiet, vacant and peaceful possession of the demised land from the Lessor as stated herein.
4. The Lessors have paid and cleared all statutory taxes, assessments, levies, premium, non conversion charges, dues, outgoing, charges, etc. in respect of the demised land till the date hereof, as the owner of the demised land.
5. Within 16 (Sixteen) months from the Lease Commencement Date, the Lessee will solely at their own cost and expense, obtain requisite permissions, approvals, licenses, orders, etc. as may be required from the Collector and/or concerned authorities, as the case may



Source: As per the information provided by the Client

... shall mean the terms of such Party to fulfil their obligations under the Lease Deed agreement, which may entitle the non-defaulting Party to certain remedies or actions.

“Waiver” shall mean the voluntary relinquishment or surrender of a known right or privilege by a Party under the Lease Deed agreement, which must be explicitly stated and agreed upon in writing by the Parties.



WHEREAS:

- A. Lessor is the sole and absolute owner, well and sufficiently entitled to all that piece and parcels of agricultural land bearing Survey/Gat No. 200 admeasuring about 01 Hectare 76 Ares that is 17600 Sq.Mtrs, situated at Village – Sudawadi, Taluka – Maval, District – Pune (hereinafter referred to as “the said land”), and which is more particularly described in the Schedule hereunder written. Copy of 7/12 is attached herewith as **Annexure “A”**. The area of the said land has been accepted by the Lessor and the Lessee as final and that there is no dispute relating to the same.
- B. Subject to what is stated hereinabove, the Lessor is in juridical and legal possession of the said property as the sole and absolute owner thereof, with clear and marketable title.
- C. The Lessee is a private limited company engaged in the business of giving logistics support and services, transportation of cargo and all allied activities therein, including construction of Industrial, Commercial, Logistics and allied infrastructure facilities.
- D. The Lessee has all valid approvals, sanctions, permits and licenses required for carrying out its business activities in India and is a financially sound and stable entity.
- E. The Lessor had expressed his intention to give the said property on a long-term lease and was looking for a genuine and bonafide party. The Lessee was in need of a large piece of land for expansion it’s business activities, approached the Lessor to grant a long-term lease of the said property to the Lessee for construction of Industrial, Commercial, Logistics and allied infrastructure facilities or similar such activities, as permitted under law. Provided however, it shall be the responsibility and liability of the Lessor to make available at their own cost, charge and expense, all infrastructure facilities and amenities in respect of the



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Source: As per the information provided by the Client

Annexure – Approved Layout Plan

C




Source: As per the information provided by the Client

Annexure – Consent to Establish

D

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in





Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I
No:- Format1.0/JD (WPC)/UAN No.0000217777/CE/2409000668

To,
M/s. NDR Bigbox Pvt Ltd,
Gat No.
185,186(P),188(P),189(P),190(P),197, 198,200,201,202,
Sudwadi, Tal. Maval, Dist. Pune.

Date: 10/09/2024

Sub: Consent to Establish for set up of Industrial Shed Project under Orange category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000217777 dtd. 12/08/2024.

Your application NO. MPCB-CONSENT-0000217777

For: Grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.98.00 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Industrial Shed used for Light & Heavy Engineering Industries, Automobile ancillary product storage, Electronics and Consumable Durables, IT Hardware, Packaging industry, R & D facilities, other industrial storage and operation named as M/s. NDR Bigbox Pvt Ltd, Gat No. 185,186(P),188(P),189(P),190(P),197,198,200,201,202, Sudwadi, Tal. Maval, Dist. Pune on Total Plot Area of 123150 Sq Mtrs for construction BUA of 69066.99 Sq Mtrs as per IOD/approved sanction plan issued by PMRDA including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	22	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body


NDR Bigbox Pvt Ltd/CE/UAN No.MPCB-CONSENT-0000217777/Indus-Id.228956 (10-09-2024 06:43:05 pm)
/QMS.P06 F01/00

Page 1 of 8

Source: As per the information provided by the Client


Annexure – Fire Clearance

E



PUNE METROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Region Development Authority, Pune
अग्निशमन विभाग, आकुर्डी रेल्वे स्टेशन जवळ, नवीन प्रशासकीय इमारत,
०४ था मजला, अ-विंग, आकुर्डी-४११०३५
ई-मेल- fireofficer.pmrda@gmail.com, दूरध्वनी क्र:- २७६५९८५५-०२०



12 AUG 2024

Please quote following number to
Environmental Clearance for future
correspondence with PMRDA
No. EC/ 12 /2024-25

TO,

**M/s. NDR Bigbox Pvt. Ltd. Through
Mr. Ramdas Ramakrishnan Iyer.
Gat No-185,186,188P,189P,190P,197,198,200,201,202
Village-Sudavadi, Tal-Maval,
Dist-Pune**

**Sub:- "Fire Clearance" Only for Environment Impact Assessment Authority-
Maharashtra for IOD of Industrial Building Project on Gat No-185, 186,
188P, 189P, 190P, 197, 198, 200, 201, 202, Village-Sudavadi, Tal-Maval,
Dist-Pune**

Ref:-Your Application Number:-13 of 2024-25, Dated:-08.08.2024


Sir,

This has reference to the application submitted by you along with the building plans:
This "Provisional Fire Clearance" is issued for obtaining clearance from Environment Impact
Assessment Authority-Maharashtra on your proposed construction/Project subject to the
fulfillment of following conditions. This Clearance should not be used any other purpose than
the IOD for Environment Clearance.


**The details of the proposed construction area as certified by the Architect are as
under:-**

Sr. No.	Particulars	Details
	Address of the Proposed site	Gat No-185, 186, 188P, 189P, 190P, 197, 198, 200, 201, 202

EC/13/2023-24 (Environment Impact Assessment Authority-Maharashtra) Page 1



12/8



Source: As per the information provided by the Client's Representative

		Village-Sudavadi, Tal-Maval, Dist-Pune
2.	Builder /Developers Name	Mr. Ramdas Ramakrishnan Iyer
3.	Architects Name	Arch. Amol Borude
4.	Classification of Building	Industrial Building
5.	Access Road to Plot	12.00 MTRS.
6.	The Plot Area	123150.00 SQM
7.	Built up Area	69068.34 SQM
8.	No Of Bldg.	03 Nos.

Details about the Proposed Structure:-

Building Name	Height in Mtrs.	No. Of Floors	B/U Area in SQM
Shed I	15.00	Ground + Mezz.	19516.122
Shed II (A)	15.00	Ground + Mezz	24577.314
Shed II (B)	15.00	Ground + Mezz	9008.947
Shed III	15.00	Ground + Mezz	15548.057
Utility Security Drivers Room and Canteen IV	03.45	Ground Floor	417.90
TOTAL			69068.34

Important :- The Area details comprises with No. of floors/ Floor Area/ Height of the buildings/Marginal open spaces/ provision of the Refuge Area etc. are duly signed and attested by the authorized Architect. It is presumed that the Plans submitted by him are in compliance of the provisions of prevailing DC Rules and NBC. If any lapses or deviations are observed in the said proposal / drawings submitted by him, He Architect shall be personally liable for actions deemed fit.

Marginal Spaces for Building structure:-

Sr. No.	Sides	Provisions proposed Marginal Open Space around in building obstruction free on site in Mtrs as certified by the Architect
1	Front Side	09.00 MTRS.
2	Right side	06.00 MTRS.
3	Left side	06.00 MTRS.
	Rear side	06.00 MTRS.



Source: As per the information provided by the Client's Representative

Annexure – Ground Water Abstraction NOC


F

		भारत सरकार जल शक्ति मंत्रालय जल संसाधन, नदी विकास और गंगा संरक्षण विभाग केन्द्रीय भूमि जल प्राधिकरण Government of India Ministry of Jal Shakti Department of Water Resources, River Development & Ganga Rejuvenation Central Ground Water Authority										
(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र) NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION												
Project Name:	Ndr Bigbox Pvt Ltd											
Project Address:	Gat No. 185,186(p),188(p),189(p),190(p),197, 198,200,201,202,, Sudvadi,											
Village:	Sudvadi	Block:	Maval									
District:	Pune	State:	Maharashtra									
Pin Code:												
Communication Address:	Sector No 27 Plot No 94,pradhikaran Nigdi Pune, Pune City, Pune, Maharashtra - 411044											
Address of CGWB Regional Office :	Central Ground Water Board Central Region, N.s. Building, Civil Lines, Nagpur, Maharashtra - 440001											
1. NOC No.:	CGWA/NOC/INF/ORIG/2024/20780	2. Date of Issuance	9/23/2024 12:39:24 PM									
3. Application No.:	21-4/11816/MH/INF/2024	4. Category: (GWRE 2023)	Safe									
5. Project Status:	New Project	6. NOC Type:	New									
7. Valid from:	23/09/2024	8. Valid up to:	22/09/2029									
9. Ground Water Abstraction Permitted:												
Fresh Water		Saline Water		Dewatering		Total						
m ³ /day	m ³ /year	m ³ /day	m ³ /year	m ³ /day	m ³ /year	m ³ /day	m ³ /year					
24.00	8760.00											
10. Details of ground water abstraction /Dewatering structures												
Total Existing No.:0						Total Proposed No.:2						
	DW	DCB	BW	TW	MP	MPu	DW	DCB	BW	TW	MP	MPu
Abstraction Structure*	0	0	0	0	0	0	0	0	2	0	0	0
*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps												
11. Ground Water Abstraction/Restoration Charges paid (Rs.):							8760.00					
12. Environment Compensation (if applicable) paid (Rs.):							0.00					
13. Number of Piezometers(Observation wells) to be constructed/ monitored & Monitoring mechanism.						No. of Piezometers		Monitoring Mechanism				
								Manual		DWLR**		DWLR With Telemetry
**DWLR - Digital Water Level Recorder						1		1		0		0
(Compliance Conditions given overleaf) This is an auto generated document & need not to be signed.												
18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011 Phone: (011) 23383561 Fax: 23382051, 23386743 Website: cgwa-noc.gov.in पानी बचाये - जीवन बचाये SAVE WATER - SAVE LIFE												

Source: As per the information provided by the Client's Representative

Annexure – Building Permission and Commencement Certificate

G



PUNEMETROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Region Development Authority, Pune
नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४
New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044
Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: comm@pmrda.gov.in

विकास परवानगी व प्रारंभ प्रमाणपत्र
(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)


जा.क्र. : DFP/बीएमए/मौ. सुदवडी / ग.नं. १८५ पै व इतर / प्र.क्र. १८८३/२४-२५/१९४४ दि. ०१/०४/२०२५
प्रति,

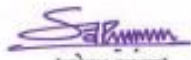
एन.डी.आर. बिगबॉक्स प्रा.लि. तर्फे रामदास रामाकृष्णन अय्यर
पत्ता:- मौजे सुदवडी, ता.मावळ, जि. पुणे

मौजे- सुदवडी, तालुका- मावळ, जिल्हा- पुणे, येथील ग.नं.- १८५, १८६पै, १८८पै, १८९पै, १९०पै, १९७, १९८, २००, २०१ व २०२, क्षेत्र- १२३१५०.०० चौ.मी. भाडेपट्टा करारानुसार व प्रस्तावाखालील जमीनीचे क्षेत्र १२२३२६.५२ चौ.मी. क्षेत्रावरील "औद्योगिक" प्रकल्पामधील रेखांकन/ इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे.

आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

(मा. महानगर आयुक्त यांचे मान्यतेने)




(श्वेता पवार)
सह महानगर नियोजनकार
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे.

Source: As per the information provided by the Client's Representative

मौजे- सुदवडी, तालुका- मावळ, जिल्हा- पुणे, येथील ग.नं.- १८५, १८६पै, १८८पै, १८९पै, १९०पै, १९७, १९८, २००, २०१ व २०२, क्षेत्र- १२३१५०.०० चौ.मी. भाडेपट्टा करारानुसार व प्रस्तावाखालील जमीनीचे क्षेत्र १२२३२६.५२ चौ.मी. क्षेत्रावरील "औद्योगिक" प्रकल्पामधील रेखांकन/ इमारत बांधकाम प्रस्ताव.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि.- /०४/२०२५ रोजीचे पत्र क्र. १८८३/२४-२५ सोबतचे परिशिष्ट 'अ'

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहिल. बांधकाम सुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणेत यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) शासनाच्या महसूल व दन विभागाकडील परिपत्रक क्र. एनएपी-२०२४/प्र.क्र. १८०/ज-१अ दि. २९/०१/२०२५ अन्वये उद्योगे घटकाला औद्योगिक प्रयोजनासाठी बिनशेती वापर सुरु करावयाचा असल्यास अकृषीक वापराची सनद आवश्यक नसल्याबाबत सर्व महसूली अधिकारी यांना दिशा निर्देश देण्याबाबत नुसार.
- ४) प्रस्तावासोबत मोजणी मो.र.नं. ३०७२/२०२४, ३०७३/२०२४, ३०७४/२०२४, ३०७५/२०२४, ३०७६/२४, ३०७८/२०२४ दि.१४/०३/२०२४, मो.र.नं. २६६०२/२०२३ दि.१५/०२/२०२३, मो.र.नं. २६६०३/२०२३ दि.१४/०२/२०२३, मो.र.नं.१६००/२०२२ दि.१३/०१/२०२३ व मो.र.नं. १६०२/२०२२ दि.१६/०१/२३ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराने /विकासकाने/ जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद/ न्यायालयीन वाद उद्भवल्यास त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार /विकासक / जमिनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुज्ञेय राहणार नाही.
- ५) प्रस्तुतच्या जमिनीवर आर्थिक संस्थाचा बोजा असल्यास त्यास अर्जदार / जमीनमालक /विकासक सर्वस्वी जबाबदार राहतील.
- ६) नागरी जमीन (कमाल धारणा व विनियम) अधिनियम,१९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु. ५००/- च्या स्टॅम्प पेपरवरील दिनांक- १६/१२/२०२४ रोजी नोटरी श्रीमती जयश्री कुटे यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र.३२२/२०२४ सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार /जमीनमालक /विकासक यांची

Source: As per the information provided by the Client's Representative

मौजे- सुदवडी, तालुका- मावळ, जिल्हा- पुणे, येथील ग.नं.- १८५, १८६पै, १८८पै, १८९पै, १९०पै, १९७, १९८, २००, २०१ व २०२, क्षेत्र- १२३१५०.०० चौ.मी. भाडेपट्टा करारानुसार व प्रस्तावाखालील जमीनीचे क्षेत्र १२३२६.५२ चौ.मी. क्षेत्रावरील "औद्योगिक" प्रकल्पामधील रेखांकन/ इमारत बांधकाम प्रस्ताव.

राहील सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहील.

- ७) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, खुली जागा, सुविधा भूखंडाचे क्षेत्र, रस्त्यांची रुंदी मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहील. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते / रस्ता रुंदीने बांधित क्षेत्र जागा मालकास/ विकासकास वाढीव चटईक्षेत्राच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरीत करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने /विकासकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहील. तदनंतर अशा क्षेत्राखालील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालकाने /विकासकाने स्वखर्चाने करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्येक्ष जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कामदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.

- ८) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्याची रुंदी, खुली जागा, सुविधा भूखंड, मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहील. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.

- ९) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहील.

- १०) बांधकाम नकाशावर परिगणना केलेली आकडेमोड यामध्ये काही चुका, त्रुटी आढळून आल्यास त्याची सर्वस्वी जबाबदारी वास्तुविशारद/अर्जदार/विकासक/जमिनमालक यांची राहील.



Source: As per the information provided by the Client's Representative

Annexure – Environmental Clearance

H



सत्यमेव जयते

File No: SIA/MH/INFRA2/495311/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Dated 14/07/2025



To,

Ankur Shrivastav
ndr bigbox private limited
Gat No. 185,186(P),188(P), 189(P),190(P), 197, 198, 200, 201, 202 Village- Sudwadi, Tal-Maval, Dist-
Pune., PUNE, MAHARASHTRA, 412109
ankur.s@ndram.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Industrial and Logistics Shed by M/s NDR BIG BOX PVT.LTD submitted to Ministry vide proposal number SIA/MH/INFRA2/495311/2024 dated 04/09/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3806MH5650015N
(ii) File No.	SIA/MH/INFRA2/495311/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Industrial and Logistics Shed by M/s NDR BIG BOX PVT.LTD
(viii) Name of Company/Organization	ndr bigbox private limited
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-I(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

SIA/MH/INFRA2/495311/2024

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Source: As per the information provided by the Client's Representative

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/495311/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s NDR BIG BOX PVT.LTD,
Gat. No185, 186(P), 188(P), 189(P),
190(P), 197,198, 200, 201, 202,
Sudhavadi, Mawal, Pune.

Subject : Environmental Clearance for Proposed Industrial and Logistics Shed located at Gat. No185, 186(P), 188(P), 189(P), 190(P), 197,198, 200, 201, 202, Sudhavadi, Mawal, Pune by M/s NDR BIG BOX PVT.LTD

Reference : Application no. SIA/MH/INFRA2/495311/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 214th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 293rd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 22nd May, 2025.

2. Brief Information of the project submitted by you is as below:-

1.	Proposal Number	SIA/MH/INFRA2/495311/2024	
2.	Name of Project	Proposed Industrial and Logistics Shed by M/s NDR BIG BOX PVT.LTD.	
3.	Project category	8(a)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Ramdas Ramakrishnan Iyer
		Regd. Office address	Gat.No185,186(P),188(P),189(P),190(P),197,198,200,201,202 Village-Sudwadi, Tal-Mawal, -Pune.412109
6.	Consultant	Green Circle Inc, Vadodara, NABET/EIA/24-27/IA 0138, Valid up to 13/02/2027	
7.	Applied for	New Project	
8.	Details of previous EC	NA	
9.	Location of the project	Gat.No-185,186(P),188(P),189(P),190(P),197,198,200,201,202 Village-Sudwadi, Tal-Mawal, Dist-Pune.	
10.	Latitude and Longitude	Latitude-18 ^o 44'43.28" N, Longitude-73 ^o 44'31.11" E	
11.	Total Plot Area (m ²)	123150.00 m ²	
12.	Deductions (m ²)	2105.24 m ²	
13.	Net Plot area (m ²)	121044.76 m ²	
14.	Proposed FSI area (m ²)	69066.99 m ²	
15.	Proposed non-FSI area (m ²)	0 m ²	

SIA/MH/INFRA2/495311/2024

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Source: As per the information provided by the Client's Representative

16.	Proposed TBUA (m ²)	69066.99 m ²			
17.	TBUA (m ²) approved by Planning Authority till date	69066.99 m ²			
18.	Ground coverage (m ²) and %	67224.42 m ² , 54.58 % of Total Plot area (123150.00 m ²), 55.53 % of Net Plot area (121044.76 m ²)			
19.	Total Project Cost (Rs.)	Rs 98.00 Cr.			
20.	CER as per MoEF and CC circular dated 01/05/2018	-			
21.	Details of Building Configuration:			Reason for Change:- New Project	
	Previous EC / Existing Building:- n.a.	Proposed Configuration			
		Building Name	Configuration		Height(m)
		Shed-I	Ground+Mezz		15.00
		Shed-II (A)	Ground+Mezz		15.00
		Shed-II (B)	Ground+Mezz		15.00
		Shed-III	Ground+Mezz	15.00	
		Utility Security Drives Room and Canteen IV	Ground Floor	03.45	
22.	Total number of tenements	NA			
23.	Water Budget	Dry Season (m ³ /day)		Wet Season (m ³ /day)	
		Fresh Water	16.00 m ³ /day	Fresh Water	16.00 m ³ /day
		Recycled water for Gardening	90.00 m ³ /day	Recycled water for Gardening	NA
		Swimming Pool	NA	Swimming Pool	NA
		Recycled water for Flushing	8.00 m ³ /day	Recycled water for Flushing	8.00 m ³ /day
		Total	24.00 m ³ /day (One Time)	Total	24.00 m ³ /day (One Time)
		Treated excess water generation	0 m ³ /day	Treated excess water generation	11.20 m ³ /day
24.	Water Storage Capacity for Firefighting /UGT	Domestic UG tank Capacity: 40 m ³ Flushing water tank Capacity: 20 m ³ , Fire UG tank Capacity: 500 m ³			
25.	Source of water	Ground Water			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre monsoon – 10 m to 12 m BGL Post monsoon – 5 m to 6 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	55 Nos. (20 No for surface water harvesting andamp; 35 No for roof top rain water harvesting) Size: A recharge structure of Length 2 Mt., Width 2 Mt. and Height 2 Mt. with 60 M deep recharge borewell with 1 number of 2 M length, 2 M Width and 3 M deep de-silting chamber with O andamp; G Trap.		
		Details of UGT tanks if any:	NA		
27.	Sewage and Wastewater	Sewage generation in CMD:	21.60 m ³ /day		
		STP technology:	MBBR		
		Capacity of STP (CMD):	25.00 m ³ /day		
28.	Solid-Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment / disposal	
		Dry waste:	10.00 Kg/day	Send to Authorized Vendor	
		Wet waste:	15.00 Kg/day	Send to Authorized Vendor	
		Construction waste	25.00 Kg/day	Will be used for Leveling	

Source: As per the information provided by the Client's Representative

Annexure – Electricity Load Sanction

I

 MAHAVITARAN Maharashtra State Electricity Distribution Co. Ltd. (A Govt. of Maharashtra undertaking) CIN : U40109MH20055GC153645	Office of the Superintending Engineer, Pune Rural Circle, Room No.301, 2 nd Floor Administrative Building, Rasta Peth, Pune – 411011	Tel : 26061183, 26060063, 26060062 (P) Fax : 26137238 Email: sepuwer@mahadiscom.in Website: www.mahadiscom.in															
No. SE/PRC/T/HT/LS & Est San/ No 3872		Date: 16 JUN 2025															
To, M/s. NDR BIGBOX PVT LTD, GAT NO.185, 201, 202, BESIDE BHANDARA DONGAR ENTRANCE, TALEGAON CHAKAN ROAD, SUDHAVADI, TAL. MAVAL, DIST. PUNE.																	
Sub: Technical estimate & load sanction for giving new HT power supply of 252kW/315kVA in the name of M/s. NDR BIGBOX PVT LTD, GAT NO.185, 201, 202, BESIDE BHANDARA DONGAR ENTRANCE, TALEGAON CHAKAN ROAD, SUDHAVADI, TAL. MAVAL, DIST. PUNE under DDF Scheme by paying 1.3% HO Supervision charges.																	
Ref: 1) Consumer Application no. No. 64232715 Dt. 06.05.2025 2) T.O.L. No. SE/PRC/T/New HT/2942 Dtd. 03.05.2025 3) EE/RGR/T/HT/3860 Dt. 26.05.2025 4) EE/PRTD/T/POS/1565 Dt. 19.05.2025 5) T. O. Note Dt. 06.06.2025																	
Dear Sir,																	
This has reference to your application for new HT power supply of 252kW/315kVA in the name of M/s. NDR BIGBOX PVT LTD, GAT NO.185, 201, 202, BESIDE BHANDARA DONGAR ENTRANCE, TALEGAON CHAKAN ROAD, SUDHAVADI, TAL. MAVAL, DIST. PUNE. In exercise of powers delegated to MSEDCL as per Electricity Act 2003 & power accorded for sanction by Competent Authority as per Comm. circular No.291 vide No. ED(Dist-ID/HT-Conn/ Metering/15940 dated. 29.06.2017, new HT power supply has been sanctioned to the extent of 315kVA Contract Demand with 252kW Connected load in the name of M/s. NDR BIGBOX PVT LTD, GAT NO.185, 201, 202, BESIDE BHANDARA DONGAR ENTRANCE, TALEGAON CHAKAN ROAD, SUDHAVADI, TAL. MAVAL, DIST. PUNE vide technical sanction no. SE/PRC/T/HT/DDDF-1.3%/RGR/136/25-26 on date 16.06.2025 on 22 KV level with the following conditions. The details are as below:																	
Name of consumer: M/s. NDR BIGBOX PVT LTD, GAT NO.185, 201, 202, BESIDE BHANDARA DONGAR ENTRANCE, TALEGAON CHAKAN ROAD, SUDHAVADI, TAL. MAVAL, DIST. PUNE.																	
<table border="1"> <thead> <tr> <th>Particulars</th> <th>Connected Load</th> <th>Contract Demand</th> <th>Tariff</th> </tr> </thead> <tbody> <tr> <td>Existing</td> <td>NIL</td> <td>NIL</td> <td rowspan="3">HT-II Commercial Voltage level: 22KV Wearhouse</td> </tr> <tr> <td>New</td> <td>252 kW</td> <td>315 kVA</td> </tr> <tr> <td>Total</td> <td>252 kW</td> <td>315 kVA</td> </tr> </tbody> </table>	Particulars	Connected Load	Contract Demand	Tariff	Existing	NIL	NIL	HT-II Commercial Voltage level: 22KV Wearhouse	New	252 kW	315 kVA	Total	252 kW	315 kVA			
Particulars	Connected Load	Contract Demand	Tariff														
Existing	NIL	NIL	HT-II Commercial Voltage level: 22KV Wearhouse														
New	252 kW	315 kVA															
Total	252 kW	315 kVA															
I. Validity I. The validity of this sanction letter is for a period of THREE months from the date of issue. II. You will have to make the necessary payments within ONE month and ensure that you will avail the power supply within validity period of sanction letter. III. You will have to avail the supply within three months on the intimation of our readiness to give power supply to you, failing which you will be liable to pay minimum charges as per the applicable tariff. IV. The company reserves the right to revalidate the power sanction to the conditions prevailing at the time of revalidation.																	
1																	
 Scanned with OKEN Scanner																	


Source: As per the information provided by the Client's Representative

Annexure – Consent to Operate

J

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in





Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I
No:- Format1.0/JD (WPC)/UAN No.0000259761/CO/2509002567

To,
M/s. NDR Bigbox Pvt Ltd,
Gat No. 185,186(P),188(P),189(P),190(P),
197, 198,200,201,202,
Sudwadi, Tal. Maval, Dist. Pune.

Date: 24/09/2025

Your Service is Our Duty

Sub: Consent to Operate (P-I) for Industrial Shed Project under Orange category

Ref:

1. Application for Consent to Operate for vide UAN. MPCB-CONSENT-0000231541.
2. Consent to Establish granted by Board dtd. 10/09/2024

Your application NO. MPCB-CONSENT-0000259761

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 31.08.2029**
2. **The capital investment of the project is Rs.28.15 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Industrial Shed used for Light & Heavy Engineering Industries, Automobile ancillary product storage, Electronics and Consumable Durables, IT Hardware, Packaging industry, R & D facilities, other industrial storage and operation named as M/s. NDR Bigbox Pvt Ltd, Gat No. 185,186(P),188(P),189(P),190(P),197, 198,200,201,202, Sudwadi, Tal. Maval, Dist. Pune on Total Plot Area of 123150 Sq Mtrs for construction BUA of 19932.69 Sq Mtrs out of Total Construction BUA of 69066.99 Sq Mtrs as per EC granted dated 14/07/2025 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd. 10/09/2024	123150.00	69066.99
2	Environmental Clearance dtd. 14/07/2025	123150.00	69066.99

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (In CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

NDR Bigbox Pvt Ltd/CO/UAN No.MPCB-CONSENT-0000259761/Indus-Id.228956 (24-09-2025 02:28:16 pm) /QMS.P06_F02/00 Page 1 of 8

Source: As per the information provided by the Client's Representative

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000266115/CO/2512002076

Date: 23/12/2025

To,
M/s. NDR Bigbox Pvt Ltd,
Gat No. 185,186(P),188(P),189(P),190(P),
197, 198,200,201,202,
Sudwadi, Tal. Maval, Dist. Pune.



Sub: Consent to Operate (P-II) for Industrial Shed-II Project under Orange category

- Ref:**
1. Application for Consent to Operate for vide UAN. MPCB-CONSENT-0000266115
 2. Consent to Establish granted by Board dtd. 10/09/2024

Your application NO. MPCB-CONSENT-0000266115

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 30.11.2029**
2. **The capital investment of the project is Rs.48.70 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Industrial Shed used for Light & Heavy Engineering Industries, Automobile ancillary product storage, Electronics and Consumable Durables, IT Hardware, Packaging industry, R & D facilities, other industrial storage and operation named as M/s. NDR Bigbox Pvt Ltd, Gat No. 185,186(P),188(P),189(P),190(P),197, 198,200,201,202, Sudwadi, Tal. Maval, Dist. Pune on Total Plot Area of 123150 Sq Mtrs for construction BUA of 33586.25 Sq Mtrs out of Total Construction BUA of 69066.99 Sq Mtrs as per EC granted dated 14/07/2025 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd. 10/09/2024	123150.00	69066.99
2	Environmental Clearance dtd. 14/07/2025	123150.00	69066.99
3	Consent to Operate (P-I) dtd. 24/09/2025	123150.00	19932.69


4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA


Source: As per the information provided by the Client's Representative

Annexure – Final Fire NOC

K



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Region Development Authority, Pune
अग्निशमन विभाग, आकुर्डो रेल्वे स्टेशन जवळ, नवीन प्रशासकीय इमारत,
०३ रा मजला, डी-बिंग, आकुर्डो-४११०३५
ई-मेल- fireofficer.pmrda@gmail.com, दूरध्वनी क्र:- ०२०-२७६५९८५५




जा.क्र.अग्निशमन/अंतिमना-दाखला/मावळ/२०२५-२६/१९२ 08 SEP 2025

प्रती,
मे. एन. डी. आर बिगबॉक्स प्रा. लि.
गट नं.१८५, १८६(पै), १८८(पै), १८९(पै),
१९०(पै), १९७, १९८, २००, २०१, २०२
मौजे. सुदवडी, तालुका-मावळ, जिल्हा-पुणे

**विषय :- गट नं.१८५, १८६(पै), १८८(पै), १८९(पै), १९०(पै), १९७, १९८, २००, २०१, २०२
मौजे- सुदवडी, ता. मावळ जि.पुणे येथील औद्योगिक इमारती ०१ करिता अग्निशमन
दलाचा भागशःअंतिम ना हरकत दाखला मिळणेबाबत. (इमारत वापर- औद्योगिक शेड
करिता)**

संदर्भ :- १. प्राथमिक अग्निशमन ना हरकत दाखला क्र. एफ.पी.एम.ए./७३५/२०२४-२५,
दि.२१.०२.२०२५
२. बांधकाम विकास विभाग, पु.मा.प्र.वि.प्रा. पुणे, बीएमए/सी.आर. क्र.१८८३/२४-२५, दि.
०४.०४.२०२५
३. आपला प्रस्ताव आवक क्रमांक १९९ दिनांक. ०८.०९.२०२५
४. वास्तुविशारद यांचा दिनांक. ०३.०९.२०२५ रोजीचा अर्ज.
५. नोंदणीकृत परवानाधारक एजन्सी यांचे अग्निशमन यंत्रणा बसविण्याबाबत दिनांक
०८.०९.२०२५ रोजीचे पत्र.

महोदय
वरील संदर्भात, वास्तुविशारद श्री. अमोल बोरुडे यांनी "भागशःअंतिम ना-हरकत प्रमाणपत्र"
मिळविण्यासाठी सादर केलेला अर्ज आणि प्रमाणपत्र, महाराष्ट्र अग्निशमन प्रतिबंधक आणि जीवन सुरक्षा उपाय
कायदा, २००६ च्या तरतुदी अंतर्गत नोंदणीकृत परवानाधारक एजन्सी असलेल्या मेसर्स. विशाल फायर
प्रोटेक्शन(MFS-LA/RF-६०७/RD-५७८) या परवानाधारक एजन्सीकडून फॉर्म "अ", अग्निसुरक्षा प्रणाली
मिळविण्यासाठी फॉर्म-अ जारी केला आहे. परवाना एजन्सीने सादर केलेला फॉर्म "अ" आणि अग्निसुरक्षा प्रणाली,
अंतिम ना हरकत दाखला आ. क्र.१९९/२०२५-२६



१

Source: As per the information provided by the Client's Representative



PUNE METROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

अग्निशमन विभाग, आकुर्डी रेल्वे स्टेशन जवळ, नवीन प्रशासकोय इमारत,

०३ रा मजला, डी-विंग, आकुर्डी-४११०३५

ई-मेल- fireofficer.pmrda@gmail.com, दूरध्वनी क्र:- ०२०-२७६५९८५५



जा.क्र.अग्निशमन/अंतिमना-दाखला/मावळ/२०२५-२६/३३५

16 DEC 2025

प्रती,
मे. एन. डी. आर बिगबॉक्स प्रा. लि.
(M/s. NDR Bigbox Pvt. Ltd.)
गट नं.१८५, १८६(पै), १८८(पै), १८९(पै),
१९०(पै), १९७, १९८, २००, २०१, २०२
मौजे-सुदवडी, तालुका-मावळ, जिल्हा-पुणे

**विषय :- गट नं.१८५, १८६(पै), १८८(पै), १८९(पै), १९०(पै), १९७, १९८, २००, २०१, २०२
मौजे- सुदवडी, ता. मावळ जि.पुणे येथील औद्योगिक इमारती क्र. ०२ (अ आणि ब)
करिता अग्निशमन दलाचा भागशःअंतिम ना हरकत दाखला मिळणेबाबत.**

- संदर्भ:-**१.प्राथमिक अग्निशमन ना हरकत दाखला क्र. एफ.पी.एम.ए/७३५/२०२४-२५,
दि.२१.०२.२०२५
२. भागशः अंतिम अग्निशमन ना हरकत दाखला क्र. अंतिम ना-दाखला/मावळ/२०२५-२६,
दि.०८.०९.२०२५ (शेड-०१ BU- १८६५८.१०)
३. बांधकाम विकास विभाग, पु.मा.प्र.वि.प्रा. पुणे, बीएमए/सी.आर. क्र.१८८३/२४-२५, दि.
०४.०४.२०२५
४. आपला प्रस्ताव आवक क्रमांक ३२४ दिनांक. ०१.१२.२०२५
५. वास्तुविशारद यांचा दिनांक.२९.११.२०२५ रोजीचा अर्ज.
६. एन. डी. आर बिगबॉक्स प्रा. लि. तर्फे अंकुर श्रीवात्सव यांनी सादर केलेले प्रतिज्ञापत्र क्र.
NDR-PUNE/2025-26/193, दिनांक-१६ डिसेंबर २०२५.

महोदय

वरील संदर्भात, वास्तुविशारद श्री. अमोल बोरुडे यांनी "भागशःअंतिम ना-हरकत प्रमाणपत्र"
मिळविण्यासाठी सादर केलेला अर्ज आणि प्रमाणपत्र. महाराष्ट्र अग्निशमन प्रतिबंधक आणि जीवन सुरक्षा उपाय
कायदा, २००६ च्या तरतुदी अंतर्गत नोंदणीकृत परवानाधारक एजन्सी असलेल्या मेसर्स. विशाल फायर
प्रोटेक्शन(MFS-LA/RF-६०७/RD-५७८) या परवानाधारक एजन्सीकडून फॉर्म "अ", अग्निसुरक्षा प्रणाली



अंतिम ना हरकत दाखला आ. क्र.३२४/२०२५-२६/५३६


16/12

9


Source: As per the information provided by the Client's Representative

Annexure – Occupancy Certificate

L



पुणे महानगर प्रदेश विकास प्राधिकरण पुणे
Pune Metropolitan Region Development Authority, Pune
3rd floor, New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune - 411044
Phone no. 020-259 33 333 / 44 / 56
Email: comm.@pmrda.gov.in



अंशतः भोगवटा प्रमाणपत्र
(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार)

जा.क्र. : DP/बीएमए/मौ. सुदवडी/ ग.नं. १८५ व इतर /प्र.क्र. / दि.१७/१२/२०२५

प्रति, **PMRDA/PO/2025/APL/00084**
एन.डी. आर. बिगबॉक्स प्रा.लि. तर्फे रामदास रामाकृष्णन अध्यक्ष
पत्ता- मौजे सुदवडी, ता.मावळ, जि. पुणे.


मौजे - सुदवडी, ता. मावळ, जि. - पुणे येथील ग. नं. १८५, १८६पै, १८८पै, १८९पै, १९०पै, १९७, १९८, २००, २०१ व २०२, क्षेत्र- १२३१५०.०० चौ.मी. या जमिनीमधील "औद्योगिक" या इमारतीचा (औद्योगिक शेड क्र. 1) या इमारतीस बांधकाम करण्यासाठी प्राधिकरणाकडील दि. ०४/०४/२०२५ रोजीचे विकास परवानगी व प्रारंभ प्रमाणपत्र क्र.- डीपी/बीएमए/मौजे सुदवडी/गट नं. १८५ /प्र.क्र. १८८३/२४-२५/१४४ अन्वये आपणास बांधकाम परवानगी देण्यात आली आहे.


उपरोक्त परवानगी प्रमाणे आपण श्री. अमोल बोरुडे लायसन्स नं. सीए/२०१६/७३९५६ परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना अंशतः भोगवटा प्रमाणपत्र मिळणेबाबत दि. - ०८/१०/२०२५ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटीस अधिन राहून अंशतः भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ. क्र.	इमारत क्र.	मंजूरीप्रमाणे मजले	प्रत्यक्ष जागेवर मजले	त्यापैकी भोगवटा अपेक्षिलेले मजले	मंजूरी प्रमाणे क्षेत्र	प्रस्तावित भोगवटा करिता क्षेत्र
1.	औद्योगिक शेड क्र. 1	तळ + मेझानाईन मजला	तळ + मेझानाईन मजला	तळ + मेझानाईन मजला	१८६५८.१० चौ.मी.	१८६५८.१० चौ.मी.

(मा.महानगर आयुक्त यांचे मान्यतेने)





मा. उप संचालक
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे.

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.
✓ 1) ग्रामसेवक, मौजे- सुदवडी, ता.- मावळ, जि.-पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

Source: As per the information provided by the Client's Representative



स्वच्छ गाव, शुद्ध गाव....

ग्रामपंचायत सुधवडी

(स्थापना - १९६२)

मु. तिर्थक्षेत्र सुधवडी, पो. सुधुवरे, ता. मावळ, जि. पुणे-४१२१०९.



☉ सरपंच ☉
श्री. सुमित शिवाजीराव कराळे (पाटील)
मो. ८७९६१४६५०९

☉ उपसरपंच ☉
श्री. गुलाब दत्तात्रय कराळे (पाटील)
मो. ९८८९८६५८७२

☉ ग्रामपंचायत अधिकारी ☉
श्रीम. जाधव एस. जी.
मो. ९९२२५७९६०५

☉ सदस्य ☉

श्री. वैभव चंद्रकांत गाडे
श्री. आकाश चंद्रशेखर गोटाखे
सौ. कैशाली नितीन शिंदे
सौ. प्रिती कैलास शिंदे
सौ. शावली सुधिर कराळे
सौ. प्रलिक्षा रविंद्र वाळुंजकर

२८/११

परवाना प्रमाणपत्र

वाकला वेव्हात पैतो पी, गावे सुधवडी, ता. मावळ, जि. पुणे, महाराष्ट्र ४१०५०७, वेव्हात मळ नं. १८५, २००, २०१ आणि २०२ फेव्हात वेव्हातस क्रमांक १ फेव्हात फावेलुपात एलडीआर विंगवोस डायलेट लिमिटेड वाता त्वा क्रमांक मजे वेव्हातस २ १ मजे (पॅव्हात न स्टॉप) चा अवसाय कल्पनाच फावला व यल्लिच काम करीता (Operate to Use) चातू करव्हात ग्रामपंचायत सुधवडी यांची कोमपौही हक्कत वारी. अला इस्ताव मलिक तथा दिनांक १८/०९/२०२५ ऐवीं उताव नुसार वेव्हात अला असे. क्रमांक ५/१

तीं यल्लिचमाने फावला इतावला आणि Operate to Use चातू करव्हात वा हक्कत राखता रिह असे.

दिनांक : 3१/१०/२०२५

ग्रामपंचायत असावी समतेची,
सर्वसामान्य जनतेची...

झाडे लावा, झाडे जल्वा,
निर्संग बाववा ।



॥ वृक्ष यज्ञी अह्ना सोवरे यवधरे ॥


श्रीम. जाधव एस. जी.
ग्रामपंचायत अधिकारी
ग्रामपंचायत सुधवडी
ता. मावळ, जि. पुणे.


श्री. सुमित शिवाजी कराळे
सरपंच
ग्रामपंचायत सुधवडी
ता. मावळ, जि. पुणे

Source: As per the information provided by the Client's Representative



स्वच्छ गाव, सुंदर गाव....

ग्रामपंचायत सुदवडी

(स्थापना - १९९२)

मु.: तिर्थक्षेत्र सुदवडी, पो. सुदुंबरे, ता. मावळ, जि. पुणे-४१२१०९.



* सरपंच *

श्री. सुमित शिवाजी कराळे

* उपसरपंच *

श्री. वैभव चंद्रकांत गाडे

* ग्रामसेवक *

श्रीम. जाधव एस. जी.

* सदस्य *

श्री. गुलाब दत्तात्रय कराळे

श्री. आकाश चंद्रशेखर गोतारण

सौ. वैशाली नितीन शिंदे

सौ. प्रिती कैलास शिंदे

सौ. सायली सुधिर कराळे

सौ. प्रतिक्षा रविंद्र वाळुंजकर

ना हरकत दाखला

ना हरकत दाखला देण्यात येत आहे की मोजे सुदवडी ता.मावळ जि. पुणे ग्रामपंचायत हद्दीतील श्री योगेश सोपान दरेकर,श्री वसंत तुकाराम कराळे व इतर तर्फे भाडेपट्टेधारक एन.डी.आर.बिगबॉक्स प्रा.लि यांच्या दिनांक१२/०४/२०२४च्या अर्जानुसार मोजेसुदवडी ता मावळ जी पुणे ग्रामपंचायत हद्दीतील त्यांच्या नावे असले गट क्र १८५,१८६,१८८,१८९,१९०,१९०,१९०,२००,२०१,२०२ व इतर जमीन.आहे

श्री योगेश सोपान दरेकर,श्री वसंत तुकाराम कराळे व इतर तर्फे भाडेपट्टेधारक एन.डी.आर. बिगबॉक्स प्रा.लि तर्फे यांच्या सदर वरील प्रमाणे नोंद केलेल्या जमिनीत सदर मोजे सुदवडी ग्रामपंचायतीची मासिक सभा ठराव क्रमांक ३/१ दिनांक ०६/०५/२०२४नुसार खालील प्रमाणे वाणिज्यिक कामकरिता ना हरकत दाखला देण्यात आला असे

- १) आपण सध्या अर्जासोबत सादर केलेला फ्लॅट आराखडा शासकीय विभागाकडून मंजुरी घेणे आवश्यक आहे
- २) सदर बांधकाम करण्याची जागा बिगर शेती करणे आवश्यक आहे तसेच बांधकाम आराखडा संबंधित विभाग यांच्याकडून मंजुरी करणे आवश्यक आहे
- ३) पिण्याचे पाण्याबाबत चा निर्णय हा पूर्णपणे ग्रामपंचायतचा असेल
- ४) सदर बांधकामापासून निर्माण होणारे सांडपाणी यासाठी वेस्ट वॉटर ट्रीटमेंट प्लांट यंत्रणा स्वखर्चाने अर्जदार यांनी करावेवयाचे आहे व पाण्याचा फेरवापर बगीचा झाडांची जोपासना यासाठी करणे आवश्यक आहे
- ५) इमारतीसाठी आवश्यक असणाऱ्या पाण्याची सोय सांडपाण्याची व मॅला निर्मूलनाची व्यवस्था प्रत्यक्ष आपापूरी अर्जदाराने केली पाहिजे
- ६) रे कंगनातील रस्ते गटारे आणि स्टेट लाईट अर्जदाराने स्वखर्चाने विकसित करणे आवश्यक आहे तसेच त्यांचा मॅटेनन्स हा स्वखर्चाने करावयाचा आहे
- ७) ओला व सुका कचरा करिता सदर जागेत कंटेनर धी सोय करणे आवश्यक राहिल तसेच विघटन होणारा ओल्या कचऱ्याकरिता गांडूळ खत प्रकल्प अर्जदार यांनी स्वखर्चाने करवायचा वरील सर्व अटी व शर्तीस अधीन राहून आपणास खालील काम करण्यास ना हरकत प्रमाणपत्र देण्यात येत आहे तसेच वरील अटी व शर्तीचा भंग झाल्यास आपणास दिलेले ना हरकत प्रमाणपत्र रद्द होईल याची नोंद घ्यावी

दिनांक : ०८/०५/२०२४



ग्रामपंचायत असावी समतेची,
सर्वसामान्य जनतेची...

झाडे लावा, झाडे जगवा,
निर्सग वाचवा ।



॥ वृक्ष वृद्धी आम्हा सोयरे वनघरे ॥



श्री. सुमित शिवाजी कराळे
सरपंच
ग्रामपंचायत सुदवडी
ता. मावळ, जि. पुणे



श्रीम. संगिता गोपाळ शिव जाधव
ग्रामसेवक
ग्रामपंचायत सु
ता. मावळ, जि. पुणे

Source: As per the information provided by the Client's Representative