**INTERNSHIP REPORT**

###### AN INTERNSHIP WITH NINE TO NINE, BENGALURU

SUBMITTED IN PARTIAL FULFILLMENT OF THE REQUIREMENTS OF THE BACHELOR OF BUSINESS ADMINISTRATION DEGREE COURSE OF

BENGALURU CITY UNIVERSITY



###### BY

|  |  |
| --- | --- |
| **Student** | **Mentor/Supervisor** |
| **Name:** | **Name:** |
| **Reg. No** | **Signature:** |
| **Signature:** |
| **Date:** | **Date:** |

**Evaluation Summary**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Project Report** | **VIVA VOCE** | **Total** |
| **Maximum Marks** | **60** | **40** | **100** |
| **Marks Allotted** |  |  |  |
| **Name of Examiner:** | | **Signature:** | |

## CERTIFICATE

###### This is to certify that the Internship Report Titled “AN INTERNSHIP ON BAGAMANE VENTURES PRIVATE LIMITED” is carried out by student of VI Semester BBA, bearing Register under the Guidance of Karthik N. L, Assistant Professor, Department of Management. He has successfully completed his 4 Weeks organizational study. The student has attended the required guidance sessions held.

###### The Internship report is submitted to the Bengaluru City University in the Academic Year 2023-24, in partial fulfilment for successful completion of VI semester BBA and award of Business Administration Degree course of Bengaluru City University.

##### Principal

This is to certify that the content of this report on “BAGAMANE VENTURES PRIVATE LIMITED” carried out student of VI semester BBA, bearing Register no is a bonafide work carried out by the student under my supervision during the academic year 2023-24 in partial fulfilment for the completion of VI semester BBA Degree of Bengaluru City University.

This Internship report is original work carried out by the said student and there is no plagiarism. This Internship report has not been submitted for the award of any other degree / diploma in this institution or any other institution.

**PLACE: BENGALURU SIGNATURE OF THE GUIDE**

**DATE:**

I hereby declare that this Internship report on “BAGAMANE VENTURES PRIVATE LIMITED” is an original record of my experience while conducting the internship study at BAGAMANE VENTURES

The organizational study was carried out by me, in partial fulfilment for the successful completion of VI semester BBA Course of Bengaluru City University. This report is not submitted to any other university for the award of any Diploma/Degree etc.

###### DATE: NAME OF THE STUDENT

###### PLACE: BENGALURU

I deem it my privilege to thank**,** and**, Coordinator ,** Department of Management studies and the faculty members for providing me with guidance and support for the successful completion of the internship report. I owe a deep sense of guidance to my internship report of the Department of Management, Jain College, for the guidance, cooperation and continuous support which have been vital for the completion of the internship report.

I will take pride and immense pleasure to express my gratitude to**,** for granting me permission to do the internship report, and for their ample support, and valuable guidance that has enabled me to complete this internship.

I would like to extend my gratitude to my **Family and Friends** for providing me the resources, support, inspiration, and encouragement, necessary to complete the internship report.

I also want to thank all of those who have been involved directly or indirectly in the completion of the internship report.

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# Chapter - 1

# INTRODUCTION

### REAL ESTATE

* What Is Real Estate?

Real estate is the land along with any permanent improvements attached to the land, whether natural or man-made—including water, trees, minerals, buildings, homes, fences, and bridges.

* Real estate is a form of real property. It differs from personal property, which are things not permanently attached to the land, such as vehicles, boats, jewelry, furniture, and farm equipment.
* he land, such as vehicles, boats, jewelry, furniture, and farm equipment.

### Types of Real Estate

* There are five main types of real estate:

Residential real estate: Any property used for residential purposes. Examples include single family homes, condos, cooperatives, duplexes, townhouses, and multifamily residences with fewer than five individual units.

* Commercial real estate: Any property used exclusively for business purposes, such as apartment complexes, gas stations, grocery stores, hospitals, hotels, offices, parking facilities, restaurants, shopping centers, stores, and theaters.
* Industrial real estate: Any property used for manufacturing, production, distribution, storage, and research and development. Examples include factories, power plants, and warehouses.
* Land: Includes undeveloped property, vacant land, and agricultural land (farms, orchards, ranches, and timberland).

Special purpose: Property used by the public, such as cemeteries, government buildings, libraries, parks, places of worship, and schools.

How the Real Estate Industry Works

Despite the magnitude and complexity of the real estate market, many people tend to think the industry consists merely of brokers and salespeople. However, millions of people in fact earn a living through real estate, not only in sales but also in appraisals, property management, financing, construction, development, counseling, education, and several other fields.

### Pros

* Offers steady income
* Offers capital appreciation

* Diversifies portfolio
* Can be bought with leverage

### Advantages of Real Estate Investing

#### 1. Real Estate Can Be Purchased at Below-Market Prices

* It is sometimes possible to acquire real estate at a below-market price – especially when the seller needs to sell quickly, and you have sufficient cash on hand to fill this need.
* Taking advantage of these anomalies requires a deep knowledge of local market prices, which is easier to obtain when you commit to real estate investing on a full-time basis.
* Real estate agents are especially good at locating properties that are available at belowmarket prices.

#### 2. Real Estate Generates Steady Cash Inflows

* When a property is currently being rented out, it generates a stream of monthly rent payments.
* Some properties may have additional payments associated with them, such as for washers and dryers, storage, and parking.
* Depending on the offsetting cash outflows for mortgage payments, property taxes, maintenance, and so forth, the net cash inflows may be substantial.

#### 3. Real Estate Provides a Depreciation Tax Shield

* The depreciation expenses that can be claimed on a real estate investment involves no cash outflow, and yet reduces the amount of taxable income – thereby shielding you from a portion of the taxes that would otherwise be due.
* Currently, the depreciation period for residential real estate is 27½ years, while the depreciation period for commercial buildings is 39 years.

#### 4. Real Estate Appreciates in Value

* Depending on the area, real estate tends to appreciate – depending on local demand levels.
* This can vary substantially within even a short distance, but if you choose property carefully, it can appreciate quite substantially over a long period of time.
* Also, if you are good at fixing up real estate, doing so may trigger a substantial increase in property value.

**5. Real Estate Provides an Inflationary Hedge**

Ongoing increases in inflation tend to cut into the earnings generated from most forms of investment.

* This has historically not been the case for real estate, which tends to appreciate at a rate faster than inflation.
* Part of the reason for this is that investors see real estate as a hedge against inflation, and so are more likely to bid up its price when inflation is high.
* Real estate prices may also increase during times of uncertainty, since it is considered to be a safe investment.

#### 6. Real Estate Financing Creates Leverage Benefits

* Real estate is usually purchased with the assistance of a substantial mortgage, typically in the range of 70-80% of the purchase price.
* This means that any returns from the property are magnified by the amount of this debt.
* For example, if you use a $50,000 down payment to acquire a $300,000 rental property and then earn $25,000 per year from it, you have generated a return of 50% on your $50,000 down payment – because so much debt was used to fund the purchase.

#### 7. Real Estate Defers Taxes

* You do not pay income tax on any increases in the value of property until you sell it, which may not take place until years after the initial investment.
* In addition, it is possible under the current tax laws to roll the gain over into another real estate investment, thereby extending the tax deferral period even further.
* These mechanisms make it possible to potentially avoid income taxes on the sale of a property for your entire life.

#### 8. Real Estate Income Gradually Increases

* If it is possible to increase rental rates at the rate of inflation, then your income gradually increases, since the fixed-rate mortgage being paid off (your primary expense) does not increase at the rate of inflation.
* This results in a gradually increasing rate of return on the property.
* This advantage only applies if you avoid variable-rate mortgages.

#### 9. Real Estate Allows for Active Investment Control

* Most investors simply buy shares or bonds, for which the related income can go up or down without their having any control over the proceeds.
* This is not the case with real estate. An active investor can search for the best deals, control costs, judge which applicants will become tenants, and decide when to sell.
* By participating in every aspect of the investment process, you can impose more control over how much you earn.
* In short, your own actions determine how much you make.

#### Cons

* Is usually illiquid
* Influenced by highly local factors
* Requires big initial capital outlay

* May require active management and expertise

### Disadvantages of Real Estate Investing

#### 1. Real Estate Investing is a Long Grind

* The returns from real estate investing generally only accrue over an extended period of time, and only if you purchase judiciously and invest enough to properly maintain properties.
* Also, depending on the types of properties acquired and the nature of your tenants, it may be necessary to spend a substantial amount of time managing the properties.
* If you plan to manage properties directly, this may mean that you will not be able to take any vacation time for years.

#### 2. Real Estate Income Can Be Variable

* You may lose money in some periods.
* This is especially likely when only a small down payment was made, resulting in larger mortgage payments.
* Also, in periods when demand is soft, a property may not be rented at all or it will not be possible to raise the rental rate as much as you would like.
* This is especially the case if you have acquired property in an area with fundamental weaknesses, such as a reliance on one local employer that subsequently closes and lays off its employees.

#### 3. Real Estate Requires Maintenance

* There may be times when unexpected maintenance issues arise, such as a failed water heater or a leaky roof.
* The associated repair or replacement costs may be substantial, and could wipe out your cash reserves.
* This can come as a particular surprise when the home inspection on a recently acquired property did not spot the issue.

#### 4. Real Estate is Impacted by Rent Control

* If you are investing in residential units, there is a possibility that the local government will impose rent controls, which severely limit your ability to raise rents.
* Though it may be possible to apply to a rent control board for a targeted rent increase, these requests are usually only granted grudgingly.

#### 5. Real Estate Requires Your Time

* Investing in real estate requires a significant amount of time.
* You will need to spend time learning about the neighborhoods in which you want to invest, identifying problems with prospective investment opportunities, and dealing with maintenance issues.
* It is possible to hire a property manager to deal with tenants, but dealing with the property manager will still require a certain amount of time.

#### 6. Real Estate Transaction Costs are High

* The transaction costs associated with buying and selling properties can be quite steep.
* These costs, which include commission , title insurance, loan origination fees, and a variety of closing costs, can easily wipe out the appreciation in market value of a property.
* These costs can only be offset by holding onto properties for an extended period of time, so that they can appreciate to a substantial degree.
* A large part of these costs is the real estate agent’s commission, which varies by type of property.
* The commission on a freestanding home is among the highest rates charged by a realtor.

#### 7. Real Estate Income is Subject to Taxation

* Ongoing income from real estate, as well as gains from the sale of a property, are all subject to federal and state income taxes – which can be substantial.
* There are situations where gains from the sale of a property are not immediately taxable, as noted earlier.

#### 8. Real Estate Values Can Decline

* It is entirely possible that the market value of real estate will decline sharply over the short term, especially when it was preceded by a bubble in property values that sent prices surging higher than the long-run trend.
* If you buy property near its peak price with a modest down payment, experience a valuation decline and then sell at the bottom of the market, it is quite possible that the entire amount of your down payment will be lost.

#### 9. Real Estate Rents Can Decline

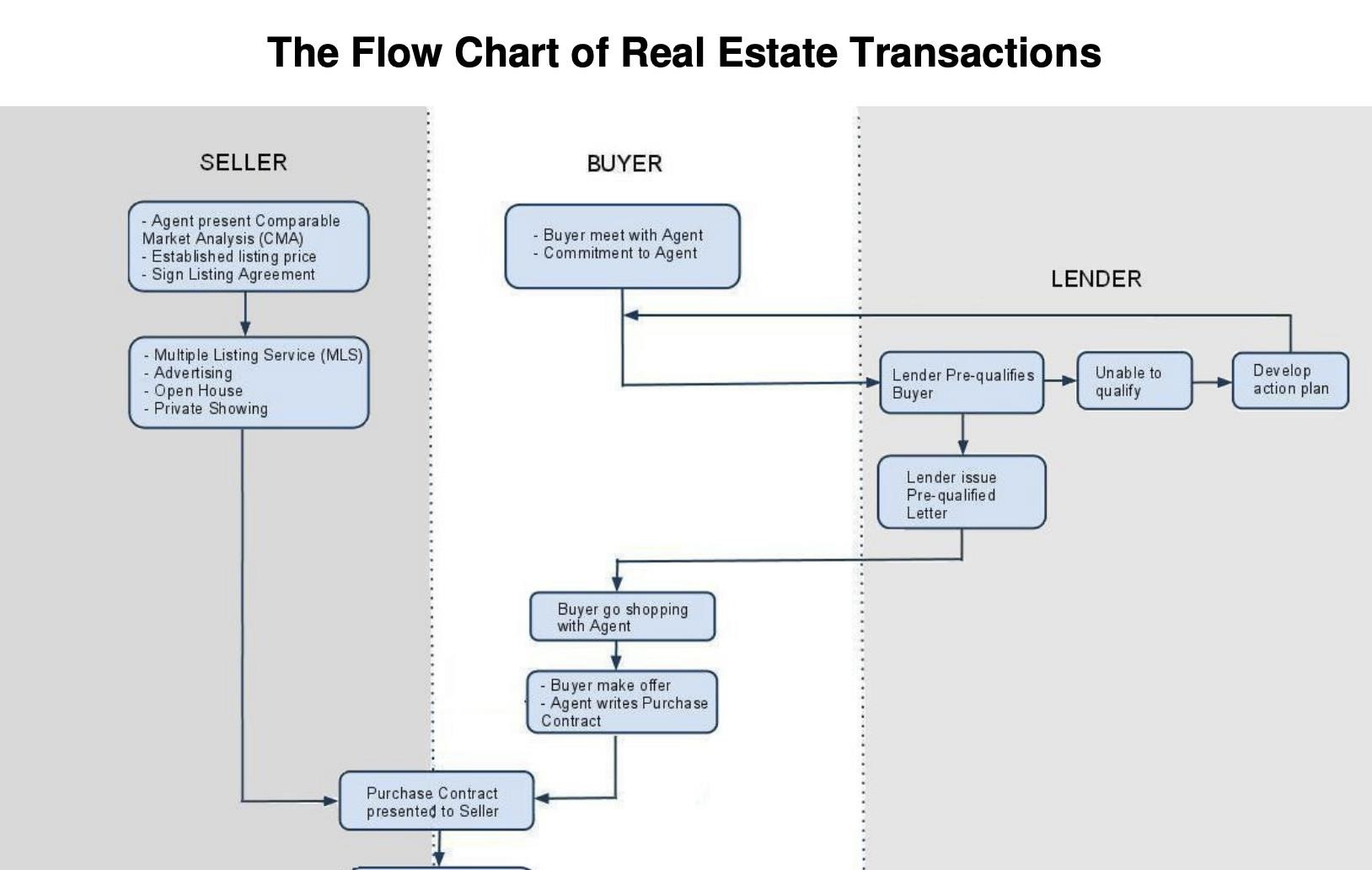
* During economic contractions, it can be difficult to find quality tenants.
* If the contraction is prolonged, you may be faced with ongoing mortgage, maintenance, and utility payments without any offsetting rental payments.
* you may be faced with a series of delinquent tenants.

#### 10. Real Estate Leverage Effects Can Be Negative

* The leverage effect already noted as an advantage of investing in real estate can also be a disadvantage, magnifying your losses.
* To return to the earlier example of using a $50,000 down payment to acquire a $300,000 rental property, what if the result is a $25,000 loss in the first year? You will have generated a return of -50% on your $50,000 down payment, wiping out half of the investment.
* Thus, using debt to buy properties can very much work in your favor – or against it.

#### 11. Real Estate is Not Liquid

* It can be difficult to sell off real estate within a short period of time.
* This can be a problem if you have an immediate need for a significant amount of cash. When you are really pressed for cash, a vulture investor may swoop in and offer cash immediately at a steep discount to the market price of the property.
* This can result in a significant loss on the sale.
* These disadvantages can be mitigated by holding real estate for many years, maintaining a cash reserve to keep you solvent during any negative cash flow situations, and rolling your gains from property sales over into new property investments (in order to avoid taxes). In short, there are disadvantages to real estate investing, but there are ways to keep them from overwhelming you.



# CHAPTER-2

**PROFILE OF THE ORGANIZATION**

## 2.1 NAME OF THE ORGANIZATION

**BAGAMANE VENTURES PRIVATE LIMITED**

### [ERSTWHILE FOUNTAIN REAL ESTATES & DEVELOPERS PRIVATE LIMITED]

**2.2 ADDRESS AND HEAD OFFICE OF THE**

**ORGANIZATION**

* NO. 23/2 7TH FLOOR, COFFEE DAY SQUARE, VITTAL MALLYA ROAD, BANGALORE-560 001

## 2.3 HISTORY OF THE ORGANIZATION

* **Bagamane Ventures Private Limited** is a Private incorporated on 26 November

2010.

* It is classified as Non-govt company and is registered at Registrar of Companies, Bangalore.
* Its authorized share capital is Rs. 500,000 and its paid up capital is Rs. 100,000. It is inolved in Real estate activities with own or leased property.
* This class includes buying, selling, renting and operating of self-owned or leased real estate such as apartment building and dwellings, non-residential buildings, developing and subdividing real estate into lots etc.
* Also included are development and sale of land and cemetery lots, operating of apartment hotels and residential mobile home sites.(Development on own account involving construction is classified in class 4520)

## 2.4 DIRECTOR’S OF THE ORGANIZATION

* The company has 2 directors and no reported key management personnel.
* The longest serving directors currently on board are Herur Ramaiah Hegde Arun Hegde and Kapemapa Appaiah Narendra who were appointed on 02 August, 2018. They have been on the board for 3 years and 9 months.
* Herur Ramaiah Hegde Arun Hegde has the largest number of other directorships with a seat at a total of 8 companies. In total, the company is connected to 8 other companies through its directors.
* Nitin Bagamane [ director]

### 2.5 ORGANIZATION STRUCTURE

* Directors of BAGAMANE VENTURES PRIVATE LIMITED

|  |  |  |  |
| --- | --- | --- | --- |
| ***Director***  ***Identification***  ***Number*** | ***Name*** | ***Designation*** | ***Date of***  ***Appointment*** |
| 00149801 | HERUR RAMAIAH  HEGDE ARUN  HEGDE | Director | 02 August 2018 |
| 07303229 | KAPEMAPA  APPAIAH  NARENDRA | Director | 02 August 2018 |

**2.6 AWARDS AND REWARDS**

* The company hasn’t received any awards and rewards up until now

### 2.7 FINANCIAL DATA

### 

|  |
| --- |
| * **Annual growth percentages for latest two years in local currency INR. Absolute financial data is included in the purchased report.** |

|  |  |
| --- | --- |
| Net sales revenue | -12.94%▼ |
| Total operating revenue | -12.91%▼ |
| Operating profit (EBIT) | -83%▼ |
| EBITDA | -27.59%▼ |
| Net Profit (Loss) for the Period | -81.68%▼ |
| Total assets | 4.88%▲ |
| Total equity | 2.69%▲ |
| Operating Profit Margin (ROS) | -19.76%▼ |
| Net Profit Margin | -14.39%▼ |
| Return on Equity (ROE) | -12.08%▼ |
| Debt to Equity Ratio | 10.74%▲ |
| Quick Ratio | -3.1%▼ |

# CHAPTER-3

**FUNCTIONS AND OPERATIONS OF THE ORGANIZATION**

**3.1 TYPES OF OWNERSHIP**

## UNLISTED PRIVATE COMPANY

A company whose shares are not traded on a stock exchange: Where a listed company makes a reverse takeover offer for an unlisted company it is required to obtain its shareholders' approval.

You can buy shares in private, unlisted companies through a solicitor or accountant, or direct from existing shareholders.

### 3.2 PRODUCT PROFILE

* **BAGAMANE TECH PARK**
* **BAGAMANE WORLD TECHNOLOGY CENTRE**
* **BAGAMANE CONSTELLATION BUSINESS PARK**
* **BAGAMANE CAPITAL**
* **BAGAMANE SOLARIUM CITY**
* **BAGAMANE SIERRA BUSINESS DISTRICT**

## BAGAMANE TECH PARK

Pioneering Grade A business park in CV Raman Nagar, Bangalore with unmatched connectivity, offering a great option to knowledge corporations to locate in close proximity to metro transport hubs and traditional residential hubs in East Bangalore.

STATISTICS

Campus Area: 42 ACRES

Total Built-up Area: 5M SFT

Key Occupiers: ORACLE, TEXAS INSTRUMENTS, NIKE, DELL, EMC, BOEING, PWC,

MICROFOCUS, GRANT THORNTON, INFORMATICA, CISCO, HOTSTAR,

VOLVO,

SAP CONCUR, CYPRESS

## BAGAMANE WORLD TECHNOLOGY CENTRE

Part of the only Grade A business park development to be located on the low-density KR Puram - Marathahalli stretch of Bangalore ORR to cater to the locational preference of top knowledge talent.

STATISTICS

Campus Area: 28 ACRES

Total Built-up Area: 4.8M SFT

Key Occupiers: ACCENTURE, EY, BOEING, VISA, NVIDIA, DELL, EMC,

ABINBEV, ERICSSON

## BAGAMANE CONSTELLATION BUSINESS PARK

Located conveniently for excellent connectivity, a business park that has differentiated itself through immaculate planning & design and ability to create a powerful workplace option

STATISTICS

Campus Area: 30 ACRES

Total Built-up Area: 5.3M SFT

Key Occupiers: GOOGLE, AMAZON, SAMSUNG, QUALCOMM, PUBLICIS,

REDHAT

## BAGAMANE CAPITAL

Built to support easy scaling up and home to one of the most respected global knowledge corporations, supports the intent of providing next-generation workspaces to employees.

STATISTICS

Campus Area: 72 ACRES

Total Built-up Area: 10M SFT

Key Occupiers: GOOGLE, BNP PARIBAS, FIRST ABU DHABI BANK

## BAGAMANE SOLARIUM CITY

Located at the cusp of ORR and Whitefield, with the added advantage of purpose built infrastructure for direct access to the park to offer a high impact knowledge park option for leading residential catchments.

STATISTICS

Campus Area: 82 ACRES

Total Built-up Area: 10.5M SFT

Key Occupiers: COGNIZANT, BAKER HUGHES

## BAGAMANE SIERRA BUSINESS DISTRICT

STATISTICS

Campus Area: 49.5 ACRES

Total Built-up Area: 10M SFT

**3.3 DEPARTMENTATION**

## GM AND ABOVE – LEGAL

* Location : Bangalore
* Qualification : LLB / LLM / Law from the reputed Law school / University. Experience : 15+ Years and above, Experienced in Construction industry Or Experienced in Real Estate matters, Legal firm, litigation matters.
* Job Description:

Title Scrutiny; obtain various documents for clear title of the property.

* Drafting and vetting various agreements, experienced in handling commercial contracts documents, like sale deeds, commercial leases, JV agreements. JDA, MOU, Mortgage, Corporation act, and City by laws.
* Advising internal departments on various issues related legal on various agreements and documents required.
* Dealing with legal matters of the company, handling cases before the civil court, High court, Forums, and regulatory Authorities.

* Handling litigation matters of the company, advising in various pros and consequences to the management by regularly update and attending the hearings on the matters;
* Involved in negotiations, settlement of various disputes, through mediation, Arbitrations, Briefing the company external counsel on various legal and court matters.

Co-ordinate with Liasioning department on obtaining various documentation for the projects approval works.

Due diligence for land acquisition proceedings, and liaising with related authorities for property transaction and registrations.

Provide timely, practical legal advice on all the issues affecting the organization interest.

Reporting skills – Brief to the management and seek the advice, in all the issues by protecting the companies interest.

Knowledge on company Merger, Acquisition, REIT, IPO. – Required documentation for formation activities. Have worked with Sr. Counsels.

### NUMABER OF EMPLOYEES

Bagamane ventures private limited office is located in Vittal mallya road, Karnataka, India and has 92 employees.

# CHAPTER-4

**LEARNING OUTCOMES, SUGGESTIONS AND CONCLUSIONS**

**4.1 Learning**

* All in all the internship practicum I conducted at Bagamane private limited Company availed me with the tools, people, processes with which I was able to practically understand the link between what I learned in school within the scope of Accounting and finance specifically in the areas of Accounting, procedural manuals, stock control policies relating to inspection ,verification, Bank reconciliation, Drawing accountability, Payroll processing, stock taking and record keeping particularly maintenance of the Payment vouchers, purchase bills and above all maintenance of ethical code of conduct while executing the different task and while with emphasison how to relate with other employees in an organization.
* I acquired knowledge of doing the following;
* I have mastered how to use ERP software for Accounts operations of cards, supplier reconciliation among others.
* I have gained knowledge on how Accounts operations are carried out in a profitmaking company. Additionally I have gained immense knowledge on the acceptable code of conduct and dressing code in an office environment in order to be presentable and not to offend any colleagues.
* I have gained knowledge on haw bid evaluation is managed and executed in a profitmaking company where the focus is on reducing bureaucracy while leveraging benefit to the company. I learnt the following skills during:
* Computer skills on Microsoft packages of excel, word, internet skills the operations of the different applications within Microsoft ERP and in addition how to operate other office equipment like photocopying machines among others.
* Relationship-wise, I have gained interpersonal skills that have enhance the completion of my practicum.
* In all the tasks I performed upon completion I had to report on the final output hence availing me with the platform of developing my Reporting skills.
* During the course of the exercise, I was able to take accurately ethical decisions
* Arrangement and Filing of taxes like VAT; Withholding Tax and PAYE based on Bill payment number (BPs) and at the end I learnt filing skills.

# 

# 4.2 CONCLUSION

* This chapter contains management of internship at work place, comment on the findings, assessment, recommendations and conclusion.
* All in all the internship practicum I conducted at Bagamane private limited Company availed me with the tools, people, processes with which I was able to practically understand the link between what I learned in school within the scope of Accounting and finance specifically in the areas of Accounting, procedural manuals, stock control policies relating to inspection ,verification, Bank reconciliation, Drawing accountability, Payroll processing, stock taking and record keeping particularly maintenance of the Payment vouchers, purchase bills and above all maintenance of ethical code of conduct while executing the different task and while with emphasison how to relate with other employees in an organization.

## 4.3 Management of Internship at Work Place

* BAGAMANE receives and manages students of internship attachment as organization’s employees.
* I was received at Bagamane even though I had not yet given them my internship placement letter. In the due course I was entitled to general welfare as staff member. The staff members in the Finance department, were equally my supervisors but the Accounts head along with the human resource manager were my overall supervisors.
* The official reporting time for the company staff is 8:00 am and the official reporting time for the interns was also the same and the official time for signing out for the company staff is 5:30 pm while the interns officially were allowed to sign out any time from 5:00 pm.

### Comment on Findings

* I learnt the following skills during entering local purchase bills in computer system using
* ERP, preparation of party reconciliation statements, and filing of taxes like VAT, Withholding

Tax , and PAYE. However, I faced some challenge while performing tasks at

* the station, Language barrier since the company is national, Sometimes there is network failure which results in pending of my assignments.

**Recommendations Suggested for the Improvement of Bagamane**.

* Constant communication to suppliers for reconciliation of statements of accounts.
* Delay of invoices in the system should be overcome by regular updating of the system.
* Bagamane to acquire a stand by generator even for the company to produce enough power in order to solve the problem of power cuts

### Assessment of Internship Experience in Organization

* In my field attachment, I found out that practical skills cannot be acquired by just reading textbook sand attending lectures only but one needs field attachment to skills, knowledge and experience real life of work such as Bank statement reconciliation skill, filling, Recording, Printing and photocopying and computer skills like running different computer software application.

**FOR REFERENCE ONLY**

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