

Amit commercial

OBJECTIVE : INVESTMENT  
CONFIGURATION : OFFICE  
GRADE : AAA



Advice, Assistance, Inspection,  
and Comparative Analysis

DREAM WORKS  
REALTY (I) LLP

June 26, 2024

## Option 1 - Commercial Preleased



LOCATION : Kharadi

SALEBLE AREA : 897.0 -Sq.Ft.

AVG. ROI : None

IRR : 10.32 %

POSSESSION : Under Construction

SFN : ★★☆☆☆

PRICE BRACKET

**1.51 Cr**

MONTHLY RENT

**85253.0**

REALTY DETECTIVE

dummy003

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\*Notes : Areas, Possession & Package mentioned above are tentative and may differ from actual.



**Amit commercial**  
**OBJECTIVE :INVESTMENT**  
**CONFIGURATION :OFFICE**  
**GRADE :A**



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# Option 2 - Commercial Preleased



**LOCATION :** Baner  
**SALEBLE AREA :** 525.0 -Sq.Ft.  
**AVG. ROI :** 6.26 %  
**IRR :** 9.49 %  
**POSSESSION :** Nearing Possession  
**SFN :** ★★★★★

**PRICE BRACKET**  
**95.00 Lac**

**MONTHLY RENT**  
**46200.0**

**REALTY DETECTIVE**  
 dummy003

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OBJECTIVE : INVESTMENT  
CONFIGURATION : 2 BHK  
GRADE : NONE



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## Option 3 - Commercial Preleased



LOCATION : Hinjewadi Phase - III  
SALEBLE AREA : 897.0 -Sq.Ft.  
AVG. ROI : 4.8 %  
IRR : 8.19 %  
POSSESSION : Nearing Possession  
SFN : ★★☆☆☆

PRICE BRACKET  
**69.00 Lac**

MONTHLY RENT  
**25000.0**

REALTY DETECTIVE  
dummy003

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OBJECTIVE : INVESTMENT  
CONFIGURATION : OFFICE  
GRADE : A



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# Option 4 - Commercial Potential Preleased



LOCATION : Camp

SALEBLE AREA : None

POTENTIAL ROI: 4.89 %

IRR : 8.66 %

POSSESSION : Under Construction

POTENTIAL RENTAL INCOME: 100.0

SFN : ★★★★★

PRICE BRACKET

1.37 Cr - None

POTENTIAL MONTHLY RENT

55800.0

REALTY DETECTIVE

dummy003

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OBJECTIVE : INVESTMENT  
CONFIGURATION : STUDIO  
GRADE : NONE



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## Option 5 - Commercial Preleased



SHOPPING STOP

LOCATION : Koregaon Park Annex

SALEBLE AREA : 594.0 -Sq.Ft.

AVG. ROI : 7.0 %

IRR : 8.48 %

POSSESSION : Under Construction

SFN : ★★☆☆☆

PRICE BRACKET  
**1.00 Cr**

MONTHLY RENT  
**39000.0**

REALTY DETECTIVE  
dummy003

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OBJECTIVE : INVESTMENT  
CONFIGURATION : 1 + 1 BHK  
GRADE : NONE



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## Option 6 - Commercial Preleased



LOCATION : Balewadi

SALEBLE AREA : 1100.0 -Sq.Ft.

AVG. ROI : None

IRR : 8.74 %

POSSESSION : Under Construction

SFN : ★★★★★

PRICE BRACKET

**1.04 Cr**

MONTHLY RENT

**43092.0**

REALTY DETECTIVE

dummy003

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**Amit commercial**  
**OBJECTIVE :INVESTMENT**  
**CONFIGURATION :3 BHK**  
**GRADE :NONE**



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# Option 7 - Commercial Potential Preleased



<p><b>LOCATION :</b> Hinjewadi - Marunji  <b>SALEBLE AREA :</b> 1395.0 -Sq.Ft.  <b>POTENTIAL ROI:</b> 5.0 %  <b>IRR :</b> 8.36 %  <b>POSSESSION :</b> Under Construction  <b>POTENTIAL RENTAL INCOME:</b> None  <b>SFN :</b> ★★☆☆☆</p>	<p><b>PRICE BRACKET</b>  <b>95.00 Lac - None</b>  <b>POTENTIAL MONTHLY RENT</b>  <b>36000.0</b></p>
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