



C Durgesh Ref Puneekar  
OBJECTIVE :END USE  
CONFIGURATION :4 BHK



Advice, Assistance, Inspection,  
and Comparative Analysis

DREAM WORKS  
REALITY (I) LLP  
February 25, 2026

## Option 1 - Residential



LOCATION : Tathwade  
CARPET AREA : 1612.0 -Sq.Ft.  
POSSESSION : Dec" 29  
SFN : ★★☆☆☆

PRICE BRACKET  
2.42 Cr - 2.50 Cr

REALTY DETECTIVE  
Viraj Bhagwat

\*Disclaimer Detective : This document is privileged and confidential & not meant for circulation. It is being shared solely with the intent to guide the recipient and does not create any liability on the author. Facts and figures available in the public domain as well as authors' experience in the industry have been perused on best effort basis, to gather & make this information available at the recipient's request.

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

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OBJECTIVE :END USE  
CONFIGURATION :4 BHK



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## Option 2 - Residential



LOCATION : Tathwade  
CARPET AREA : 1542.0 -Sq.Ft.  
POSSESSION : Dec" 29  
SFN : ★★☆☆☆

PRICE BRACKET  
2.32 Cr - 2.40 Cr

REALTY DETECTIVE  
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C Durgesh Ref Punekar  
 OBJECTIVE : INVESTMENT  
 CONFIGURATION : OFFICE  
 GRADE : A



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## Option 3 - Commercial Preleased



LOCATION : Baner  
 SALEBLE AREA : 645.0 -Sq.Ft.  
 AVG. ROI : 7.64 %  
 IRR : 9.56 %  
 POSSESSION : Jul" 26  
 SFN : ★★☆☆☆

PRICE BRACKET  
**1.44 Cr**

MONTHLY RENT  
**70950.0**

REALTY DETECTIVE  
 Viraj Bhagwat

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C Durgesh Ref Punekar  
OBJECTIVE : INVESTMENT  
CONFIGURATION : OFFICE  
GRADE : NONE



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## Option 4 - Commercial Preleased



LOCATION : Baner  
SALEBLE AREA : 1186.0 -Sq.Ft.  
AVG. ROI : 5.75 %  
IRR : 8.94 %  
POSSESSION : Feb" 26  
SFN : ★★☆☆☆

PRICE BRACKET  
**2.78 Cr**

MONTHLY RENT  
**120505.0**

REALTY DETECTIVE  
Viraj Bhagwat

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C Durgesh Ref Punekar  
 OBJECTIVE : INVESTMENT  
 CONFIGURATION : OFFICE  
 GRADE : A



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## Option 5 - Commercial Preleased



LOCATION : Baner  
 SALEBLE AREA : 585.0 -Sq.Ft.  
 AVG. ROI : 7.64 %  
 IRR : 9.54 %  
 POSSESSION : Jun" 26  
 SFN : ★★☆☆☆

PRICE BRACKET  
**1.31 Cr**

MONTHLY RENT  
**64350.0**

REALTY DETECTIVE  
 Viraj Bhagwat

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