

Karan Bhosale

OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : NONE



DREAM WORKS
REALTY (I) LLP
August 14, 2025

Option 1 - Commercial Preleased



LOCATION : Kharadi

SALEBLE AREA : 2966.0 -Sq.Ft.

AVG. ROI : 7.37 %

IRR : 9.84 %

POSSESSION : Ready

SFN : ★★☆☆☆

PRICE BRACKET

4.80 Cr

MONTHLY RENT

249114.0

REALTY DETECTIVE

Umesh

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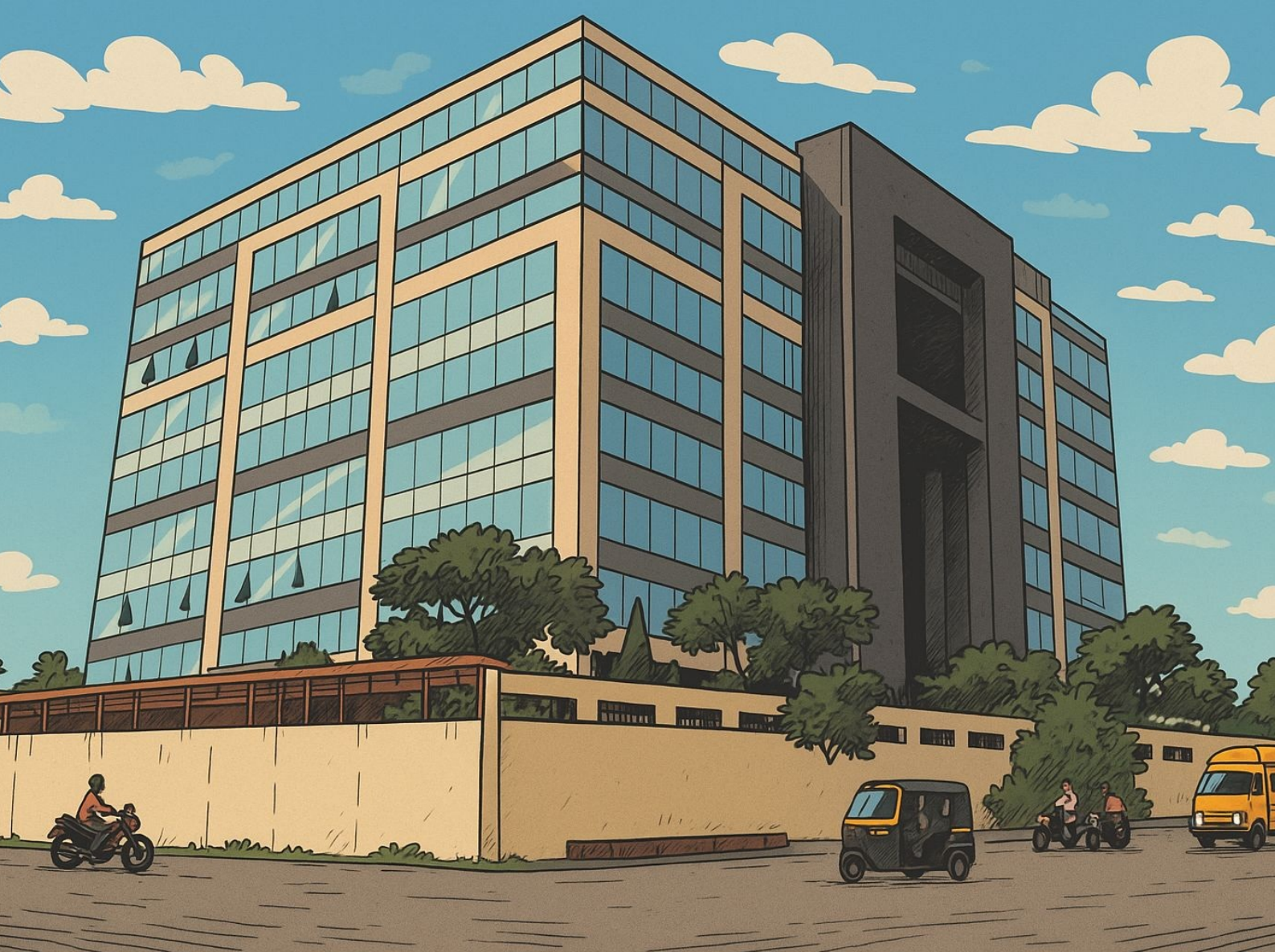
Karan Bhosale

OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : A



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Option 2 - Commercial Preleased



LOCATION : PCMC

SALEBLE AREA : 2694.0 -Sq.Ft.

AVG. ROI : 7.83 %

IRR : 10.59 %

POSSESSION : Ready

SFN : ★★☆☆☆

PRICE BRACKET

4.57 Cr

MONTHLY RENT

269583.0

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**OBJECTIVE : INVESTMENT
CONFIGURATION : A
GRADE : A**



Advice, Assistance, Inspection,
and Comparative Analysis

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Option 3 - Commercial Preleased



LOCATION : Viman Nagar
SALEBLE AREA : 3342.0 -Sq.Ft.
AVG. ROI : None
IRR : 9.61 %
POSSESSION : Ready
SFN : ★★☆☆☆

**PRICE BRACKET
6.68 Cr**

**MONTHLY RENT
332522.0**

**REALTY DETECTIVE
Umesh**

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**OBJECTIVE : INVESTMENT
CONFIGURATION : SHOP
GRADE : NONE**



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Option 4 - Commercial Potential Preleased



LOCATION : Moshi

SALEBLE AREA : 964.0 -Sq.Ft.

POTENTIAL ROI: 8.52 %

IRR : 19.36 %

POSSESSION : Under Construction

POTENTIAL RENTAL INCOME: None

SFN : ★★☆☆☆

PRICE BRACKET

1.61 Cr - 1.65 Cr

POTENTIAL MONTHLY RENT

99520.0

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



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Option 5 - Commercial Potential Preleased



LOCATION : PCMC

SALEBLE AREA : 2889.0 -Sq.Ft.

POTENTIAL ROI: 7.11 %

IRR : 10.6 %

POSSESSION : Under Construction

POTENTIAL RENTAL INCOME: 90.0

SFN : ★★★★★

PRICE BRACKET

4.39 Cr - 4.42 Cr

POTENTIAL MONTHLY RENT

260010.0

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OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : A



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Option 6 - Commercial Potential Preleased



LOCATION : Camp

SALEBLE AREA : 1248.0 -Sq.Ft.

POTENTIAL ROI: 5.25 %

IRR : 8.98 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 100.0

SFN : ★★★★★

PRICE BRACKET

2.85 Cr - 2.95 Cr

POTENTIAL MONTHLY RENT

124800.0

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Option 7 - Commercial Potential Preleased



LOCATION : Mundhwa

SALEBLE AREA : 2256.0 -Sq.Ft.

POTENTIAL ROI: 6.19 %

IRR : 9.8 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 85.0

SFN : ★★★★★

PRICE BRACKET

3.72 Cr - 3.78 Cr

POTENTIAL MONTHLY RENT

191777.0

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Option 8 - Commercial Potential Preleased



LOCATION : kothrud

SALEBLE AREA : 1156.0 -Sq.Ft.

POTENTIAL ROI: 4.95 %

IRR : 8.72 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 100.0

SFN : ★★☆☆☆

PRICE BRACKET

2.80 Cr - 2.85 Cr

POTENTIAL MONTHLY RENT

115565.0

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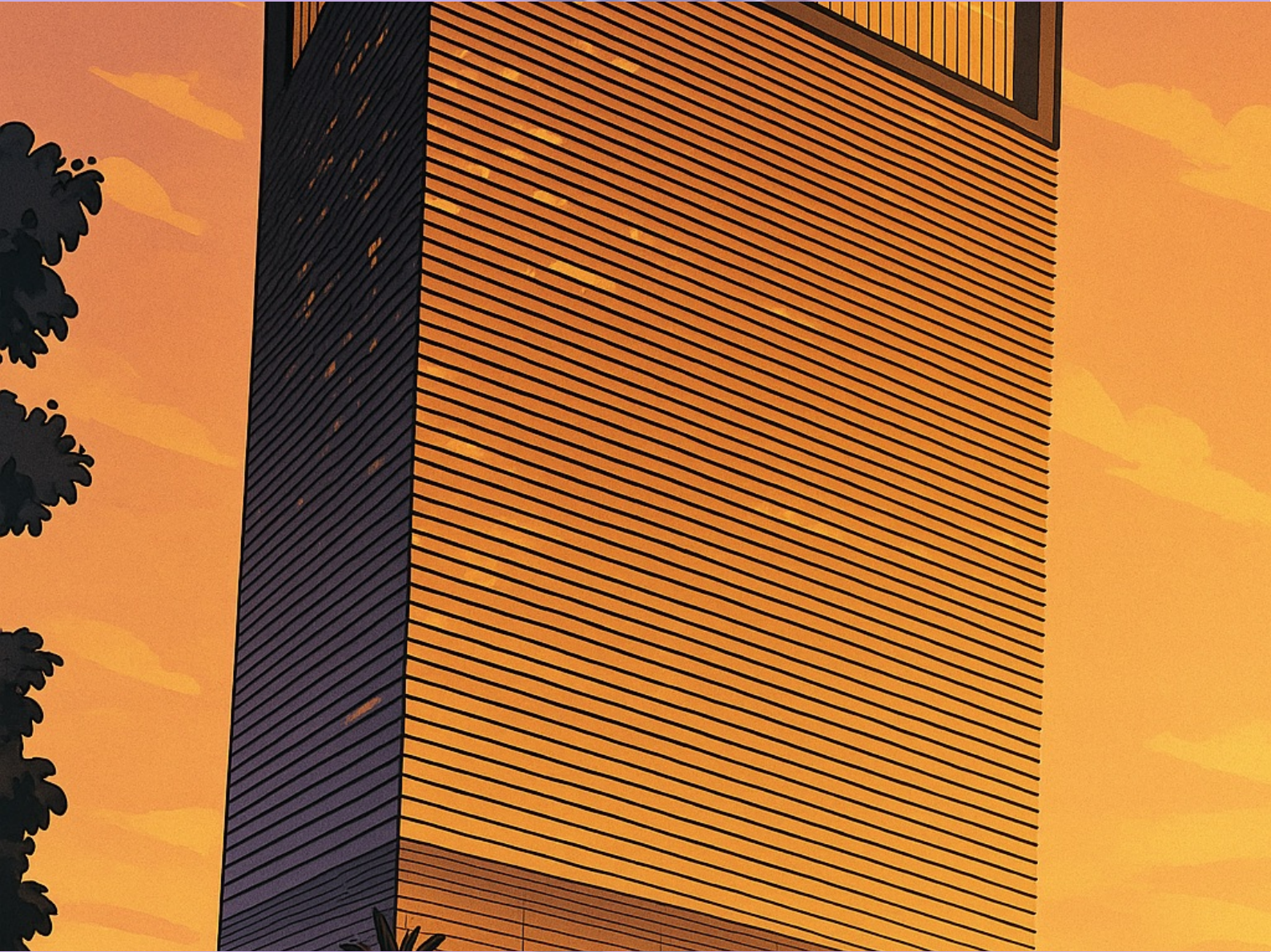


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Option 9 - Commercial Potential Preleased



LOCATION : Baner

SALEBLE AREA : 2695.0 -Sq.Ft.

POTENTIAL ROI: 7.1 %

IRR : 10.61 %

POSSESSION : Under Construction

POTENTIAL RENTAL INCOME: 90.0

SFN : ★★☆☆☆

PRICE BRACKET

4.10 Cr - 4.15 Cr

POTENTIAL MONTHLY RENT

242550.0

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