

Nayan Ghule

OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : A



DREAM WORKS
REALTY (I) LLP
July 23, 2025

Option 1 - Commercial Preleased



LOCATION : Baner

SALEBLE AREA : 865.0 -Sq.Ft.

AVG. ROI : 7.36 %

IRR : 9.54 %

POSSESSION : Nearing Possession

SFN : ★★☆☆☆

PRICE BRACKET

1.62 Cr

MONTHLY RENT

79580.0

REALTY DETECTIVE

Manish Parikh

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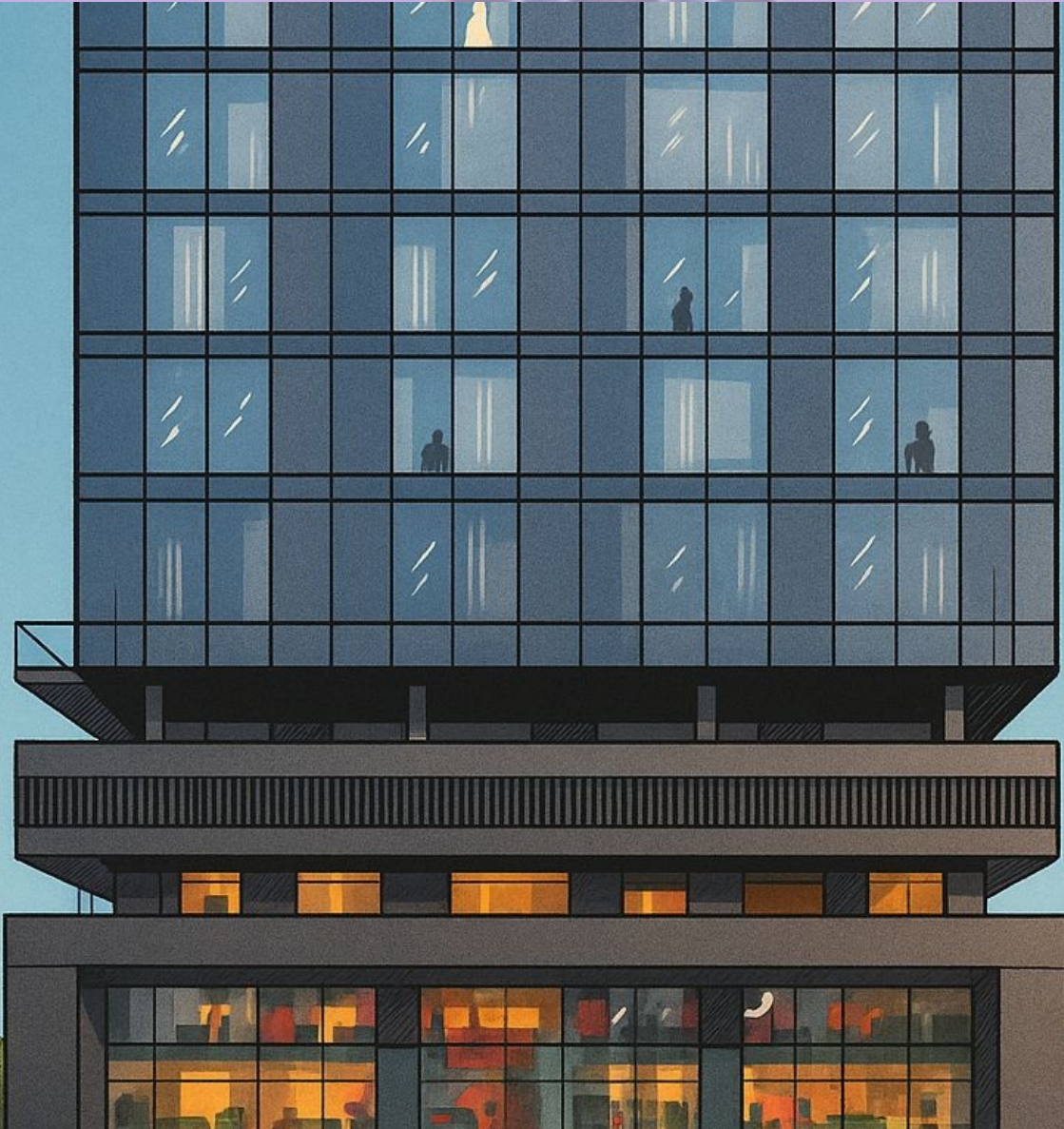
Nayan Ghule

OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : NONE



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Option 2 - Commercial Preleased



LOCATION : Kharadi

SALEBLE AREA : 1065.0 -Sq.Ft.

AVG. ROI : 4.71 %

IRR : 8.12 %

POSSESSION : Ready

SFN : ★★☆☆☆

PRICE BRACKET

1.50 Cr

MONTHLY RENT

53285.0

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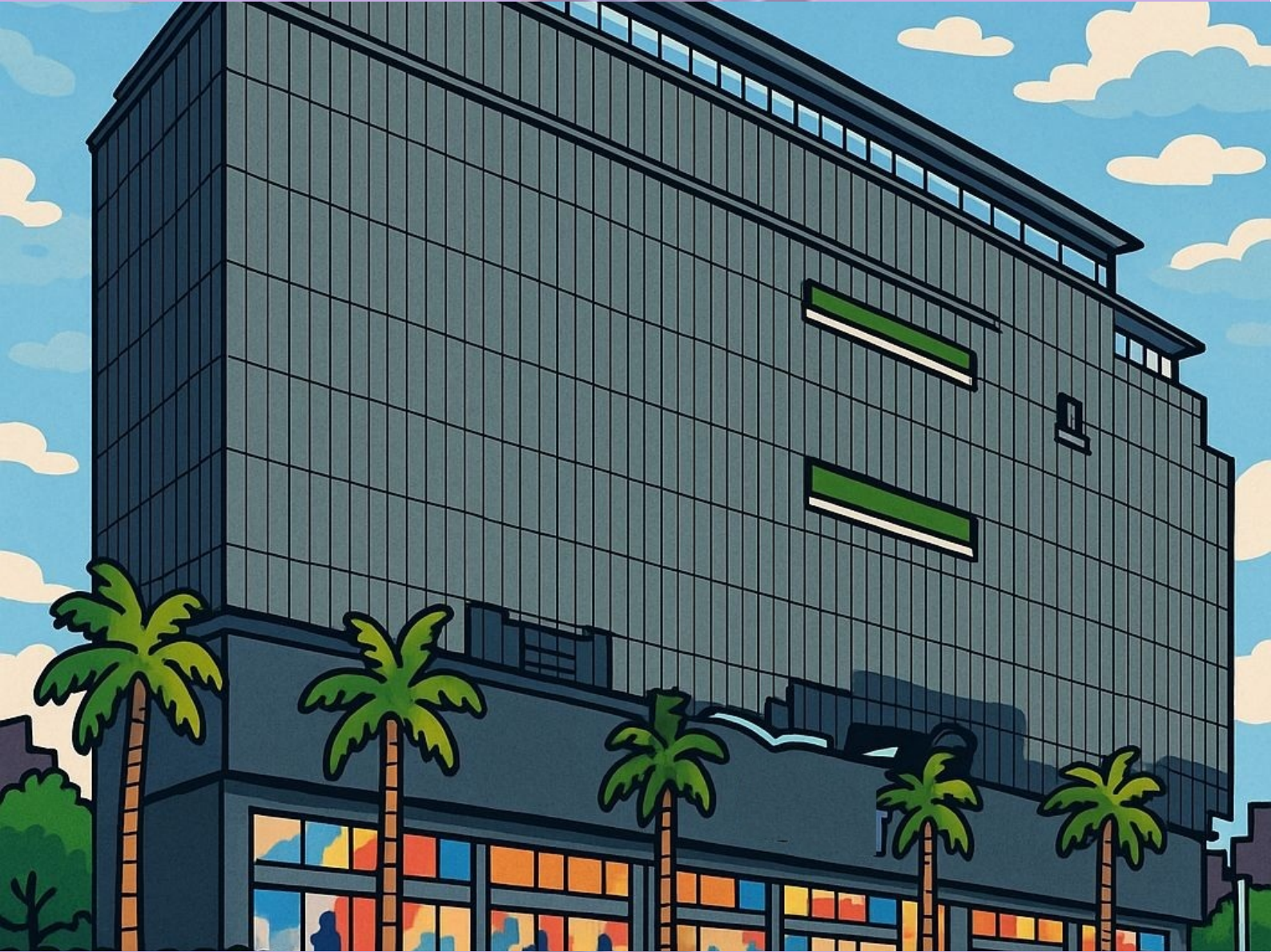
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OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : AAA



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Option 3 - Commercial Preleased



LOCATION : Balewadi

SALEBLE AREA : 3784.0 -Sq.Ft.

AVG. ROI : 10.55 %

IRR : 11.12 %

POSSESSION : Under Construction

SFN : ★★☆☆☆

PRICE BRACKET

4.73 Cr

MONTHLY RENT

302720.0

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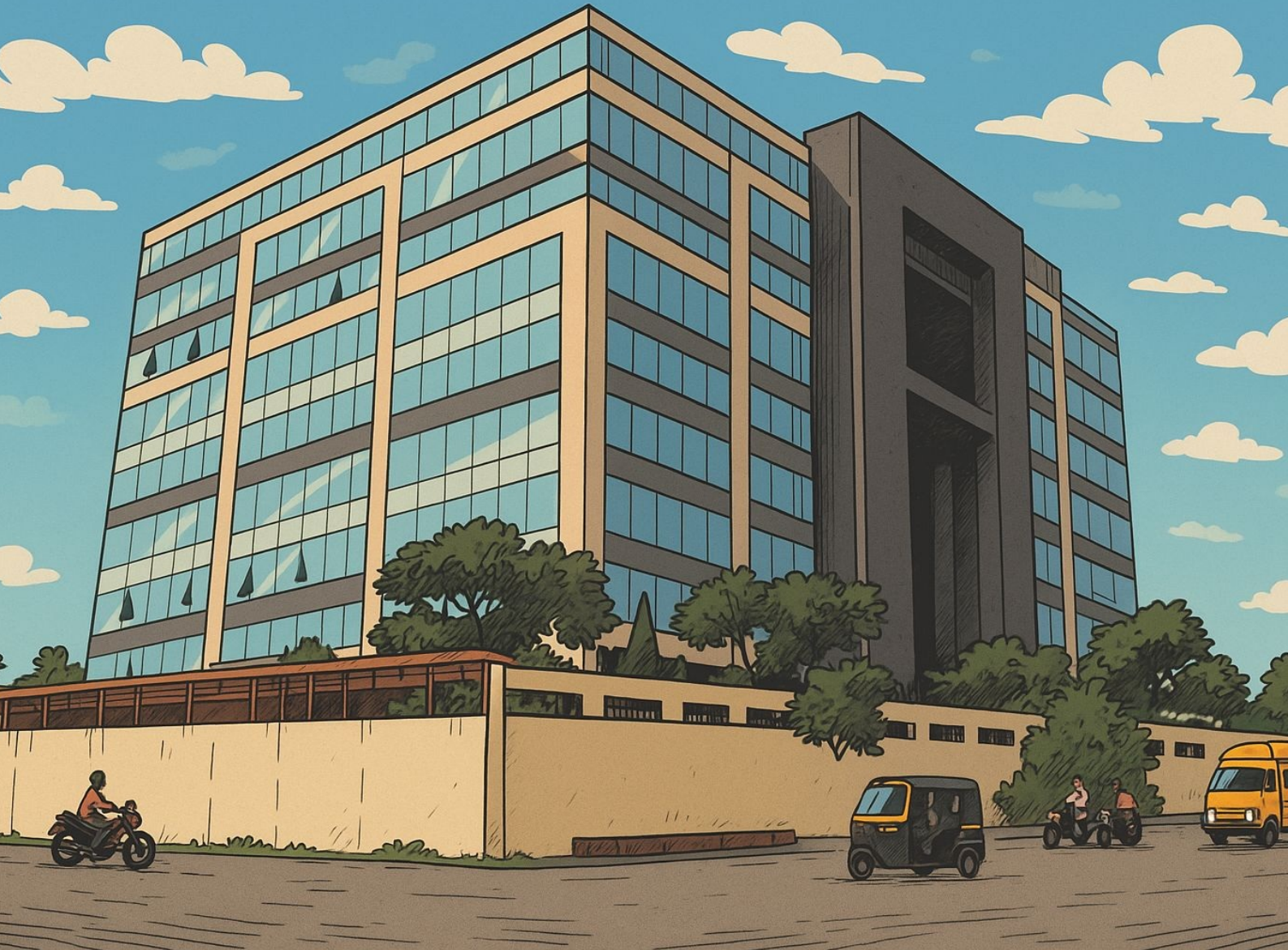
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OBJECTIVE : INVESTMENT
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GRADE : A



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Option 4 - 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

REALTY DETECTIVE

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Advice, Assistance, Inspection,
and Comparative Analysis

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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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Option 6 - Commercial Potential Preleased



LOCATION : Camp

SALEBLE AREA : 808.0 -Sq.Ft.

POTENTIAL ROI: 5.16 %

IRR : 8.9 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 100.0

SFN : ★★★★★

PRICE BRACKET

1.89 Cr - 1.92 Cr

POTENTIAL MONTHLY RENT

80800.0

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Option 7 - Commercial Potential Preleased



LOCATION : Mundhwa

SALEBLE AREA : 2610.0 -Sq.Ft.

POTENTIAL ROI: 6.53 %

IRR : 10.16 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 90.0

SFN : ★★★★★

PRICE BRACKET

3.10 Cr - 3.15 Cr

POTENTIAL MONTHLY RENT

168737.0

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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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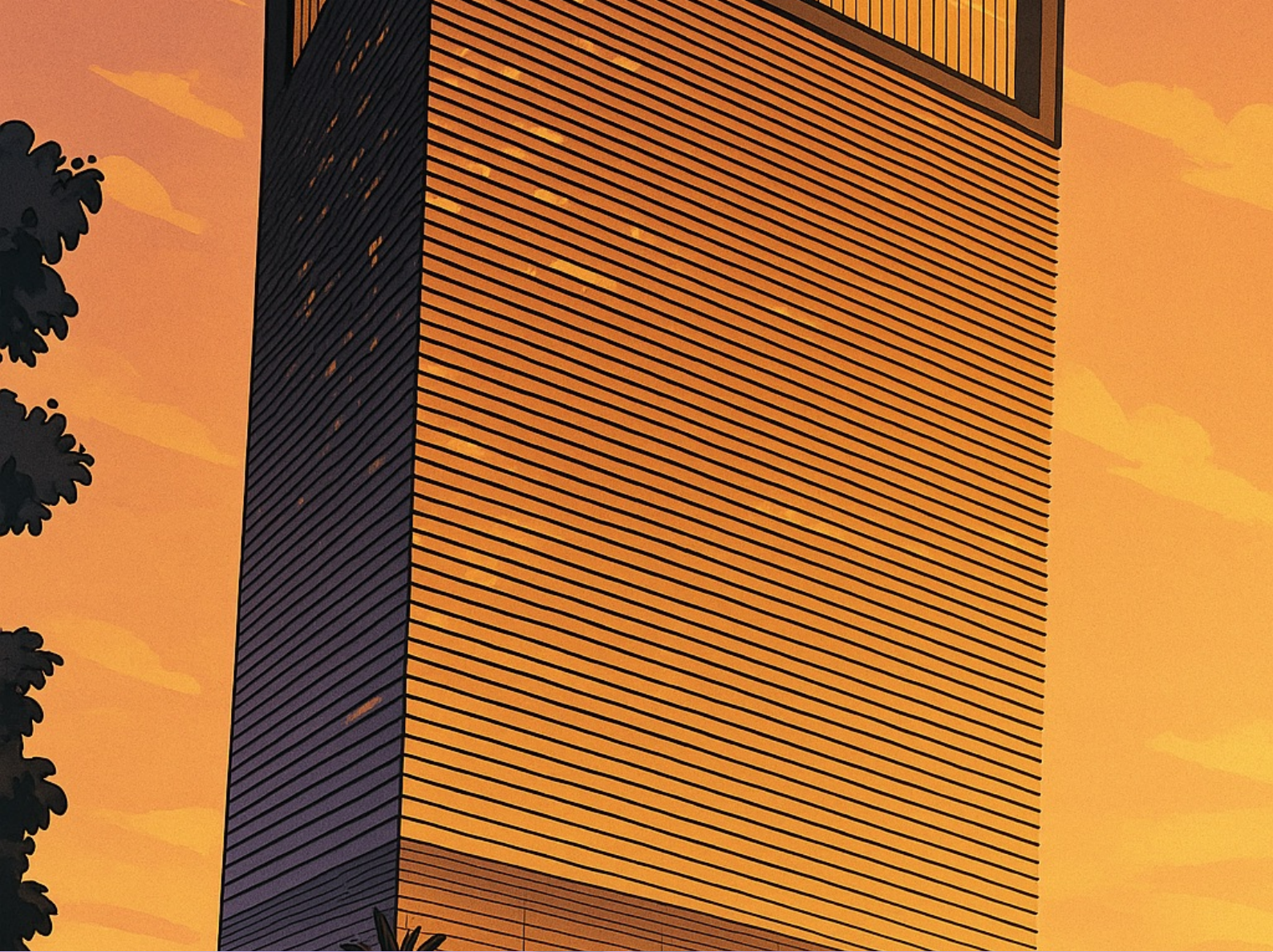


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Option 9 - Commercial Potential Preleased



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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