



Pranav Darvekar

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



Advice, Assistance, Inspection,
and Comparative Analysis

**DREAM WORKS
REALTY (I) LLP**

July 12, 2024

Option 1 - Commercial Preleased



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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

Rahul Deshpande

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



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Option 2 - Commercial Potential Preleased



LOCATION : Baner
SALEBLE AREA : 542.0 -Sq.Ft.
POTENTIAL ROI: 5.36 %
IRR : 9.07 %
POSSESSION : Nearing Possession
POTENTIAL RENTAL INCOME: 70.0
SFN : ★★★★★

PRICE BRACKET
85.00 Lac - 87.00 Lac
POTENTIAL MONTHLY RENT
37940.0

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Pranav Darvekar

**OBJECTIVE : INVESTMENT
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Option 3 - Commercial Potential Preleased



LOCATION : Baner

SALEBLE AREA : 715.0 -Sq.Ft.

POTENTIAL ROI: 4.86 %

IRR : 8.64 %

POSSESSION : Under Construction

POTENTIAL RENTAL INCOME: 60.0

SFN : ★★★★★

PRICE BRACKET

1.06 Cr - 1.10 Cr

POTENTIAL MONTHLY RENT

42924.0

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Option 4 - Commercial Potential Preleased



LOCATION : Baner
SALEBLE AREA : 653.0 -Sq.Ft.
POTENTIAL ROI: 4.57 %
IRR : 8.38 %
POSSESSION : Ready
POTENTIAL RENTAL INCOME: 70.0
SFN : ★★★★★

PRICE BRACKET
1.20 Cr - 1.25 Cr
POTENTIAL MONTHLY RENT
45675.0

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Option 5 - Commercial Potential Preleased

Artist's Impression



LOCATION : Bavdhan
SALEBLE AREA : 951.0 -Sq.Ft.
POTENTIAL ROI: 5.14 %
IRR : 8.88 %
POSSESSION : Under Construction
POTENTIAL RENTAL INCOME: 50.0
SFN : ★★★★★

PRICE BRACKET
1.11 Cr - 1.21 Cr

POTENTIAL MONTHLY RENT
47560.0

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Option 6 - Commercial Potential Preleased



LOCATION : Baner

SALEBLE AREA : 809.0 -Sq.Ft.

POTENTIAL ROI: 5.16 %

IRR : 8.9 %

POSSESSION : Ready

POTENTIAL RENTAL INCOME: 60.0

SFN : ★★★★★

PRICE BRACKET

1.13 Cr - 1.15 Cr

POTENTIAL MONTHLY RENT

48546.0

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