



**Pratima Thakker**

**OBJECTIVE : INVESTMENT  
CONFIGURATION : OFFICE SPACE  
GRADE : NONE**



Advice, Assistance, Inspection,  
and Comparative Analysis

**DREAM WORKS  
REALTY (I) LLP**

April 03, 2026

# Option 1 - Commercial Potential Preleased



Artistic Impression

**LOCATION :** Kharadi

**SALEBLE AREA :** 975.0 -Sq.Ft.

**POTENTIAL ROI:** 4.68 %

**IRR :** 8.48 %

**POSSESSION :** Ready

**POTENTIAL RENTAL INCOME:** 60.0

**SFN :** ★★☆☆☆

**PRICE BRACKET**

**1.50 Cr - 1.55 Cr**

**POTENTIAL MONTHLY RENT**

**58500.0**

**REALTY DETECTIVE**

**Atul Thakker**

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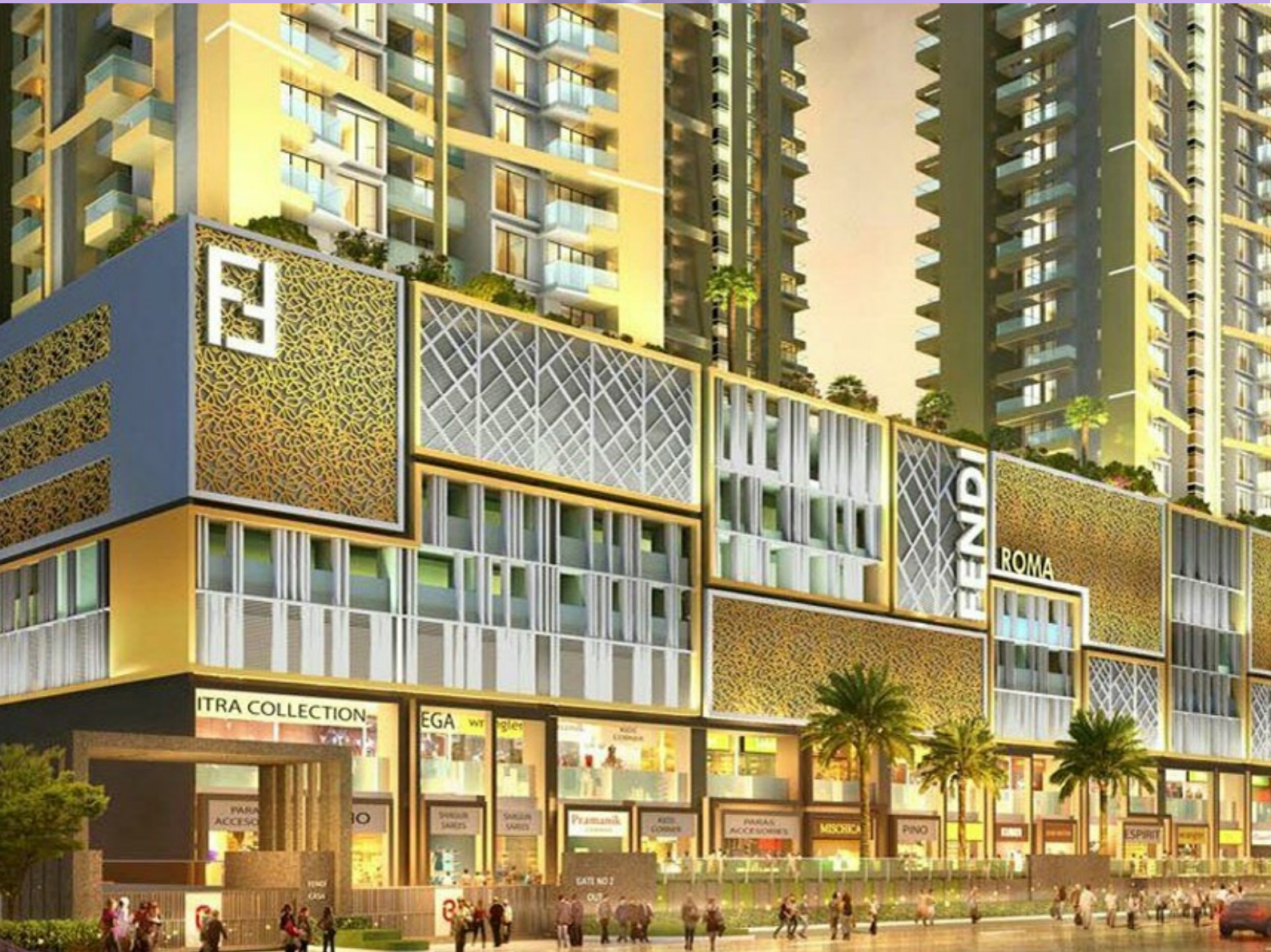


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## Option 2 - Commercial Potential Preleased



LOCATION : Sadhu Vaswani Chowk

SALEBLE AREA : 728.0 -Sq.Ft.

POTENTIAL ROI: 4.59 %

IRR : 8.67 %

POSSESSION : Ready

POTENTIAL RENTAL INCOME: 90.0

SFN : ★★☆☆☆

PRICE BRACKET

1.71 Cr - 1.76 Cr

POTENTIAL MONTHLY RENT

65475.0

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# Option 3 - Commercial Potential Preleased



**LOCATION : Kharadi**

**SALEBLE AREA : 835.0 -Sq.Ft.**

**POTENTIAL ROI: 5.01 %**

**IRR : 8.77 %**

**POSSESSION : Dec" 30**

**POTENTIAL RENTAL INCOME: 85.0**

**SFN : ★★☆☆☆**

**PRICE BRACKET**

**1.70 Cr - 1.75 Cr**

**POTENTIAL MONTHLY RENT**

**70975.0**

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# Option 4 - Commercial Potential Preleased



**LOCATION :** Kharadi

**SALEBLE AREA :** 783.0 -Sq.Ft.

**POTENTIAL ROI:** 4.45 %

**IRR :** 8.28 %

**POSSESSION :** Ready

**POTENTIAL RENTAL INCOME:** 71.0

**SFN :** ★★☆☆☆

**PRICE BRACKET**

**1.50 Cr - 1.55 Cr**

**POTENTIAL MONTHLY RENT**

**55593.0**

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**Atul Thakker**



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# Option 5 - Commercial Potential Preleased



**LOCATION :** Viman Nagar  
**SALEBLE AREA :** 705.0 -Sq.Ft.  
**POTENTIAL ROI:** 3.9 %  
**IRR :** 7.81 %  
**POSSESSION :** Ready  
**POTENTIAL RENTAL INCOME:** 60.0  
**SFN :** ★★☆☆☆

**PRICE BRACKET**  
**1.30 Cr - 1.35 Cr**

**POTENTIAL MONTHLY RENT**  
**42300.0**

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# Option 6 - Commercial Potential Preleased



**LOCATION : Kharadi**

**SALEBLE AREA : 702.0 -Sq.Ft.**

**POTENTIAL ROI: 5.26 %**

**IRR : 8.99 %**

**POSSESSION : Dec" 29**

**POTENTIAL RENTAL INCOME: 75.0**

**SFN : ★★☆☆☆**

**PRICE BRACKET**

**1.20 Cr - 1.25 Cr**

**POTENTIAL MONTHLY RENT**

**52635.0**

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