

Rajesh Chakraborty Canada Ref Umesh Sir

OBJECTIVE : INVESTMENT

CONFIGURATION : STUDIO

GRADE : NONE

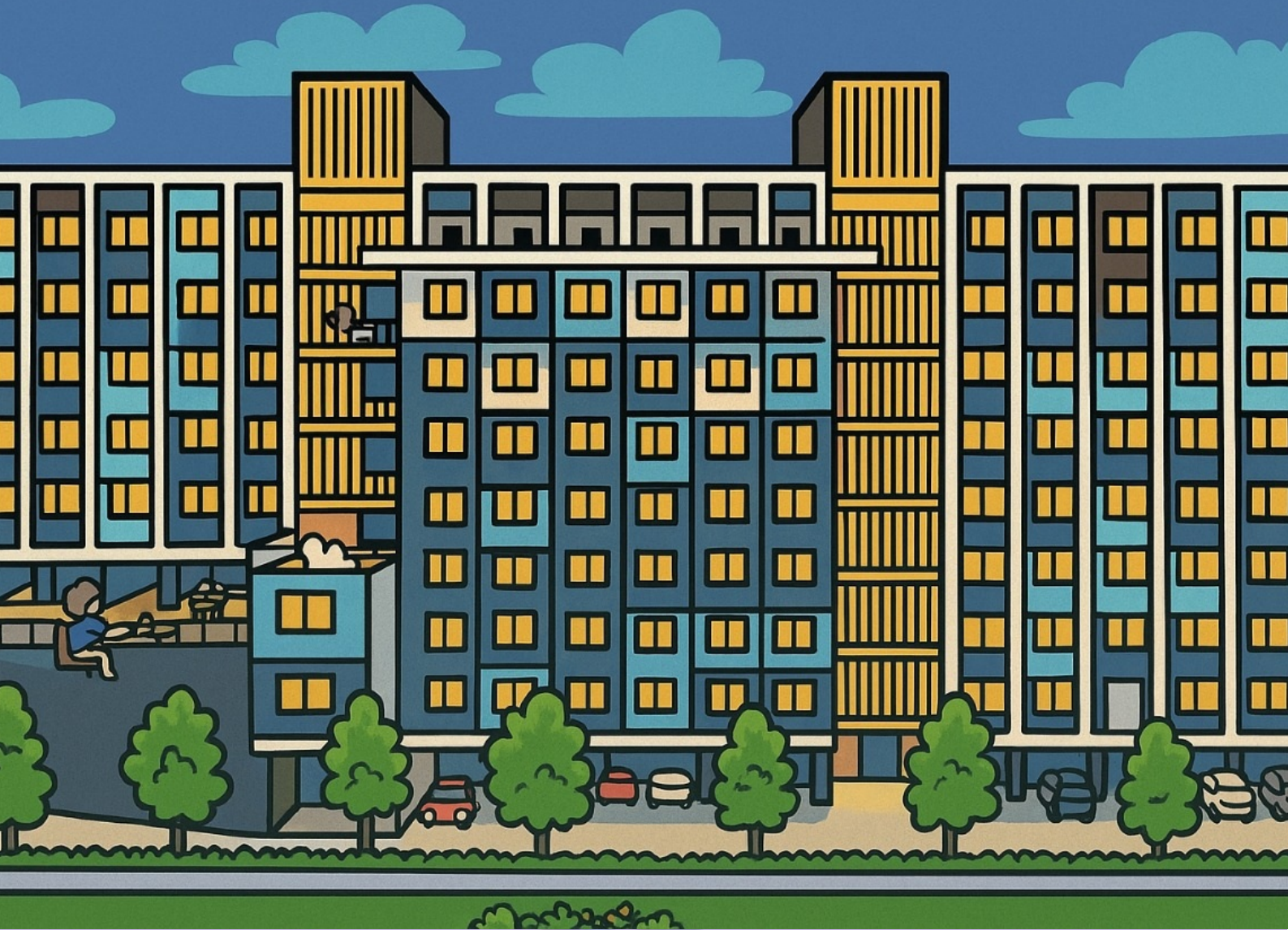


Advice, Assistance, Inspection,  
and Comparative Analysis

DREAM WORKS  
REALTY (I) LLP

June 10, 2025

## Option 1 - Commercial Preleased



LOCATION : Tathawade  
SALEBLE AREA : 297.0 -Sq.Ft.  
AVG. ROI : 6.5 %  
IRR : 8.58 %  
POSSESSION : Ready  
SFN : ★★☆☆☆

PRICE BRACKET  
30.00 Lac

MONTHLY RENT  
12000.0

REALTY DETECTIVE  
Viraj Bhagwat

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

Rajesh Chakraborty Canada Ref Umesh Sir

OBJECTIVE : INVESTMENT

CONFIGURATION : 1 BHK

GRADE : NONE



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## Option 2 - Commercial Preleased



LOCATION : Balewadi

SALEBLE AREA : 482.0 -Sq.Ft.

AVG. ROI : 4.59 %

IRR : 7.83 %

POSSESSION : Nearing Possession

SFN : ★★☆☆☆

PRICE BRACKET

52.00 Lac

MONTHLY RENT

16000.0

REALTY DETECTIVE

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CONFIGURATION : STUDIO

GRADE : NA



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## Option 3 - Commercial Preleased



LOCATION : Balewadi

SALEBLE AREA : 337.0 -Sq.Ft.

AVG. ROI : 5.2 %

IRR : 8.61 %

POSSESSION : Ready

SFN : ★★☆☆☆

PRICE BRACKET

55.00 Lac

MONTHLY RENT

22000.0

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OBJECTIVE : INVESTMENT

CONFIGURATION : STUDIO

GRADE : NONE



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## Option 4 - Commercial Preleased



LOCATION : Hinjewadi Ph- II

SALEBLE AREA : None

AVG. ROI : 6.5 %

IRR : 8.17 %

POSSESSION : Nearing Possession

SFN : ★★★★★

PRICE BRACKET

26.00 Lac

MONTHLY RENT

11500.0

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OBJECTIVE : INVESTMENT  
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## Option 5 - Commercial Preleased



LOCATION : Koregaon Park Annex

SALEBLE AREA : 297.0 -Sq.Ft.

AVG. ROI : 7.0 %

IRR : 8.48 %

POSSESSION : Under Construction

SFN : ★★☆☆☆

PRICE BRACKET

50.00 Lac

MONTHLY RENT

19500.0

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OBJECTIVE : INVESTMENT  
CONFIGURATION : STUDIO  
GRADE : NA



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## Option 6 - Commercial Potential Preleased



LOCATION : Baner

SALEBLE AREA : None

POTENTIAL ROI: 4.62 %

IRR : 8.42 %

POSSESSION : Under Construction

POTENTIAL RENTAL INCOME: 55.0

SFN : ★★☆☆☆

PRICE BRACKET

65.00 Lac - 66.00 Lac

POTENTIAL MONTHLY RENT

25000.0

REALTY DETECTIVE

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