

Ravindra Kulkarni

OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : A



DREAM WORKS
REALTY (I) LLP
December 23, 2024

Option 1 - 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

Smita Darade

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Advice, Assistance, Inspection,
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Option 2 - Commercial Preleased



LOCATION : Baner

SALEBLE AREA : 3180.0 -Sq.Ft.

AVG. ROI : 7.01 %

IRR : 9.33 %

POSSESSION : Ready

SFN : ★★★★★

PRICE BRACKET

4.70 Cr

MONTHLY RENT

221360.0

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Option 3 - Commercial Preleased



LOCATION : Viman Nagar
SALEBLE AREA : 4535.0 -Sq.Ft.
AVG. ROI : 7.43 %
IRR : 10.42 %
POSSESSION : Ready
SFN : ★★★★★

PRICE BRACKET
5.93 Cr

MONTHLY RENT
340160.0

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Option 4 - Commercial Preleased



LOCATION : Viman Nagar
SALEBLE AREA : 3460.0 -Sq.Ft.
AVG. ROI : 6.56 %
IRR : 9.78 %
POSSESSION : Ready
SFN : ★★☆☆☆

PRICE BRACKET
6.92 Cr

MONTHLY RENT
344263.0

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CONFIGURATION : A
GRADE : A



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Option 5 - Commercial Preleased



LOCATION : Viman Nagar
SALEBLE AREA : 3342.0 -Sq.Ft.
AVG. ROI : 6.56 %
IRR : 9.61 %
POSSESSION : Ready
SFN : ★★☆☆☆

PRICE BRACKET
6.68 Cr

MONTHLY RENT
332522.0

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OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : NONE



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Option 6 - Commercial Preleased



LOCATION : Baner

SALEBLE AREA : 8400.0 -Sq.Ft.

AVG. ROI : 7.24 %

IRR : 10.12 %

POSSESSION : Ready

SFN : ★★☆☆☆

PRICE BRACKET
10.78 Cr

MONTHLY RENT
588000.0

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GRADE : A



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Option 7 - Commercial Preleased



LOCATION : PCMC

SALEBLE AREA : 4050.0 -Sq.Ft.

AVG. ROI : 6.25 %

IRR : 9.22 %

POSSESSION : Ready

SFN : ★★★★★

PRICE BRACKET

12.96 Cr

MONTHLY RENT

597000.0

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Option 8 - 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 9 - Commercial Potential Preleased



LOCATION : Camp

SALEBLE AREA : 2118.0 -Sq.Ft.

POTENTIAL ROI: 5.17 %

IRR : 8.47 %

POSSESSION : Ready

POTENTIAL RENTAL INCOME: 100.0

SFN : ★★★★★

PRICE BRACKET

44.00 Lac - 4.46 Cr

POTENTIAL MONTHLY RENT

189600.0

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Option 10 - Commercial Potential Preleased



LOCATION : J M Road
SALEBLE AREA : 2061.0 -Sq.Ft.
POTENTIAL ROI: 6.13 %
IRR : 9.75 %
POSSESSION : Under Construction
POTENTIAL RENTAL INCOME: 120.0
SFN : ★★★★★

PRICE BRACKET
4.84 Cr - 4.86 Cr

POTENTIAL MONTHLY RENT
247320.0

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Option 11 - Commercial Potential Preleased



LOCATION : Kharadi

SALEBLE AREA : None

POTENTIAL ROI: 5.72 %

IRR : 9.39 %

POSSESSION : Ready

POTENTIAL RENTAL INCOME: 90.0

SFN : ★★★★★

PRICE BRACKET

3.50 Cr - 3.60 Cr

POTENTIAL MONTHLY RENT

166860.0

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Option 12 - Commercial Potential Preleased



LOCATION : Mundhwa

SALEBLE AREA : 2610.0 -Sq.Ft.

POTENTIAL ROI: 6.64 %

IRR : 10.16 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 90.0

SFN : ★★★★★

PRICE BRACKET

3.05 Cr - 3.10 Cr

POTENTIAL MONTHLY RENT

168737.0

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Option 13 - Commercial Potential Preleased



LOCATION : Kothrud

SALEBLE AREA : 2063.0 -Sq.Ft.

POTENTIAL ROI: 5.84 %

IRR : 9.5 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 110.0

SFN : ★★★★★

PRICE BRACKET

4.66 Cr - 4.72 Cr

POTENTIAL MONTHLY RENT

226969.0

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Option 14 - Commercial Potential Preleased



LOCATION : Kothrud

SALEBLE AREA : 2060.0 -Sq.Ft.

POTENTIAL ROI: 5.65 %

IRR : 9.33 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 75.0

SFN : ★★★★★

PRICE BRACKET

3.28 Cr - 3.32 Cr

POTENTIAL MONTHLY RENT

154534.0

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GRADE : A



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Option 15 - Commercial Potential Preleased



LOCATION : PCMC

SALEBLE AREA : 2100.0 -Sq.Ft.

POTENTIAL ROI: 6.76 %

IRR : 10.42 %

POSSESSION : Nearing Possession

POTENTIAL RENTAL INCOME: 180.0

SFN : ★★★★★

PRICE BRACKET

4.45 Cr - 4.50 Cr

POTENTIAL MONTHLY RENT

250600.0

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