

Satpute Sunil Ref Newspaper

OBJECTIVE :END USE

CONFIGURATION :4 BHK



Advice, Assistance, Inspection,
and Comparative Analysis

DREAM WORKS
REALITY (I) LLP

February 24, 2026

Option 1 - Residential



LOCATION : Tathwade

CARPET AREA : 1612.0 -Sq.Ft.

POSSESSION : Dec" 29

SFN : ★★☆☆☆

PRICE BRACKET
2.42 Cr - 2.50 Cr

REALTY DETECTIVE
Viraj Bhagwat

*Disclaimer Detective : This document is privileged and confidential & not meant for circulation. It is being shared solely with the intent to guide the recipient and does not create any liability on the author. Facts and figures available in the public domain as well as authors' experience in the industry have been perused on best effort basis, to gather & make this information available at the recipient's request.

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

Satpute Sunil Ref Newspaper

OBJECTIVE :END USE

CONFIGURATION :4 BHK



Advice, Assistance, Inspection,
and Comparative Analysis

DREAM WORKS
REALITY (I) LLP

February 24, 2026

Option 2 - Residential



LOCATION : Tathwade

CARPET AREA : 1542.0 -Sq.Ft.

POSSESSION : Dec" 29

SFN : ★★☆☆☆

PRICE BRACKET
2.32 Cr - 2.40 Cr

REALTY DETECTIVE
Viraj Bhagwat

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Satpute Sunil Ref Newspaper

OBJECTIVE : INVESTMENT

CONFIGURATION : OFFICE

GRADE : NONE



Advice, Assistance, Inspection,
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DREAM WORKS
REALTY (I) LLP

February 24, 2026

Option 3 - Commercial Preleased



LOCATION : Baner

AVG. ROI : 5.75 %

IRR : 8.94 %

POSSESSION : Feb" 26

SFN : ★★☆☆☆

PRICE BRACKET

2.78 Cr

MONTHLY RENT

120505.0

REALTY DETECTIVE

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Satpute Sunil Ref Newspaper

OBJECTIVE : INVESTMENT

CONFIGURATION : OFFICE

GRADE : NONE



Advice, Assistance, Inspection,
and Comparative Analysis

**DREAM WORKS
REALTY (I) LLP**

February 24, 2026

Option 4 - Commercial Preleased



LOCATION : Hinjewadi Phase - I

AVG. ROI : 7.1 %

IRR : 9.84 %

POSSESSION : Feb" 26

SFN : ★★☆☆☆

PRICE BRACKET

2.28 Cr

MONTHLY RENT

118450.0

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REALTY DETECTIVE

Viraj Bhagwat



Satpute Sunil Ref Newspaper

OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : NONE



Advice, Assistance, Inspection,
and Comparative Analysis

DREAM WORKS
REALTY (I) LLP

February 24, 2026

Option 5 - Commercial Preleased



LOCATION : Aundh

AVG. ROI : 5.75 %

IRR : 8.93 %

POSSESSION : Feb" 26

SFN : ★★☆☆☆

PRICE BRACKET

2.40 Cr

MONTHLY RENT

104000.0

REALTY DETECTIVE

Viraj Bhagwat

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