

Saurabh Patange

OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : AAA



Advice, Assistance, Inspection,
and Comparative Analysis

DREAM WORKS
REALTY (I) LLP

July 22, 2024

Option 1 - Commercial Preleased



LOCATION : Kharadi

SALEBLE AREA : 13083.0 -Sq.Ft.

AVG. ROI : 9.0 %

IRR : 10.4 %

POSSESSION : Nearing Possession

SFN : ★★☆☆☆

PRICE BRACKET

21.03 Cr

MONTHLY RENT

1203729.0

REALTY DETECTIVE

Saurabh Patange

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



Saurabh Patange
OBJECTIVE : INVESTMENT
CONFIGURATION : OFFICE
GRADE : A



Advice, Assistance, Inspection,
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 REALTY (I) LLP**

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Option 2 - Commercial Potential Preleased



LOCATION : Camp	PRICE BRACKET
SALEBLE AREA : 9000.0 -Sq.Ft.	21.15 Cr - 21.20 Cr
POTENTIAL ROI: 5.11 %	
IRR : 8.85 %	POTENTIAL MONTHLY RENT
POSSESSION : Nearing Possession	900000.0
POTENTIAL RENTAL INCOME: 100.0	
SFN : ★★★★★	
	REALTY DETECTIVE
	Saurabh Patange

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OBJECTIVE : INVESTMENT
CONFIGURATION : SHOWROOM
GRADE : A



Advice, Assistance, Inspection,
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Option 3 - Commercial Potential Preleased

Artist's Impression



LOCATION : Bavdhan

SALEBLE AREA : 7050.0 -Sq.Ft.

POTENTIAL ROI: 4.74 %

IRR : 8.53 %

POSSESSION : Under Construction

POTENTIAL RENTAL INCOME: 150.0

SFN : ★★★★★

PRICE BRACKET

17.85 Cr - 17.95 Cr

POTENTIAL MONTHLY RENT

705000.0

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REALTY DETECTIVE

Saurabh Patange



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OBJECTIVE : INVESTMENT
CONFIGURATION : SHOWROOM
GRADE : NA



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

July 22, 2024

Option 4 - Commercial Potential Preleased



LOCATION : Bavdhan

SALEBLE AREA : 4227.0 -Sq.Ft.

POTENTIAL ROI: 4.5 %

IRR : 8.33 %

POSSESSION : Ready

POTENTIAL RENTAL INCOME: 150.0

SFN : ★★★★★

PRICE BRACKET

11.26 Cr - 11.28 Cr

POTENTIAL MONTHLY RENT

422700.0

REALTY DETECTIVE

Saurabh Patange

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