

# INVESTMENT OPPORTUNITY

Retail Shops on 1st Floor at Ashirwad Capri

Exclusive Investment Opportunity in Prime  
Retail Space

Presented by Kapil Chopda & Sachin Jain



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# PRODUCT DETAILS

# PROJECT DETAILS: 13'9" HEIGHT



Project Name



Ashirwad Capri

Unit Type



Retail and  
Commercial Offices

Number of Floors



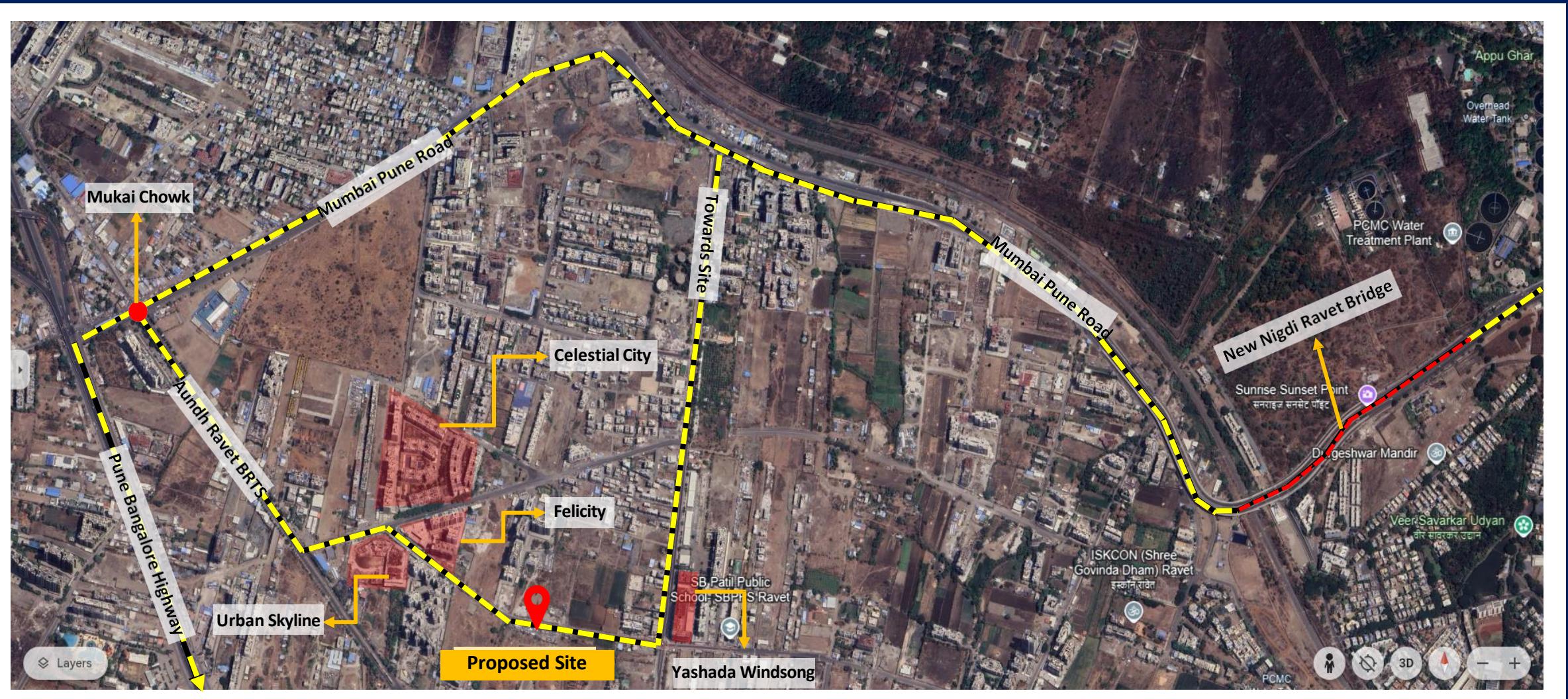
B + G + M + 5

Year of Completion



2026

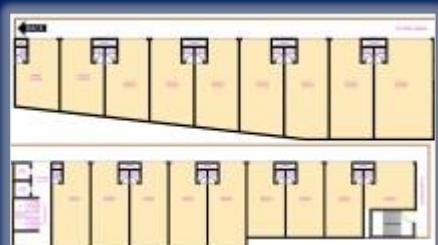
# LOCATION ANALYSIS



[https://maps.app.goo.gl/SGaVZk1GCAFswFUUA?g\\_st=iw](https://maps.app.goo.gl/SGaVZk1GCAFswFUUA?g_st=iw)

# FLOOR PLAN (13'9" Height)

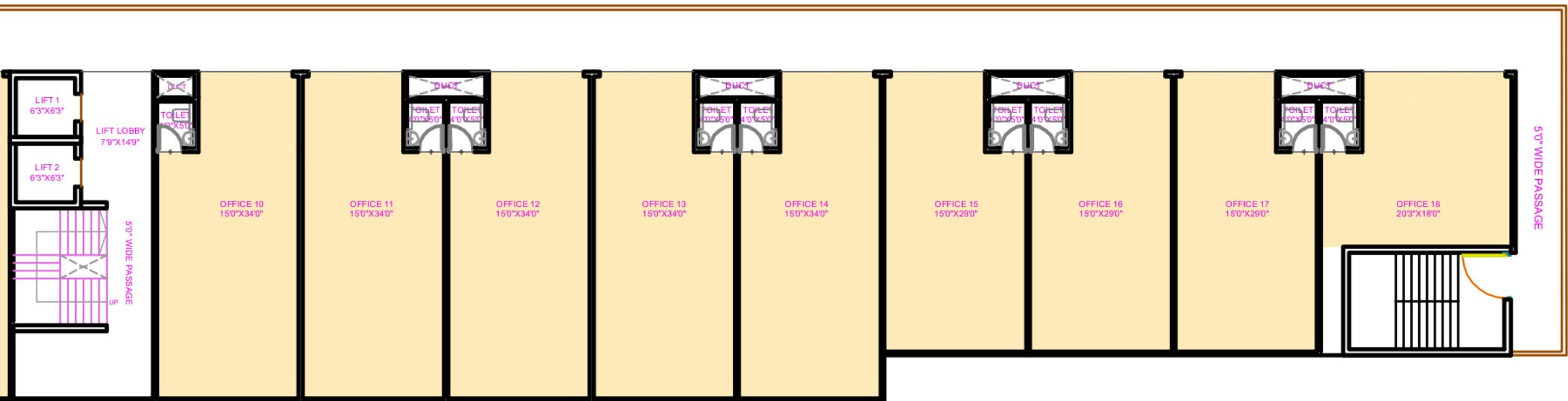
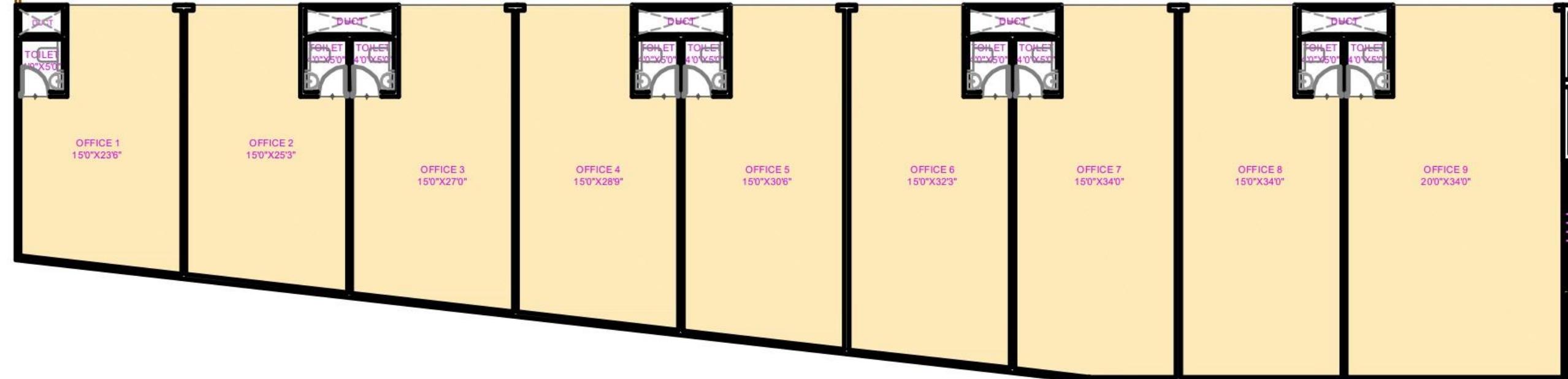
...18.00 m Wide  
Road...



CLICK TO ZOOM

**BACK**

6'6" WIDE PASSAGE



# AREA STATEMENT CHART

| SHOP NO | CARPET AREA | SALEABLE AREA |
|---------|-------------|---------------|
| 1       | 346         | 519           |
| 2       | 371.9       | 558           |
| 3       | 398         | 598           |
| 4       | 424.2       | 636           |
| 5       | 451         | 676           |
| 6       | 476.4       | 715           |
| 7       | 499         | 749           |
| 8       | 502         | 753           |
| 9       | 679         | 1018          |
| 10      | 502         | 753           |
| 11      | 502         | 753           |
| 12      | 502         | 753           |
| 13      | 502         | 753           |
| 14      | 502         | 753           |
| 15      | 428         | 643           |
| 16      | 428         | 643           |
| 17      | 428         | 643           |
| 18      | 358.3       | 537           |



# MARKET ANALYSIS

# LOCATION BENEFITS...

## WHY RAVET?



### Prime Infrastructure & Connectivity

Ravet boasts fully developed infrastructure, including wide roads and modern amenities, with just 5-minute access to both Mumbai and Bangalore highway. This ensures seamless connectivity and convenience for businesses.



### Hub of Multiple Educational Institutes

The area is a hub for educational institutes and home to residents with high disposable incomes, contributing to increased spending power, making it an ideal location for commercial growth.



### Growing Market with Minimal Saturation

Ravet offers a developed market with limited competition, allowing businesses to capture a larger market share and foster customer loyalty, benefiting from the area's economic growth.



### Future Urban Expansion & High Footfall

With anticipated residential and commercial developments, the area promises increased foot traffic, ensuring long-term growth potential for investors in Ashirwad's commercial shops.

# COMPETITIVE LANDSCAPE

|  | Carpet Area Range<br>(Sq.ft) | Saleable Area Range<br>(Sq.ft) | Quoting Rate<br>(Rs./Sq.ft) | Closing Price<br>(Rs./Sq.ft) |
|--|------------------------------|--------------------------------|-----------------------------|------------------------------|
| <br>ML-TOWER  | 227 - 465                    | 306 - 698                      | 13,990                      | 12,890                       |
| <br>YASHADA<br>WINDSONG                                   | 289 - 393                    | 434-590                        | 17,000                      | 14,300                       |
|   | 384 - 1081                   | 576 - 1621                     | 16,000                      | 15,500                       |
| <br>Tallest Tower  | 425-702                      | 637-1053                       | 21000                       | 18000                        |
| <br>TWIN TOWERS<br><small>LIVE LIFE COMFORTABLY</small> | 300-866                      | 450-1300                       | 15,000                      | 12,200                       |



OVER THE YEARS  
GROWTH

# Over the Years Growth

(within 250 meters)

- Ravet is PCMC's fastest-growing locality, with a strong retail market driven by rising disposable incomes and urbanization
- Retail spaces in well-located projects like Ashirwad are in high demand
- Retail spaces in commercial projects are witnessing higher rental yields
- Inventory to be added in the next **5 years: ~3500 units**
- Expected increase in Population: ~ **15750**

## Project Competition Timeline



2024



2025



2026



2027



2028

# The Game Changer

(New Nigdi-Ravet Bridge)



## Improved Investment Potential

With this infrastructural upgrade, the area has become more attractive for real estate investments, offering faster access to the expressway and better connectivity to both Mumbai and Pune.

## Reduced Travel Time

The new bridge has dramatically shortened travel time to Kiwale and the start of the Mumbai-Pune Expressway, bypassing heavily congested urban areas.

## Decongested Major Roads

This bridge has significantly eased traffic on the Aundh-Ravet BRTS road, leading to smoother transit and better mobility across the region.

## Enhanced Connectivity for Commuters

The bridge serves as a key bypass route for people traveling between Mumbai and Pune, allowing them to skip the city's crowded sections and directly connect to the highways.

## Proximity to Major Infrastructure

Our proposed project is strategically located just 1 km from this bridge, benefiting directly from the increased mobility and connectivity.

## Boost to Local Economy

Increased movement and accessibility in the region, driven by this bridge, are likely to attract more businesses and residents, enhancing the value of surrounding properties.



# INVESTMENT STRATEGY

# Investment Strategy

## 01 Investment Structure

Investors can participate by purchasing individual or multiple shops with a payment flexibility of 60% at the time of booking, 20% after 1 year and 20% at the time of possession.

## 03 Exit Options

Investors can either lease out their shops for rental income or sell them at an appreciated value at the time of possession

## 02 ROI Potential

Based on market trends, we project a rental yield of 7%-8% and a projected asset appreciation of 50% and above over the next 2 to 2.5 years

## 04 Risk

Alternate investment options of the same kind are listed in the closing price range of 12000-18000 Rs per sq.ft on saleable area. The price offered provides an opportunity of owning the asset far below the market value, hence eliminating complete risk.

thank you