

## Advisory Report for Real Estate Investment in Pune

### Client Profile:

City: Pune

Budget: Rs.1.0 Cr

Property Size Requirement: 1000.0 sqft

Purpose: Living

Metro Connectivity Required: Yes

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### 1. Budget Feasibility Summary

Based on current market conditions, properties within your budget of Rs.1.0 Cr are available in various localities. The following price range has been observed:

Available price range: Rs.0.33 Cr – Rs.1.25 Cr

This indicates a healthy market where you can find suitable options that meet your requirements.

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### 2. Best-Fit Localities

Here are the recommended localities in Pune that align with your criteria:

#### 1. Baner

Pros: Proximity to major IT parks, vibrant community, good metro connectivity.

Cons: Higher property prices compared to other localities.

#### 2. Kharadi

Pros: Emerging IT hub, excellent connectivity, and infrastructure development.

Cons: Rapid development may lead to construction noise.

#### 3. Hinjewadi

Pros: Home to many tech companies, good rental potential, and metro access.

Cons: Traffic congestion during peak hours.

#### 4. Wakad

Pros: Affordable housing options, good connectivity, and proximity to IT parks.

Cons: May have limited amenities compared to more established areas.

#### 5. Hadapsar

Pros: Growing residential area, good metro connectivity, and proximity to shopping centers.

Cons: Some parts may still be under development.

#### 6. Viman Nagar

Pros: Close to the airport, well-developed infrastructure, and good rental demand.

Cons: Higher prices due to demand.

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### 3. Trade-offs & Risks

Older Properties: Budget constraints may lead to options that are older or require renovation.

Amenities: Properties with premium amenities may exceed budget; prioritize essential features.

Market Fluctuations: High-demand areas may experience slower appreciation in the short term due to market saturation.

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#### 4. Rental Yield Estimation

Estimated Monthly Rent: Rs.19,186

Estimated Annual Yield: 3.0%

This estimate reflects conservative rental trends in Pune, ensuring a steady income stream for your investment.

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#### 5. Final Recommendation

Given your budget and requirements, it is feasible to acquire a property in the recommended localities. Prioritize areas with strong metro connectivity and high tenant demand to ensure stable returns.

Consider visiting potential properties to assess their condition and amenities. Engaging with a local real estate agent can also provide insights into the latest market trends and help negotiate the best deal.

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#### Next Steps

1. Property Visits: Schedule visits to shortlisted properties.
2. Market Research: Stay updated on market trends and local developments.
3. Financial Planning: Consider additional costs such as registration, taxes, and maintenance.

Feel free to reach out for further assistance or clarifications as you move forward with your real estate investment in Pune.