

## Advisory Report for Real Estate Investment in Pune

### Client Profile:

City: Pune

Budget: Rs.1.0 Cr

Property Size Requirement: 1000.0 sqft

Purpose: Investment

Metro Connectivity Required: Yes

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### 1. Budget Feasibility Summary

The current market analysis indicates that properties within your budget of Rs.1.0 Cr are available in Pune. The price range for suitable properties is approximately Rs.0.33 Cr to Rs.1.25 Cr, allowing for flexibility in your investment choices.

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### 2. Best-Fit Localities

Based on your requirements, the following localities in Pune are recommended for investment:

#### 1. Baner

Pros: Proximity to IT parks, good schools, and hospitals. High rental demand.

Metro Connectivity: Planned metro routes enhance accessibility.

#### 2. Kharadi

Pros: Emerging IT hub with several multinational companies. Strong rental market.

Metro Connectivity: Well-connected via metro and road networks.

#### 3. Hinjewadi

Pros: Home to numerous tech companies and startups. High demand for rental properties.

Metro Connectivity: Upcoming metro lines will improve connectivity.

#### 4. Wakad

Pros: Rapidly developing area with a mix of residential and commercial properties. Good rental yields.

Metro Connectivity: Access to metro routes enhances its appeal.

#### 5. Hadapsar

Pros: Close to major IT parks and shopping centers. Increasing residential projects.

Metro Connectivity: Good connectivity through existing and planned metro lines.

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### 3. Trade-offs & Risks

Older Properties: Properties within budget may be older or require renovation.

Amenities: Premium amenities may exceed budget, impacting overall investment.

Market Fluctuations: High-demand areas might experience slower appreciation due to market saturation.

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### 4. Rental Yield Estimation

Estimated Monthly Rent: Rs.19,186

Estimated Annual Yield: 3.0%

This yield is based on current rental trends in Pune and reflects a conservative estimate for residential properties.

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#### 5. Final Recommendation

Given your budget and requirements, investing in any of the recommended localities is advisable. Focus on areas with strong metro connectivity and high tenant demand to ensure stable returns. Consider factors such as property age and potential renovation costs when making your decision.

#### Next Steps:

Schedule property viewings in the shortlisted localities.

Consult with local real estate agents for detailed market insights.

Analyze specific properties to assess their rental potential and appreciation prospects.

This strategic approach will help you make an informed investment decision in Pune's real estate market.