

## Advisory Report for Real Estate Investment in Pune

### Client Profile:

City: Pune

Budget: Rs.1.0 Cr

Property Size Requirement: 1200.0 sqft

Purpose: Investment

Metro Connectivity Required: Yes

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### 1. Budget Feasibility Summary

Based on current market trends and property prices in Pune, the following properties fall within the specified budget. The available price range for suitable properties is approximately:

Price Range: Rs.0.44 Cr – Rs.1.25 Cr

This range allows for a variety of options, including both new developments and established properties.

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### 2. Best-Fit Localities

The following localities in Pune are recommended based on their strong demand, employment hubs, and excellent metro connectivity:

#### 1. Baner

Pros: Proximity to IT parks and corporate offices, vibrant residential community.

Metro Connectivity: Well-connected via Pune Metro.

#### 2. Kharadi

Pros: Home to several IT companies, good infrastructure, and amenities.

Metro Connectivity: Access to metro lines enhancing connectivity.

#### 3. Hinjewadi

Pros: Major IT hub with ongoing developments, high rental demand.

Metro Connectivity: Future metro expansion planned.

#### 4. Wakad

Pros: Rapidly developing area with good residential options and amenities.

Metro Connectivity: Well-connected to major routes and metro lines.

#### 5. Hadapsar

Pros: Proximity to IT parks and shopping centers, growing residential market.

Metro Connectivity: Good access to metro services.

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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.23,124

Estimated Annual Yield: 3.0%

This yield is based on current rental trends in Pune and reflects a conservative estimate, considering the demand in the recommended localities.

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#### 5. Final Recommendation

Given the budget of Rs.1.0 Cr and the requirement for metro connectivity, the investment is feasible in the recommended localities.

Action Steps:

1. Property Viewing: Schedule visits to shortlisted properties in Baner, Kharadi, Hinjewadi, Wakad, and Hadapsar.
2. Market Research: Conduct further research on rental trends and property appreciation in these areas.
3. Financial Planning: Consider additional costs such as registration, taxes, and potential renovation expenses.

Prioritizing properties with strong rental demand and good metro access will ensure stable returns on investment.