

## 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

Based on current market trends and property prices in Pune, the following properties fall within the specified budget. The budget range for suitable properties is approximately Rs.0.33 Cr to Rs.1.25 Cr, allowing for a variety of options.

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### 2. Best-Fit Localities

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

#### 1. Baner

Pros: High demand due to proximity to IT parks and employment hubs. Excellent metro connectivity and infrastructure development.

Cons: Higher property prices compared to other localities.

#### 2. Kharadi

Pros: Emerging IT hub with good rental demand. Well-connected by metro and major roads.

Cons: Rapid development may lead to temporary construction disruptions.

#### 3. Hinjewadi

Pros: Major IT and business park, attracting professionals. Strong rental market and metro accessibility.

Cons: Traffic congestion during peak hours.

#### 4. Wakad

Pros: Affordable pricing with good rental yields. Close to IT parks and metro stations.

Cons: May experience slower appreciation compared to more established areas.

#### 5. Hadapsar

Pros: Growing residential area with good connectivity and amenities. Increasing demand from IT professionals.

Cons: Older properties may require renovation.

#### 6. Viman Nagar

Pros: Proximity to Pune Airport and major IT hubs. High demand for rental properties.

Cons: Higher price point due to premium location.

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### 3. Trade-offs & Risks

Older Properties: Budget constraints may lead to options that require renovations or are in older buildings.

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

Market Fluctuations: High-demand areas may see slower appreciation rates due to market saturation.

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#### 4. Rental Yield Estimation

Estimated Monthly Rent: Rs.19,186

Estimated Annual Yield: 3.0%

This rental yield reflects conservative estimates based on current market conditions in Pune, ensuring a steady return on investment.

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#### 5. Final Recommendation

Given your budget and requirements, the localities of Baner, Kharadi, and Hinjewadi are highly recommended for investment. They offer a balance of growth potential, rental demand, and metro connectivity.

Prioritize properties that are well-maintained and have good access to amenities and public transport to ensure stable rental income and long-term appreciation.

Consider conducting site visits and engaging with local real estate agents to explore available listings that meet your criteria.

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Feel free to reach out for further assistance or to discuss specific properties in detail!