

## 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

---

### 1. Budget Feasibility Summary

Based on current market conditions, properties within the specified budget of Rs.1.0 Cr are available. The price range for suitable options is approximately Rs.0.33 Cr to Rs.1.25 Cr, allowing for flexibility in property selection.

---

### 2. Best-Fit Localities

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

#### 1. Baner

Overview: A rapidly developing area with a mix of residential and commercial properties.

Connectivity: Well-connected via the Pune Metro and major roads.

Investment Potential: High demand from IT professionals and families.

#### 2. Kharadi

Overview: Known for its IT parks and proximity to the airport.

Connectivity: Excellent metro and road access.

Investment Potential: Consistent rental demand due to nearby employment opportunities.

#### 3. Hinjewadi

Overview: Home to major IT companies and tech parks.

Connectivity: Good metro connectivity and road infrastructure.

Investment Potential: High rental yield potential due to a large workforce.

#### 4. Wakad

Overview: A growing residential area with many new developments.

Connectivity: Close to the Pune Metro and major highways.

Investment Potential: Increasing demand from young professionals.

#### 5. Hadapsar

Overview: An emerging locality with a mix of residential and commercial spaces.

Connectivity: Well-connected via metro and road networks.

Investment Potential: Strong growth potential due to ongoing infrastructure projects.

---

### 3. Trade-offs & Risks

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

Amenities vs. Cost: Properties with premium amenities may exceed budget but can attract higher rents.

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

--

#### 4. Rental Yield Estimation

Estimated Monthly Rent: Rs.19,186  
Estimated Annual Yield: 3.0%

This estimate is based on current rental trends in Pune, reflecting conservative expectations for residential properties.

--

#### 5. Final Recommendation

Given the budget and requirements, investing in the recommended localities is advisable. Focus on areas with strong metro connectivity and high tenant demand to ensure stable returns. Consider the potential for property appreciation and rental yields when making a decision.

**Next Steps:**

Conduct property viewings in the shortlisted localities.  
Evaluate specific properties based on condition, amenities, and potential for rental income.  
Engage with local real estate agents for updated listings and market insights.

--

This report aims to provide a comprehensive overview for making informed investment decisions in Pune's real estate market.