

# Choose your Investment Wisely ! It may be an "One Time" Investment in your "Life Time"

Usage - 1.Self Occupation    2.Investment for Rental Income    3. Investment for Future Construction or Resale

Choice  
is Yours

A Sample Calculation for Purchase of 1000 Sqft Flat or Individual House or Vaccant Plot

Asset Type	1	2	3	4	
	Flat	Individual / Duplex House / Villa	Own Construction	Vacant Plot	
Built Up Area in Sqft	1000	1000	1000	0	
Land Area in Sqft	480	1000	1000	1000	
Common Area in Sqft	150	0	0	0	
Carpet Area in Sqft	850	1000	1000	0	
Land Cost @ Rs.3000/- per Sqft	1500000	3000000	3000000	3000000	
Construction Cost @ Rs.1800 to 2000/- per Sqft	1800000	2000000	2000000	0	
Builder's Labour & Margin on Investment (Approximate)	700000	1000000	0	0	
<b>Total Cost</b>	<b>4000000</b>	<b>6000000</b>	<b>5000000</b>	<b>3000000</b>	
Average Rental Income for 10 Years @ Rs.12500/- rent Per month (Less 30% Maintenance Cost)	1060000	1060000	1060000	0	
10 Years Building Depreciation value @ 35% on Construction Cost	630000	700000	700000	0	
Value of the Building after Depreciation in 10 years	1170000	1300000	1300000	0	
Approximate Land Appreciation @ 100% in 10 Years	3000000	6000000	6000000	6000000	
Approximate Net Asset Value at the end of 10th Year	4170000	7300000	7300000	6000000	
Net Profit / Loss in Rs. at the end of 10th Year	1230000	2360000	3360000	3000000	
<b>Net Profit in % at the end of 10th Year</b>	<b>31%</b>	<b>39%</b>	<b>67%</b>	<b>100%</b>	
Property Location	City / Suburb	Suburb / Outskirts			
Amenities	Nearby	Nearby / Within 1 KM			
Living & Dependency	Community Living Always Dependent	Peaceful Living & No Dependency			
Quality of Construction	Builder's Choice		Our Choice		
Further Development / Modification / Repairs	Lack of Flexibility	Any time at our Convenience			
Re-Sale / Disposal after 10 Years	Limited (On Demand)	Possible		Easy	
Suits a Buyer Dreaming for	Own Flat within City limits at Affordable Budget	Own House @ Suburb / Outskirts for Self Occupation or Rental Option		Own Plot for Investment / Construction	
Price TAG	Economical	Expensive	Value for Money	Affordable	
Approximate Cost Range in Decent Areas	28 to 50 Lakhs	50 to 80 Lakhs	40 to 70 Lakhs	28 to 40 Lakhs	