

# Investment Opportunity Fractional & Lockable

Kokapet Junction,  
Ranga Reddy, Hyd.

# INVESTMENT OVERVIEW

- A Great Value Buy in Kokapet
- Located In the Heart of Downtown Kokapet
- Suitable For A Range Of Tenants
- Opportunity for Long Term Leasing
- Unparalleled Accessibility to Major IT Hubs & Airport

# PROJECT OVERVIEW





# KOKAPET COMMERCIAL

**"Downtown Kokapet"**

A **4.5 lakh sq ft mixed use building**, consisting of retail and office spaces, located at the crossroads of **Narsingi-Gandipet-Kokapet Junction**.

- **4.5 Lakh Sq Ft Mixed Use Commercial**
- **1.5 Lakh Sq Ft of Retail**
- **3.0 Lakh Sq Ft of Commercial Office Space:**

# TOWER DESCRIPTION

## 21 levels

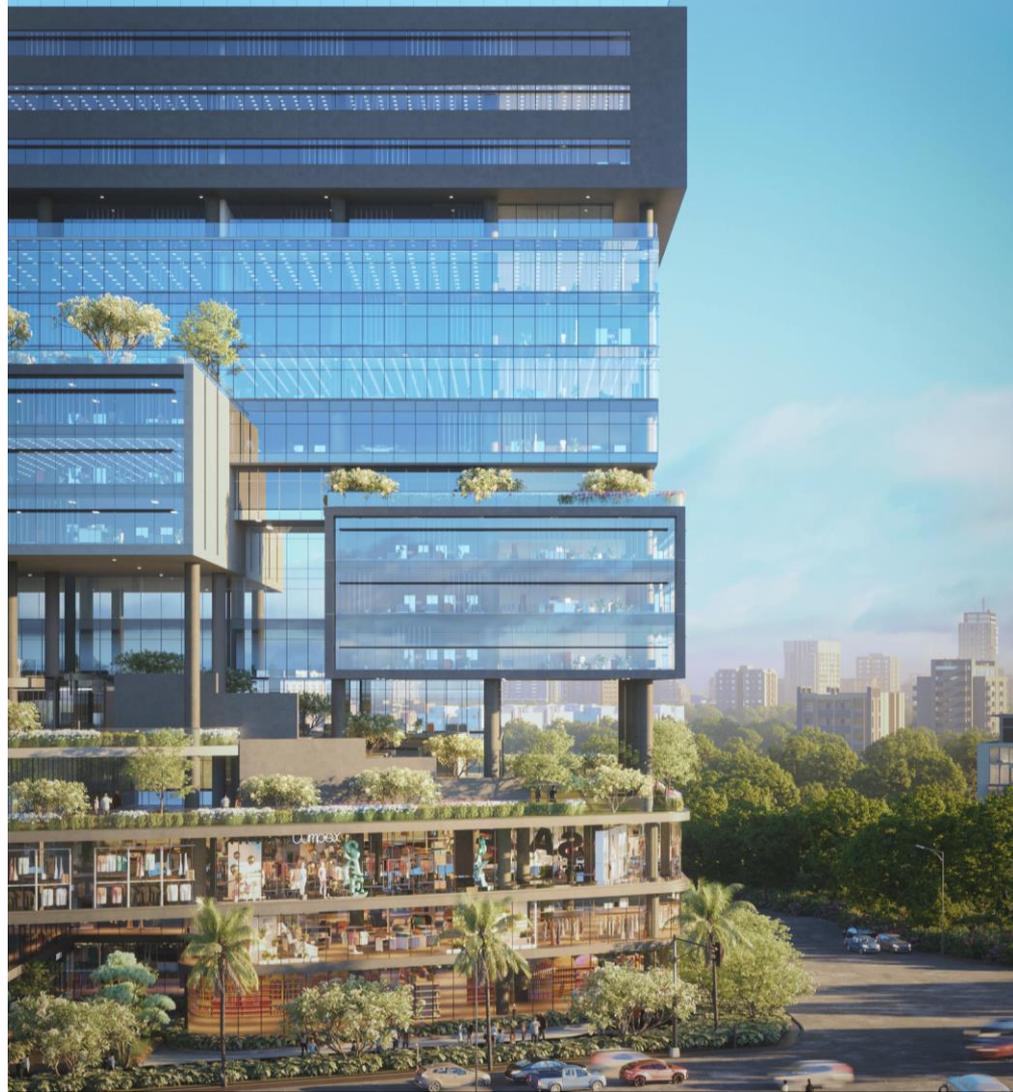
Ground floor + 16 floors  
and 4 basements

## 4.5 lakh sq ft

Mixed use building  
consisting of Retail and  
Office Spaces.

## Kokapet JCT

The building is located at the  
Kokapet Main Junction.



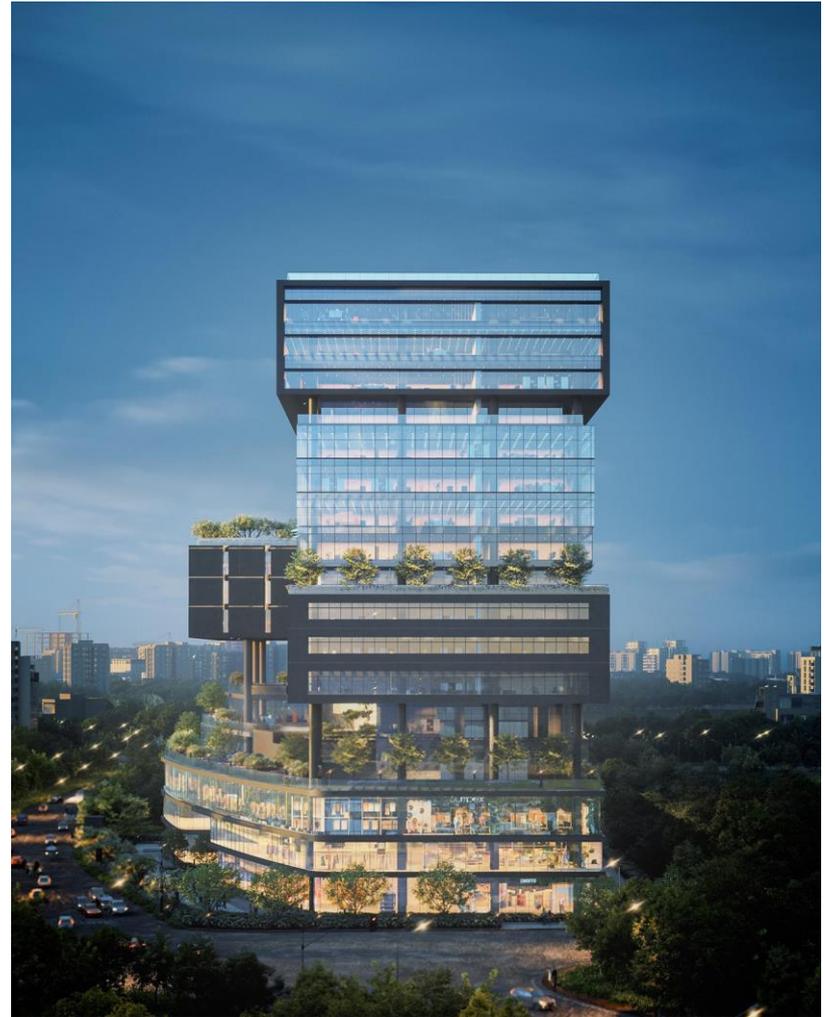
# PROJECT AMENITIES

**9** passenger lifts

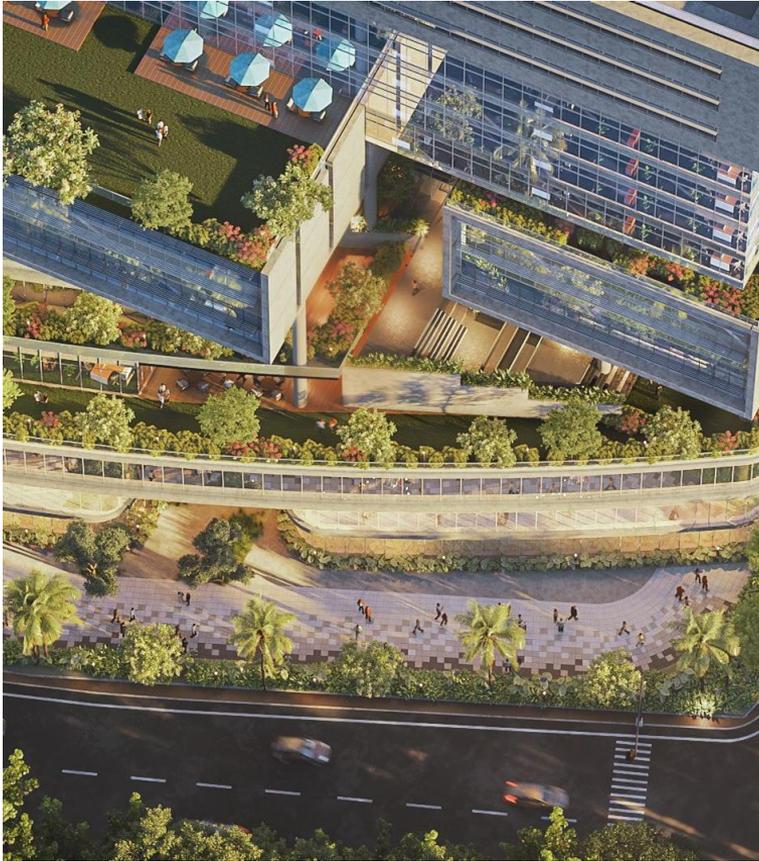
**3** staircases

**4** basements

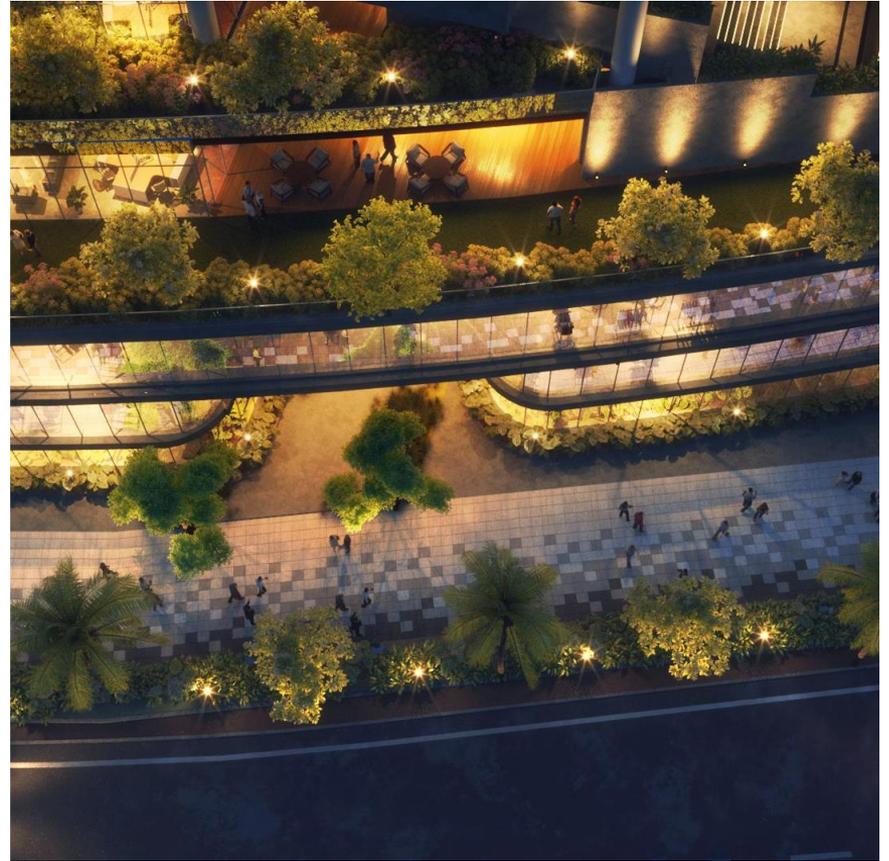
**2** service lifts







Behold A Magical Mixed Use.



A Glimpse into Beauty.

# PROJECT CONSULTANTS

**We partner with the best.**

## MA ASSOCIATES

We are a multidisciplinary architectural design practice founded in 1993 in Jaipur by Architect Sharad & Sangeeta Maithel.

Over 26 years we have been proven reliable, resourceful, judiciously completed over 150 projects. Quality spatial design has helped our organization build a strong clientele and teams of leading associates in all allied fields of design and engineering.

<https://maarchitects.in>

## DESIGN TREE

DesignTree Service Consultants Pvt Ltd is a Multi - Disciplinary Engineering Consultancy company founded in March, 2008 by dynamic and innovative professionals to bridge the gap between ever changing needs of construction industry and current consultancy services available.

<https://www.designtreeconsultants.com>

# FINANCIAL OVERVIEW

# PAYMENT STRUCTURE

## Fractional

- Investment: Up-Front Payment Plan
- Investment: Tranchewise Payment Plan

## Lockable

- Investment: Up-Front Payment Plan
- Investment: Tranchewise Payment Plan

# INVESTMENT TERMS

## Upfront Payment

### Fractional

Purchase Price:	INR per Sq.Ft
Base Price	8,000
Min Rental Value for Fractional Units	60-65
Min ROI for Fractional Units	9%
Stamp Duty @ 7.6%	
Min Fractional Value:	80,00,000

### Lockable

Purchase Price:	INR per Sq.Ft
Base Price	8,000
Stamp Duty @ 7.6%	
Min Lockable Value:	1,60,00,000

*\*The above figures are for representation purpose only and will vary with actuals*

# INVESTMENT TERMS

## Tranchewise Payment

### Fractional

Purchase Price:	INR per Sq.Ft
Base Price	10,500
Min Rental Value for Fractional Units	60-65
Min ROI for Fractional Units	7.5%
Stamp Duty @ 7.6%	
Min Fractional Value:	1,05,00,000

### Lockable

Purchase Price:	INR per Sq.Ft
Base Price	10,500
Stamp Duty @ 7.6%	
Min Lockable Value:	2,10,00,000

*\*The above figures are for representation purpose only and will vary with actuals*

# Tranchewise Payment Structure

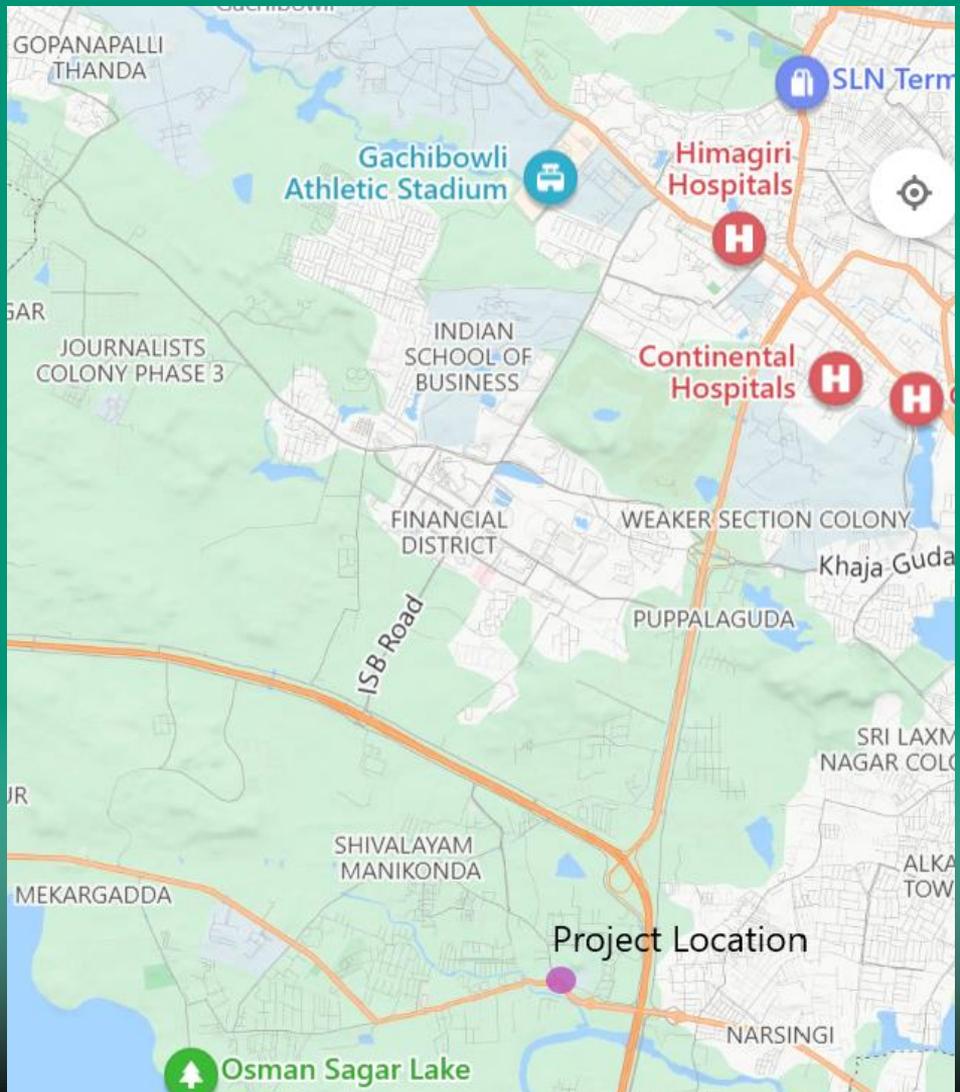
1. 40% on entering into an in-principal agreement and AoS in the proposed development.
2. 15% on completion of 4<sup>th</sup> Floor Slab work.
3. 15% on completion of 8<sup>th</sup> Floor Slab work
4. 10% on completion of 12<sup>th</sup> Floor Slab work
5. 10% on completion of Skeleton Structure of the project up to terrace floor.
6. 10% on completion of all Civil works and start of Interior furnishing works.

# LOCATION/ HYDERABAD OVERVIEW



NARSINGI-GANDIPET-KOKAPET JN

NARSINGI-GANDIPET-KOKAPET JN



LOCATION MAP

# LOCATION HIGHLIGHTS

5 minutes to **GACHIBOWLI**

Right next to **FINANCIAL DISTRICT**

Connectivity to **ORR**

20 minutes to **Airport**

Right next to **Neopolis SEZ**

Connectivity to **Metro**



**THANK YOU**