

CODENAME

EMI

EVERY MONTH INCOME

PRE-LEASED V/S TRADITIONAL

A Smarter Investment Choice

PRE-LEASED PROPERTY	TRADITIONAL INVESTMENT PROPERTY
Generates assured rental income from Day 1*	Income starts only after leasing leading to delay in cash-flow
Tenant already secured before purchase	No tenant at purchase - Buyer must find and finalise on their own
Offers predictable returns and lower investment risk	Uncertain returns depending on vacancy period and market demand
Assured monthly cash-flow ensures financial stability	Irregular cash-flow until the property is leased
Maintenance handled by operator, ensuring hassle-free ownership	Maintenance responsibility lies with the owner, requiring active involvement
Ideal for investors seeking steady rental yield + capital appreciation	Ideal for investors seeking only capital appreciation until rented

WHY CODENAME EMI STUDIO APARTMENTS ARE A SMART INVESTMENT CHOICE?



Predictable
Performance



Anchored by
Pune's Economic
Strength



Sustained
Market Demand



Risk Mitigated
Investment

WHY INVEST IN WEST PUNE'S NEXT HOTSPOT?



Prime Location
& Seamless
Connectivity



Hub for Leading
Brands &
Businesses



Serene, Green
& Balanced
Surroundings



Robust
Infrastructure
Pipeline



Thriving
Community &
Modern Living



Business
& Education
Hubs Nearby

Pre-Launch **BENEFITS**

Benefit 1:

181 Sq. Ft. Studio Apartments

Launch prices - ₹ **32L** Onwards

Pre-launch prices - ₹ **30.99L**

Valid only for Token Holders

Benefit 2:

Down Payment

Rent will start immediately upon **90%** down payment.

Disclaimer - Upon receiving 90% payment and registration of the unit, the monthly rent will commence from the following month.

Monthly Rental at

Rs. 14,000 Onwards

Starting from January 2028

*Leasing Stamp Duty & Registration (50:50) will be applicable at actuals
*Corpus Fund & Legal Fee will be additional

Total Rent in 10 Years
20,05,644 + Capital Appreciation

INVESTMENT OPTIONS

Particulars	Non-Refundable Token	Refundable Token
Token Amount	50k	50k
Pricing	30.99L	32L
Discount	Guaranteed	Will be Revealed on Launch Date
Preference of Inventory	Yes	No
Allocation of Unit	Guaranteed	Depends on the availability

LEASING TERMS



Leased to
Ivy League House



Rent Escalation
15% every 3 years



Fully
Furnished



Refundable security deposit
3 month's rent (interest-free)



Lock-in **5 years**
Leasing Term **10 years**



Rent Start Date
Jan 2028