CODENAME

ROI

RESIDENCE OF INCOME

Coming Soon at Bhugaon



WHY INVEST IN PRE-LEASED APARTMENTS?

INVESTMENT IN CODENAME ROI APARTMENTS	INVESTMENT IN STANDARD APARTMENTS
Guaranteed rental income	No income until you find a tenant
Zero risk with secure long-term lease	High vacancy risk, uncertain returns
Hassle-free – tenant/brand manages upkeep	Owner bears full responsibility for tenants & maintenance
Steady Property appreciation due to prime location	Growth slows if property stays vacant
Fully furnished apartment	Additional investment on furniture and fixtures
Fixed rental for 15 Years with escalations	Hassle of finding tenant every year

CODENAME ROI APARTMENTS = STABILITY + ASSURED GROWTH
STANDARD APARTMENTS = EFFORT + UNCERTAINTY

WHY CODENAME ROI APARTMENTS ARE A SMART INVESTMENT CHOICE

- Predictable Returns
- Backed by Pune's Economy
- High Demand Market
- Secure & Lucrative Investment

WHY INVEST IN WEST PUNE'S NEXT HOTSPOT?

- Strategic Location & Connectivity
- Attracting Big Brands
- Peaceful & Green Environment
- Growing Infrastructure & Amenities
- Community & Lifestyle

2 BHK

Carpet Area	735 (Sq.Ft.)	679 (Sq.Ft.)	650 (Sq.Ft.)
Total Rent in 15 Years	80.10 Lakhs + Capital Appreciation	73.97 Lakhs + Capital Appreciation	70.81 Lakhs + Capital Appreciation
Total Returns	117%*		
Average ROI in 15 Years	7.80%*		

Predicted figures are approximate values

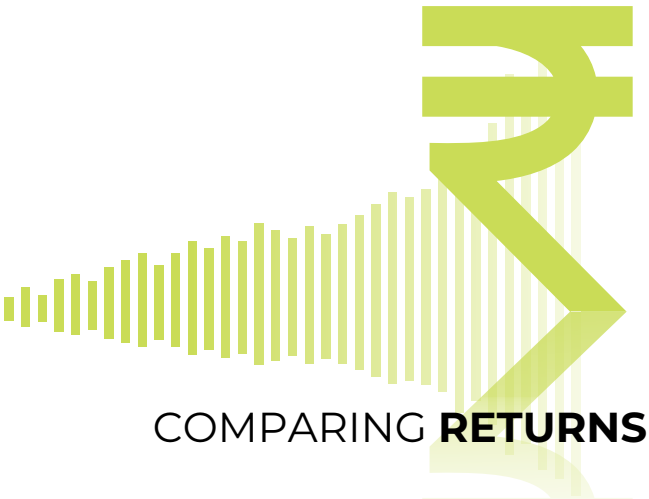
*Leasing Stamp Duty & Registration (50:50) will be applicable at actuals
*Corpus Fund & Legal Fee will be additional

1 BHK

Carpet Area	505 (Sq.Ft.)	469 (Sq.Ft.)
Total Rent in 15 Years	55 Lakhs + Capital Appreciation	51.09 Lakhs + Capital Appreciation
Total Returns	113%*	
Average ROI in 15 Years	7.50%*	

Predicted figures are approximate values

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



SMART **INVESTMENT** *LENS*

COMPARING **RETURNS** OVER 15 YEARS

Return on **Investment (ROI%)**	Standard 2 BHK | **39%***	Codename ROI 2 BHK | **117%***
Average **Annual Rental Yield (%)**	Standard 2 BHK | **3%***	Codename ROI 2 BHK | **8%***

Predicted figures are approximate values

Utsav Life is a senior living brand dedicated to creating safe, supportive, and vibrant communities for the elderly.

With flexible rental models and comprehensive care services, Utsav focuses on enhancing both the emotional and physical wellbeing of its residents

UTSAV OFFERS WORLD-CLASS FACILITIES FOR



Independent senior living



Geriatric and nursing care



Assisted living



Routine medical & lifestyle support

The founders of Utsav Life are driven by a deep, personal passion for senior care, shaped by their upbringing and life experiences. Their vision is simple yet powerful: to make senior living in India reliable, dignified, and fulfilling.

LEASING TERMS

- Leased to **Utsav Care**
- Leasing Term **15 years**
- RentEscalation **15% every 3 years**
- Refundable security deposit **2 months' rent** (interest-free)
- Rent-Free Period **4 months** (Post Possession)
- Agreement Type **L&L / Deed**
- Capex Investment by **Utsav Care**

MONT VERT LUXURY HOMES | Powered By SQFT DELIVERING EXCELLENCE | Operated By UTSAV Assisted Living . Elderly Care

A Project by Tranquill LLP Pvt. Ltd.

Site Address

Belview, S No. 104/5, 10/1/2 Bhugaon
at Bhugaon, Mulshi, Pune, 411023.

MahaRERA No.:
P52100081035
https://maharera.mahaonline.gov.in

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