



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.





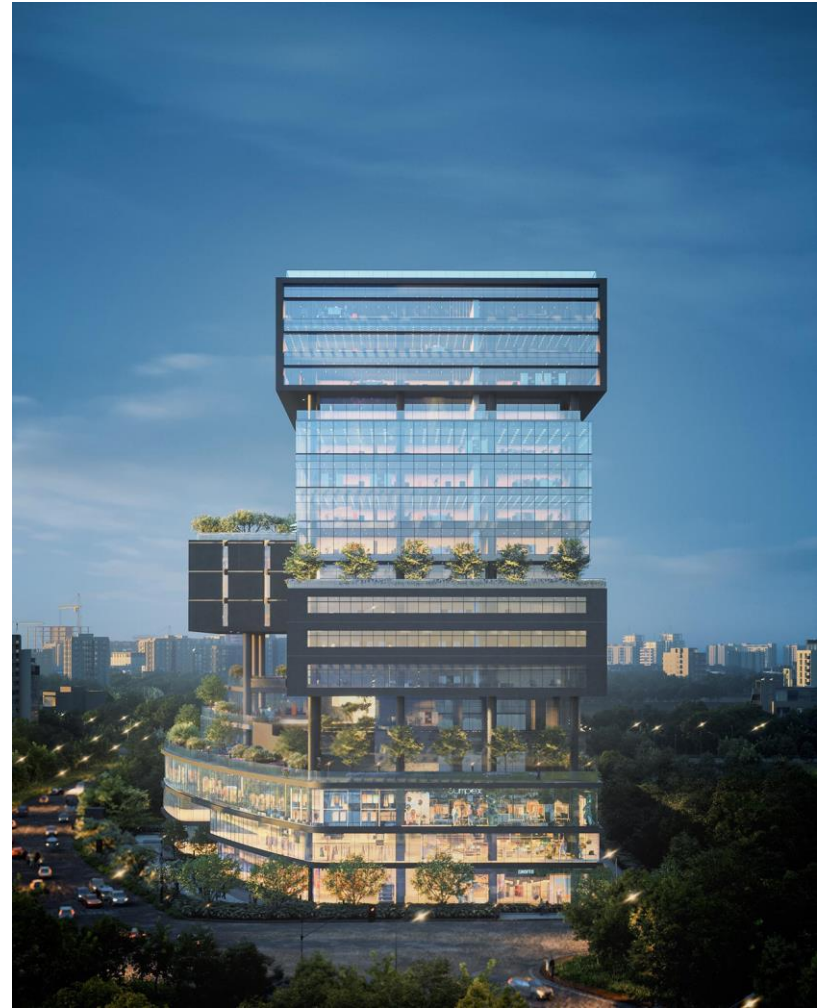
PROJECT AMENITIES

9 passenger lifts

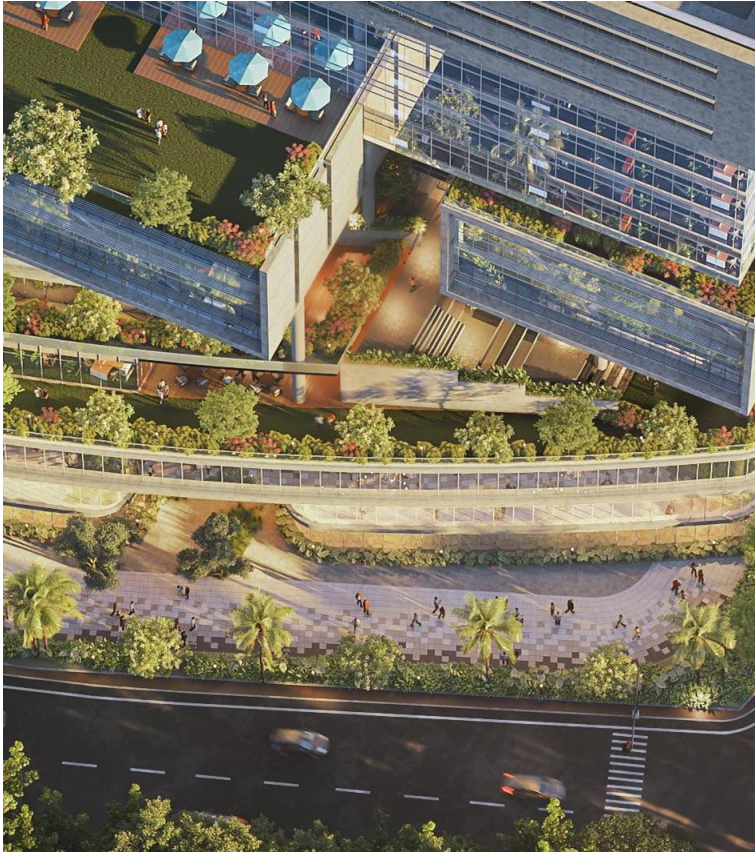
3 staircases

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	8,500
Min Rental Value for Fractional Units	60-65
Min ROI for Fractional Units	9%
Stamp Duty @ 7.6%	
Min Fractional Value:	85,00,000

Lockable

Purchase Price:	INR per Sq.Ft
Base Price	8,500
Stamp Duty @ 7.6%	
Min Lockable Value:	1,70,00,000

**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

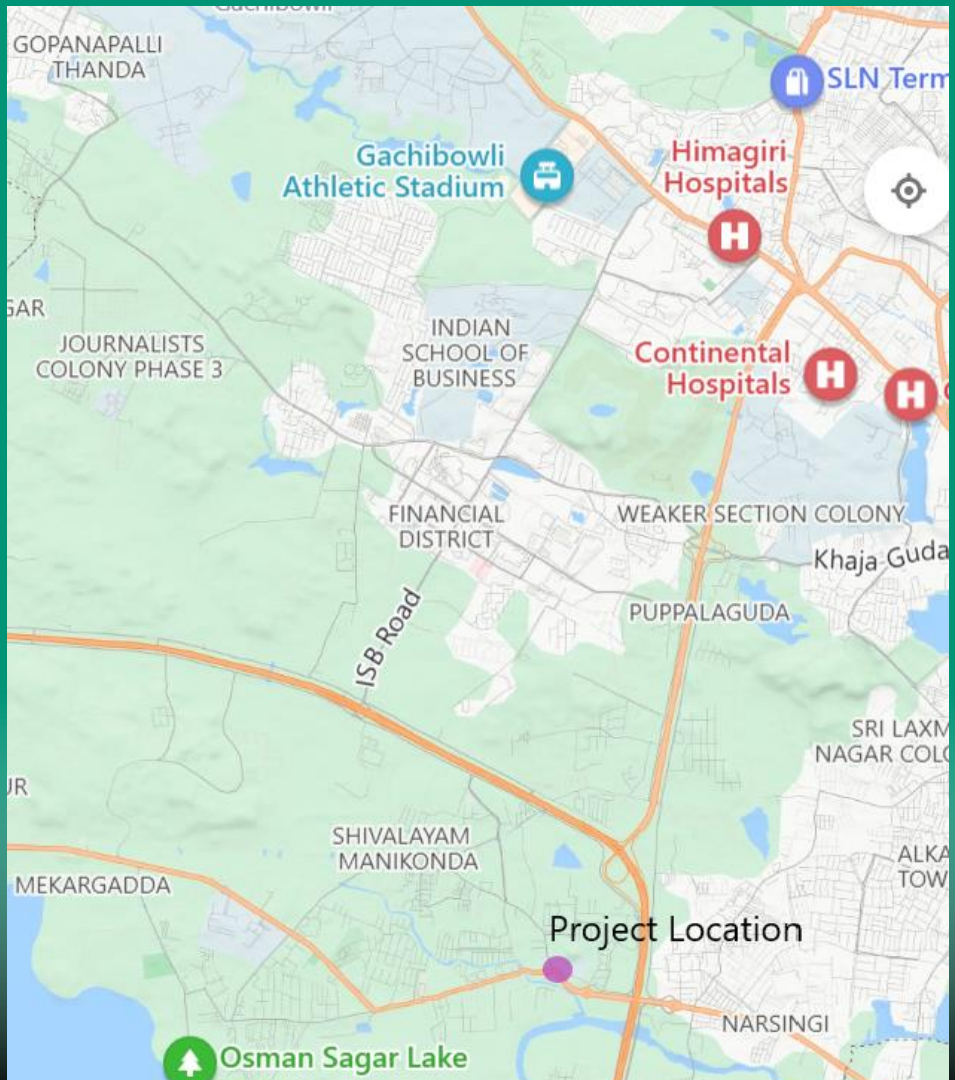
1. 40% on entering into an in-principal agreement and AoS in the proposed development.
2. 15% on completion of 4th Floor Slab work.
3. 15% on completion of 8th Floor Slab work
4. 10% on completion of 12th Floor Slab work
5. 10% on completion of Skeleton Structure of the project up to terrace floor.
6.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

LOCATION/ HYDERABAD OVERVIEW



NARSINGI-GANDIPET-KOKAPET JN

NARSINGI-GANDIPET-KOKAPET JN



GOPANAPALLI
THANDA

Gachibowli
Athletic Stadium

SLN Term

Himagiri
Hospitals

JOURNALISTS
COLONY PHASE 3

INDIAN
SCHOOL OF
BUSINESS

Continental
Hospitals

FINANCIAL
DISTRICT

WEAKER SECTION COLONY

Khaja-Guda

ISB Road

PUPPALAGUDA

SRI LAXM
NAGAR COL

JR

SHIVALAYAM
MANIKONDA

ALKA
TOW

MEKARGADDA

Project Location

NARSINGI

Osman Sagar Lake

LOCATION MAP

LOCATION HIGHLIGHTS

5 minutes to **GACHIBOWLI**

20 minutes to **Airport**

Right next to **FINANCIAL DISTRICT**

Right next to **Neopolis SEZ**

Connectivity to **ORR**

Connectivity to **Metro**





**ENDURING
RELATIONSHIPS**

Get in touch

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<https://www.Codegenicsinfra.com>

THANK YOU