



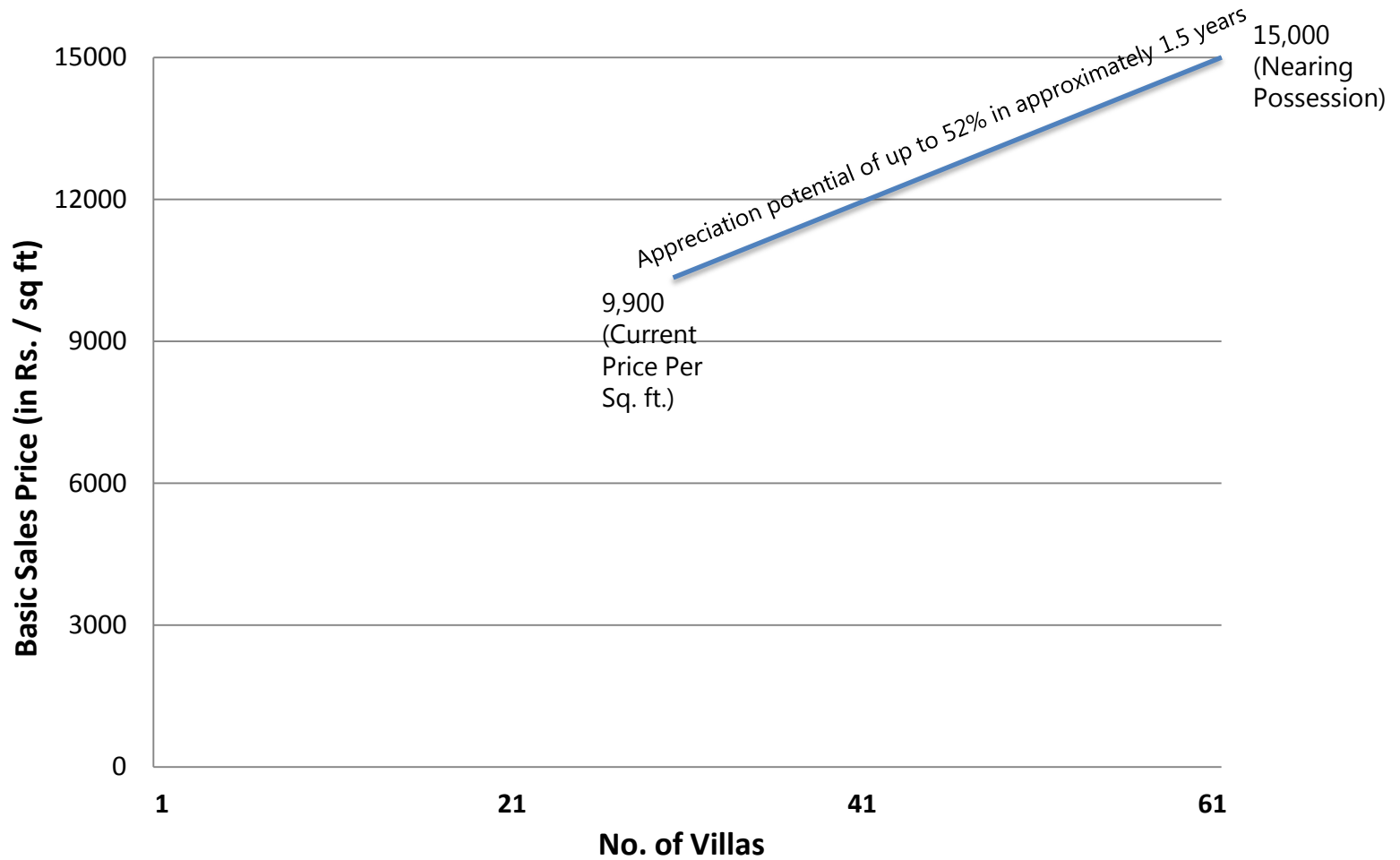
# Raffles Park

## Villas at Whitefield, Bangalore

## Present Status - Raffles Park

- Sales Pavilion ready at site for customer experience
- Project at preview stage with special offer price of Rs.9,900 per sq ft as against the neighboring under construction projects priced at Rs.12000-Rs.14,000 per sq ft and ready to move in projects at Rs.16,000 to Rs.25,000 per sq ft range.
- First 38 units sold
- Construction begun from 2<sup>nd</sup> week of February 2014
- Project completion in June 2016

# Appreciation Potential



Raffles Park's exit price (*conservative estimate of price nearing possession*) vis-à-vis avg. price for ready to move in projects in Whitefield as on date



# Return on Investment on 25% Down Payment Scheme\*

- Considering a moderate approach, Villa at Raffles Park can be sold at Rs.15,000 per sq ft on possession (*after 1.5 years*)

<b>Investment</b>	
Villa Area (in sq ft)	6,260
Base Rate / sq ft (in Rs.)	9,900
Value (in Rs.)	6,19,74,000
<b>Approx Down payment Value (In Rs.)</b>	<b>1,55,00,000</b>
Projected Rate Per Sq. ft. after 2 years (In Rs.)	15,000
Appreciation over purchase price Per Sq ft (in Rs.)	5,100
<b>Appreciation in Value (In Rs.)</b>	<b>3,19,26,000</b>
<b>Return on Investment (%) pre tax</b>	<b>205%</b>
<b>Return on Investment (%) post tax (tax @33% considered)</b>	<b>137%</b>

\*Subvention Scheme

# Competition Overview Under Construction Projects

\*Price – INR / Sq.ft Area - in Sq.ft

Chaitanya Rakuen	
Avg. Villa Size	7,000
Current Price (Pre Launch)	11,000

## Divyashree 77 Degree East

Avg. Villa Size	5,597
Current Price	14,000

## Chaitanya Sharan

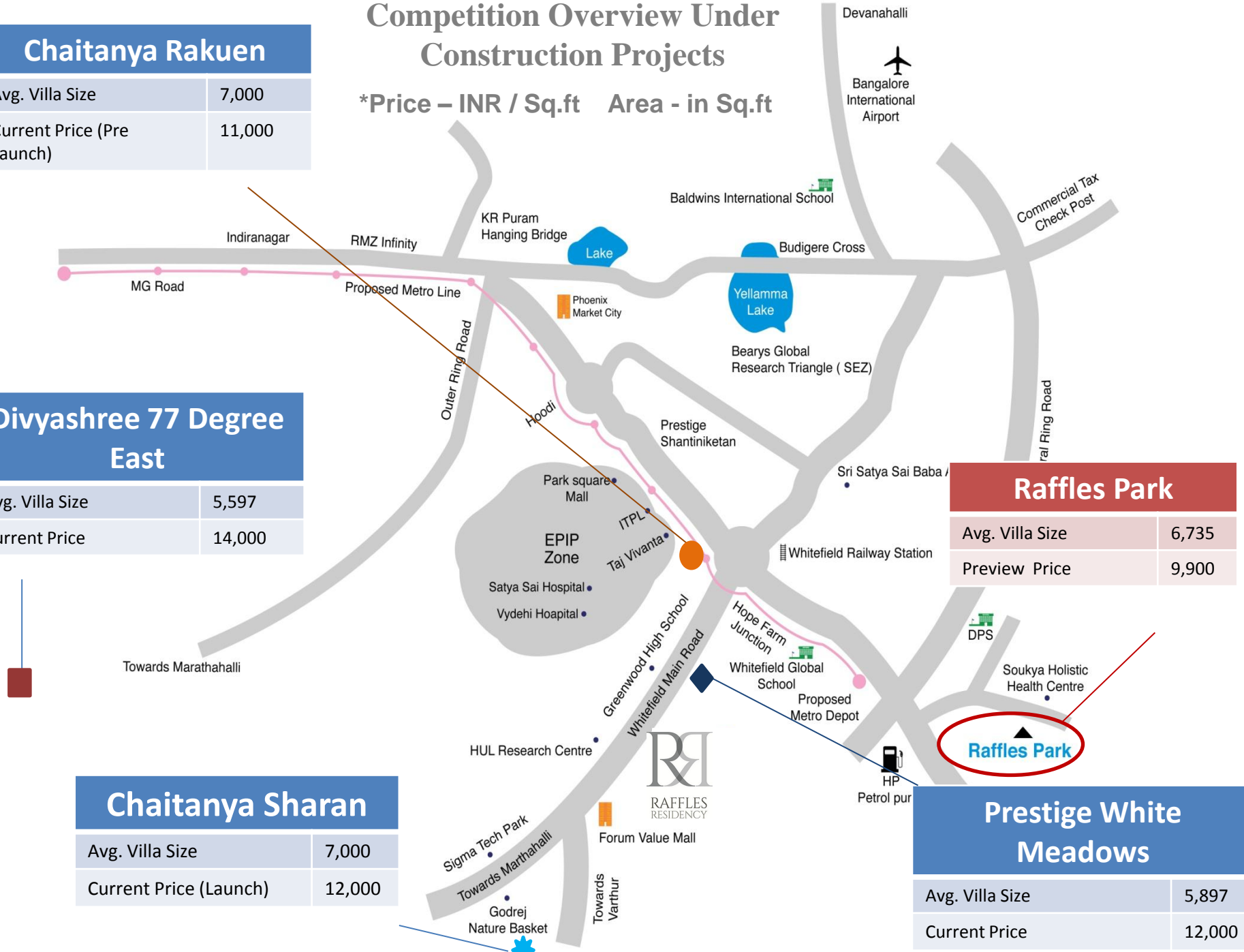
Avg. Villa Size	7,000
Current Price (Launch)	12,000

## Raffles Park

Avg. Villa Size	6,735
Preview Price	9,900

## Prestige White Meadows

Avg. Villa Size	5,897
Current Price	12,000



# Current Market Sale Price – Ready to move in Projects



## **Villas at Adarsh Palm Meadows – Rs. 25,000+ per sq ft**

<http://www.commonfloor.com/listing/5bhk-villa-for-sale-in-whitefield-bangalore-at-adarsh-palm-meadows/551b9e60c0ba0>

## **Villas at Epsilon – Rs. 39,373 per sq ft**

<http://www.commonfloor.com/listing/5bhk-villa-for-sale-in-old-airport-road-bangalore-at-epsilon-villa-plot/55114f9e23469>

## **Villas at Windmills of Your Mind – Rs.17,763 per sq ft**

[http://property.trovit.co.in/index.php/cod.frame/url.http%253A%252F%252Fwww.propertywala.com%252FP721591009/id\\_ad.AK1o1jF31M1E/what\\_d.windmills%20your%20mind/type.1/origin.2/section.1/section\\_type.1/pop.1](http://property.trovit.co.in/index.php/cod.frame/url.http%253A%252F%252Fwww.propertywala.com%252FP721591009/id_ad.AK1o1jF31M1E/what_d.windmills%20your%20mind/type.1/origin.2/section.1/section_type.1/pop.1)

## **Villas at Prestige Ozone – Rs.16,571 per sq ft**

<http://www.commonfloor.com/listing/4bhk-villa-for-sale-in-whitefield-bangalore-at-prestige-ozone/55111612af278>

# Rental Yield Overview

## Estimates

TE Windmills of mind	
Villa size 4BHK	3800 sq.ft
Current Market Value INR	60 mn
Rental value per month INR	0.27 mn
Yield pa	5.4%

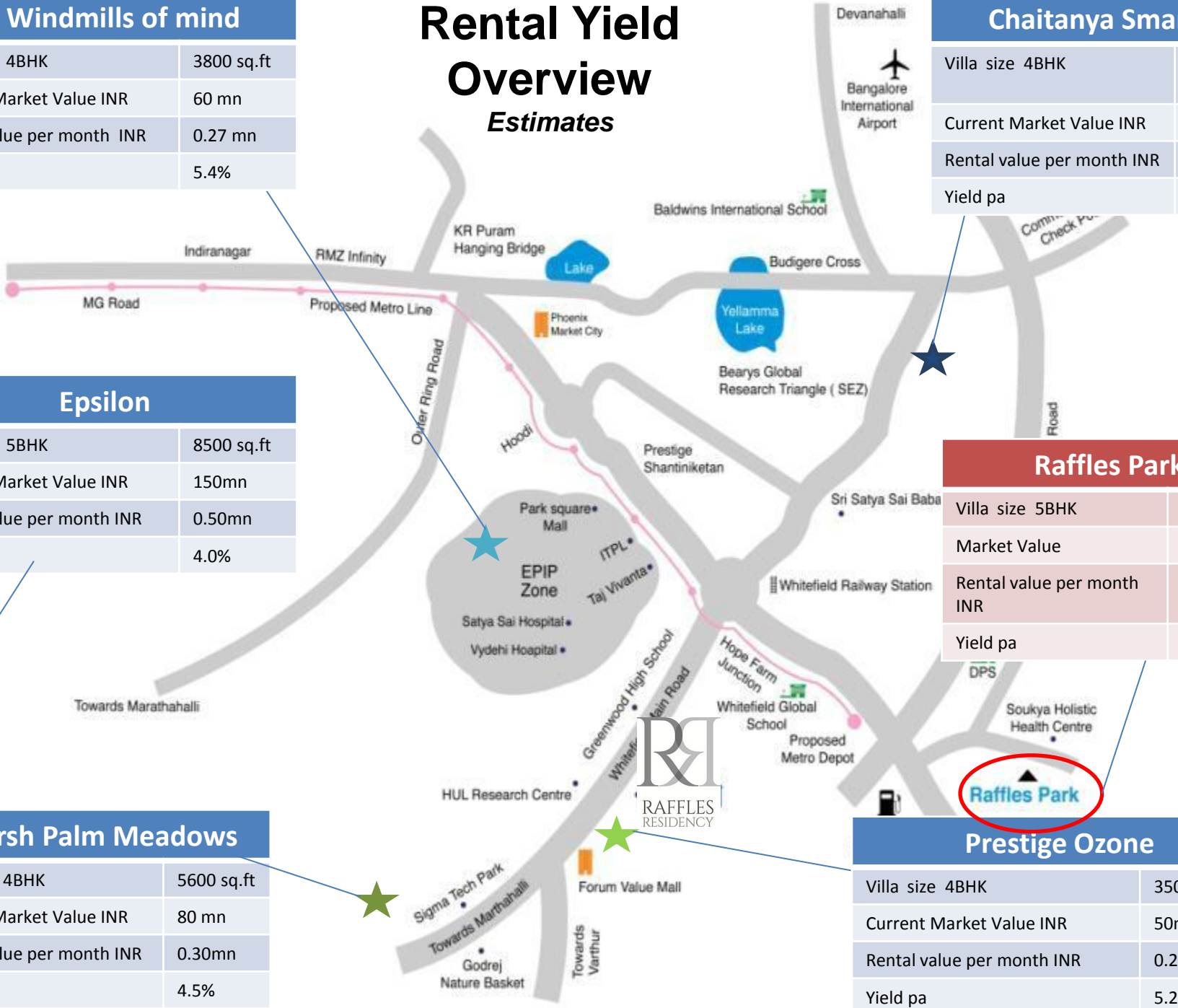
Chaitanya Smaran	
Villa size 4BHK	4218 sq.ft
Current Market Value INR	50 mn
Rental value per month INR	0.2 mn
Yield pa	4.8%

Epsilon	
Villa size 5BHK	8500 sq.ft
Current Market Value INR	150mn
Rental value per month INR	0.50mn
Yield pa	4.0%

Raffles Park	
Villa size 5BHK	6194 sq.ft
Market Value	65 mn
Rental value per month INR	0.35mn
Yield pa	6%

Adarsh Palm Meadows	
Villa Size 4BHK	5600 sq.ft
Current Market Value INR	80 mn
Rental value per month INR	0.30mn
Yield pa	4.5%

Prestige Ozone	
Villa size 4BHK	3500 sq.ft
Current Market Value INR	50mn
Rental value per month INR	0.22mn
Yield pa	5.2 %





# Current Market Rental Returns

4BHK Villa of 8,000 sq. ft. in **EPSILON** for rent for **Rs. 4.5 Lakhs per month**

[https://www.thegooddeal.in/ad/old-airport-road-epsilon-4-bhk-fully-furnished-posh-villa-for-rent-of-8000-sft-bangalore\\_6071868](https://www.thegooddeal.in/ad/old-airport-road-epsilon-4-bhk-fully-furnished-posh-villa-for-rent-of-8000-sft-bangalore_6071868)

4.5 BHK Villa of 5000 sq. ft. for rent in **Adarsh Palm Meadows** for **3.3 Lakhs per month**

<http://www.commonfloor.com/listing/4.5bhk-villa-for-rent-in-whitefield-bangalore-at-adarsh-palm-meadows/541986ae562b0>

3BHK 3756 sq. ft Villa at **Windmills of Your Mind** for **3 Lakhs per month**

<http://www.commonfloor.com/listing/3bhk-villa-for-rent-in-whitefield-bangalore-at-total-environment-windmills-of-your-mind/551130edf25c3>

3BHK Villa of 26400 sq. ft. for **2 Lakhs rental per month** in **Prestige Ozone**

<http://www.commonfloor.com/listing/3bhk-villa-for-rent-in-whitefield-bangalore-at-prestige-ozone/54fe831af0139>

# Opportunity for Investors

- Location – Bangalore has IT / ITeS workforce of 800,000, adding 100,000 every year. Whitefield has 43% share of it, potential location for good rental and resale values
- Return on Investment – Appreciation during the project period: 51%
- YoY average capital value appreciation post completion: 13% +\*
- Rental Yield of 6% as against average rental yield of 4 to 5% in Whitefield Villa projects
- **Investor Service Arrangements**
  - Resale & Rentals: Assistance to investors on Resale / Rental of property
  - Property Management: Extended Services through specialised agencies
  - Home Styling: Special Interior Design package from WTP, Singapore

\*Source: Vestian Global Report

## Disclaimer

*Raffles Residency does not guarantee the returns as the same are susceptible to extraneous factors of overall economic /political / social environment and force majeure circumstances.*



RAFFLES  
RESIDENCY

Thank You