

Let's find YOUR Home, Sweet Home...

Kalpana Realty

- Business Portfolio

Real Estate Story

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Real Estate is "Property consisting of land and the buildings on it; immovable property of this nature. the business of real estate; the profession of buying, selling, or renting land, buildings or housing."
It's one of the largest & hottest industry across globe.

Real Estate sector (comprising of construction, the buying, selling and leasing out of property estate and various other related real estate-related activities) is one of the major contributors to the Indian economy because of the volume of investment & revenue being generated from it.

The sector is divided into four sub-sectors:

- | | |
|------------------|---------------|
| ✓ Housing | ✓ Hospitality |
| ✓ Retail | ✓ Commercial |

Why to Invest in Real Estate

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- ✓ India has replaced US as the second most favored target for FDI amongst all the countries.
- ✓ Our country has attracted three times the foreign investment in the past years.
- ✓ FDI inflows in real estate in 2011-12 stood at Rs 2,750 crore (US\$ 492.50 million).
- ✓ 3 – 5 million houses would be needed by 2013 – a potential market of around INR 3 lacs crores.
- ✓ Urban population of India will be approximately 590m by 2030 (double from the 2001 census figure of 290m).
- ✓ There is a projected area requirement of almost 95 billion sq. ft. between 2010 and 2020 across the various real estate segments.
- ✓ The Indian real estate market size is expected to touch US\$ 180 – 200 billion by 2020.

Real Estate market in Gujarat

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Gujarat's a leading industrial state with state-of-the-art infrastructure, multilingual workforce & concentration of corporate and financial resources.

The State outshines its peers in offering uninterrupted power supply, state-wide gas grid, rich gas reserves, extensive road and rail network and airports that make it conducive for all types of investments to thrive.

Gujarat is one of the “Urbanized States” in India with urban development for this year is more than INR 25 billion.

Vadodara city is on the major rail and road arteries joining Mumbai with Delhi and Mumbai with Ahmedabad. Vadodara is known as a Gateway to the Golden Quadrilateral.

Today it's one of the most important centers for textile, chemical and oil & gas industries.

Real Estate market in Gujarat

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With the number of high-net-worth investors (HNWIs) is growing in Gujarat and the huge community of wealthy non-resident Indians living overseas – keen in investing back home – Gujarat Realty markets is indeed witnessing an upsurge in the business of lands and properties.

It hold a significant level of promise for potential buyers & investors.

Because of this trend, there is growth in commercial, retail & specially residential sectors in **Vadodara**. Owning a property in Vadodara is one of the greatest assets and a profitable investments, especially with the huge demand for affordable housing from middle-income families.

There are very less chances of a loss as the real estate growth graph is escalating day by day.

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Kalpana Realty is one of the Leading Real Estate Consultancy Firm in Vadodara. We Provide Specialized Services in both Real Estate Consultancy and Transaction – for Investors, Developers, Corporates & End Users.

Working with the best & reliable developers in Vadodara, allows us to offer our customers with the most exceptional and luxurious projects.

A unique combination of City's knowledge & Industry's experience gives clients access to real estate expertise of the higher caliber. We provide all the information relevant to the Real Estate marketplace in Vadodara.

Our informative website, www.kalpanarealty.com, can be the quick guide to gather all relevant information, on any of the planned property investments in Vadodara.

Let's find YOUR Home, Sweet Home...

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We provide a thorough overview of existing, on-going & upcoming commercial & residential properties in Vadodara, along with the minute details about the amenities, locality, zoning, nearby schools & commercial area, property's future's prospect & other important aspects that also have a big impact on quality living.

We never miss to provide the objective information about each property.

As a real estate service firm with a focus exclusively on customer's requirement, we help them in taking well informed decision specific to their needs & budget.

Our consultants negotiate to the best possible level & provide clear titles with perfect documentation. We assist our clients right from selection of properties to final acquisition.

Our Services

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As a Realtor, our main objective is to deliver best service that is Accurate, Honest, Professional and Efficient.

We provide investors, corporates, developers and buyer with a comprehensive range of integrated real estate services.

Our End-to-End real estate services & solution includes:

- ✓ Real Estate Consultancy
- ✓ Property Search & Analysis
- ✓ Investment Solution & Services
- ✓ Customer Search & Analysis
- ✓ Advisory to Developers
- ✓ Property Transaction & Documentation
- ✓ Residential & Commercial Leasing
- ✓ Mortgage Distribution

Corporate Services

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With real estate being one of the top three costs in a company, having the right partner is critical in finding operational efficiencies.

Our customized corporate real estate services are:

- ✓ Office Space
- ✓ Residential Properties
 - ✓ Guest House
 - ✓ Serviced Apartments

Apart from property search, we provide assistance in all sort of documentation, like:

- ✓ Lease Agreement
- ✓ Sale Deed

We don't believe in verbal communication; whatever we commit, it'll be properly documented.

End-user Services

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On an average, properties price increase by 1 – 2.5 % in a month, which you won't notice, but makes large difference over period of time.

We don't sell, we educate our clients – what to buy, when to buy & from where to buy.

'how to buy' is something you don't worry about. We know how to do it.

Our broad portfolio of end users real estate services are:

- ✓ Real Estate Consultancy
- ✓ Property Search & Analysis
- ✓ Property Transaction & Documentation
- ✓ Customer Search & Analysis
- ✓ 3rd party services like Home Loan, Insurance etc.

Why you should have your own house

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- ✓ **APPRECIATION.** Real estate has long-term, stable growth in value.
- ✓ **EQUITY.** Mortgage payments let you build equity ownership interest in your home.
- ✓ **SAVINGS.** Money paid for rent is money that you'll never see again.
- ✓ **TAX BENEFITS.** Any interest paid on the money for the property is allowed as a deduction.
- ✓ **PREDICTABILITY.** Unlike rent, your fixed-mortgage payments don't rise over the.
- ✓ **STABILITY.** This neighborhood is now yours

Tips for 1st Time Home Buyer

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- ✓ **Will the property provide the environment I want for a home or investment?**
- ✓ **Will the property have resale value when I am ready to sell?**
- ✓ Know how you are going to be benefited.
- ✓ Get your credit in order, & get preapproval.
- ✓ Ideally, you should have 25 to 30 percent of the purchase price saved as a down payment.
- ✓ Don't forget other charge like Registry plus stamp duty & service tax.
- ✓ No house is ever perfect. Accept it & be realistic with your expectations.
- ✓ Remember, its always right time to buy a house.
- ✓ Don't hesitate in decision making, you risk of price increase or even losing it.
- ✓ Don't ask for too many opinion

Why Kalpana Realty

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Buying Real Estate is a high value decision. Most people buy home only once or twice in their life time, so what difference we'll make in your Buying / Selling decision & why you should consult us when making such a big decision:

- ✓ One stop shop for all your real estate needs.
- ✓ Assistance in 3rd party services like Property Documentation, Home loan, Home Insurance etc.
- ✓ If you don't know SBA, BA, CA, Disclosure form or Sale deed of a house, you know you need us.
- ✓ Financial Negotiation is one thing; date of possession, house design, inclusion or exclusion of furnishings, or equipment etc. are equally important. We never miss anything.
- ✓ We have sold more than 3 lacs Sq.ft. of residential and commercial space (incl. plots).

Customer's Feedback

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"you have done well in Air Force and I have no doubts that you will do extremely well here also..."

Gp. Capt. DK Vyas (Indian Air Force)

"while dealing in real estate market very rarely you come across a person like Mr Pavan Mishra..."

Sudhir Sethi (Asth. VP - HR, INOX India Ltd.)

"he provided me meticulous guidance about investment in properties. I have gained good returns by making few investments..."

Tushar Pathak (CA & Director – Petknolink)

"his transparency and honesty is highly appreciable, it's something that other realtors doesn't carry..."

B N Patel (Owner, Multitech Cool Zone)

"It's a myth in people's mind that if you go directly to a builder then you will get better discounts and better deal, this particular false feeling in the people is broken when you come to Kalpana Realty..."

Bhupindra Singh (Manager – FSO, Emerson India)

"He goes extra mile to make his customers comfortable. Particularly, if you do not have time to go around seeing, negotiating the property, his help can fulfill the gap..."

Dr. Rajeshwar Dongara (Scientist)

Our only concern is that our customer should get full satisfaction & money's worth.



For More Details, Contact Us @

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