



Maker Meridian

INVESTMENT DECK



Address Maker is a professionally managed Real Estate Development firm based out of Bangalore. Address Maker has successfully delivered over 5 million sq.ft across Residential Apartments, Villas and Plotted developments across Bangalore city.

Address Maker has carved out a vision that it foresees to achieve in residential & commercial offerings. The expertise and practical understanding of the real estate industry offer an inherent assurance of successful implementation & timely delivery of real estate projects.

The Developer



Maker Meridian

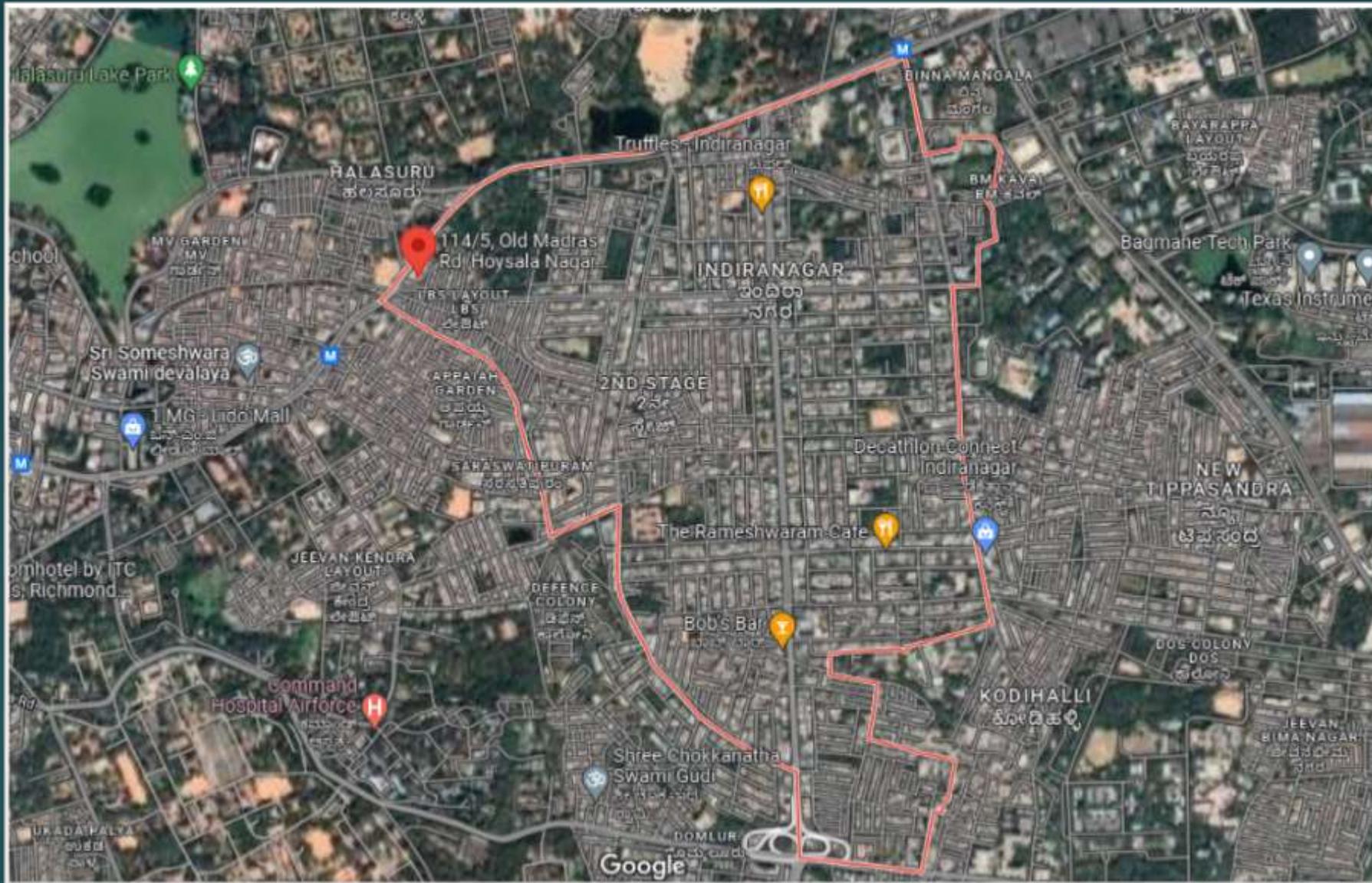
Commercial Space

Indiranagar



Maker Meridian is located just a few meters away from Halasuru Metro Station. With ease of access to MG road, Old Madras Road and Outer Ring road, it has a significant location advantage for both investors and tenants.

Connectivity



Google Map link - <https://goo.gl/maps/t4k8Xo5u1TwAh65J6>

Location



RERA Registration

PRM/KA/RERA/1251/309/PR/240822/005182

Land Area

24500 sft

Structure

B+G+3

Total Leasable area

60,942 sft

Selling Floor area

16,240 sft

Module size

300 sft

Floor

3rd Floor

The Project



MODULE COST BREAK UP	
Area in Sft	300
Basic Rate/Sft, Rs.	16,256
GST @12%	1,951
Total Basic Rate/Sft, Rs.	18,207
Basic Cost including GST, Rs.	54,62,100

Note :

- Taxes if any shall be payable as actuals
- Stamp duty & Registration charges shall be payable as actuals
- Metro cess (if applicable) in future shall be paid as actuals

Undivided Share with
proportionate car park

UDS | **38%**



Annualized
Return on Investment

ROI | **7.25%**

This is one-of-a-kind investment opportunity in CBD of Bangalore with excellent returns alongside capital appreciation making it one of the finest investment opportunity.

UDS & ROI

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- Guaranteed 7.25% returns for 3 years
 - Immediate returns* from the day of Investment
 - Additional 5% PA capital appreciation returns
 - Low ticket size of Rs.54.6* Lakhs
 - Commercial property ownership in CBD
 - Higher UDS of Land ratio
 - Limited inventory
 - Better resale value and capital appreciation
 - Zero maintenance for 3 years
 - Registration charges as per actuals

*T&C Apply

Product USP



Product & ROI Comparison (3 years)

Bank Fixed Deposit	Mutual Funds	Maker Meridian
Investment : Rs. 54.62 Lakhs	Investment : Rs. 54.62 Lakhs	Investment : Rs. 54.62 Lakhs*
ROI : 6%	ROI : 12%	Rental ROI : 7.25%
Returns : Rs. 9.83 Lakhs	Returns : Rs.19.66 Lakhs	Rental Returns : Rs. 11.88 Lakhs
Capital Appreciation : Nil	Capital Appreciation : Nil	Capital Appreciation : 5% * Rs. 8.20 Lakhs
Total Return : Rs. 9.83 Lakhs	Total Return : Rs.19.66 Lakhs	Total Return : Rs.20 Lakhs
LOW YIELD INVESTMENT	HIGH RISK LINKED TO MARKET VOLATILITY	HIGH YIELD OWNERSHIP OF COMMERCIAL PROPERTY IN CBD

*T&C Apply

PAYMENT SCHEDULE*

On Booking	1,00,000	1,00,000
On Agreement	10%	4,46,210
On Completion of Basement	20%	10,92,420
On Completion of Ground Floor Roof	15%	8,19,315
On Completion of First Floor Roof	15%	8,19,315
On Completion of Second Floor Roof	15%	8,19,315
On Completion of Third Floor Roof	15%	8,19,315
On Possession	10%	5,46,210
TOTAL	100%	54,62,100

CONSTRUCTION SCHEDULE*

Completion	Timeline
Basement	30/09/22
Ground Floor Roof	15/10/22
First Floor Roof	15/11/22
Second Floor Roof	15/12/22
Third Floor Roof	15/01/23
Possession	15/04/23



Thank You