



SECURE YOUR **TODAY**  
WATCH YOUR  
**TOMORROW** GROW

Shaping Investments that Shape your Future



Where the Global IT  
Revolution Meets  
Real Estate Growth

Your Commitment

₹30,00,000

Your Monthly Income

₹25,000

Annual Appreciation  
(Per Year)

₹1,50,000

Lock-In

2 Years

Tenure

10 Years

**Customer**

₹30 lakhs in Commercial Property? Interesting how does it work?



**Viseshta**

Simple, your ₹25000/- comes in every month, and your capital grows every year.



**Customer**

Wait, I get ₹25000/- every month?



**Viseshta**

Yes! Fixed monthly returns, plus ₹1.5 lakh annual appreciation on your asset



**Customer**

But is it safe? What if I need my money back?



**Viseshta**

Yes, You can exit after the Two years your ₹30Lakhs is always yours, and your earnings stay



**Customer**

So basically, I'm building wealth without worrying about tenants or management?



**Viseshta**

Exactly. You relax we handle the property, you enjoy the returns.



**Customer**

Sounds like a future proof plan



**Viseshta**

That's what we build trust that grows, and investments that perform.



## THE INVESTMENT VISION

Viseshta Avenues presents an exclusive commercial property investment in the heart of Hyderabad. Designed for steady growth and reliable income, this project offers investors **₹25,000** monthly returns on a **₹30 lakh** commitment, along with a yearly appreciation of **₹1.5 lakh**. With a Two year lock-in and a ten-year growth plan, it's a secure, future-ready opportunity to build consistent wealth through real estate

## NUMBERS THAT BUILD WEALTH

Year	Lock-in / Exit Option	Capital	Yearly Appreciation	Total Appreciation	Yearly Rent	Cumulative Rent	Total Receivable on Exit
1st Year	🔒 Locked	30,00,000	1,50,000	1,50,000	3,00,000	3,00,000	34.5LACS (LOCKED)
2nd Year	🔒 Locked	30,00,000	1,50,000	3,00,000	3,00,000	6,00,000	39LACS (LOCKED)
3rd Year	✅ Exit Possible	30,00,000	1,50,000	4,50,000	3,00,000	9,00,000	43.5LACS
4th Year	✅ Exit Possible	30,00,000	1,50,000	6,00,000	3,00,000	12,00,000	48LACS
5th Year	✅ Exit Possible	30,00,000	1,50,000	7,50,000	3,00,000	15,00,000	52.5LACS
6th Year	✅ Exit Possible	30,00,000	1,50,000	9,00,000	3,00,000	18,00,000	57LACS
7th Year	✅ Exit Possible	30,00,000	1,50,000	10,50,000	3,00,000	21,00,000	61.5LACS
8th Year	✅ Exit Possible	30,00,000	1,50,000	12,00,000	3,00,000	24,00,000	66LACS
9th Year	✅ Exit Possible	30,00,000	1,50,000	13,50,000	3,00,000	27,00,000	70.5LACS
10th Year	✅ Exit Possible	30,00,000	1,50,000	15,00,000	3,00,000	30,00,000	75LACS



Smart Growth. Strong Returns.



High Rentals. Steady Income.



Own Space. Earn for Life.

T&C Apply

# ABOUT US

**Viseshta Avenues** was established to create premium and sustainable real estate solutions upholding a benchmark for quality and integrity across all its projects. Now in its seventh year of operation the company is transforming the real estate space in the form of commercial IT/ITEs spaces, farm Lands and residential projects. Our core philosophy and aim is to bring well-planned and strategized solutions to every project we undertake in the real estate space that will have the power to transform lives through smart, intentional design and redefine how people live, work, and interact.



## GET IN TOUCH



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