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PROPERTY DETAIL

Tana, Irinjalakuda — Zone A+ Commercial Plot,
Bus Stand Main Road



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EXECUTIVE SUMMARY

A 15.5-cent commercial plot with a 4,000 sq. ft. house on Tana Bus Stand main road — the most prime commercial address in Irinjalakuda. Approximately 35 ft of direct road frontage. Land value alone at ₹28L/cent averages ₹4.34 Crore. Immediate neighbours: Chungath Jewellery, Nandilath G-Mart, and Kalyan Faziyo. 7 major banks in walking distance. Asking: ₹5 Crore.

01

Vision

To identify and secure Zone A+ commercial assets in Kerala's most active retail corridors that deliver institutional-grade rental income and aggressive long-term capital appreciation.

02

Mission

1. Conduct rigorous, data-backed property due diligence.
2. Focus on income-generating commercial highway assets.
3. Deliver structured, transparent investment guidance to clients.

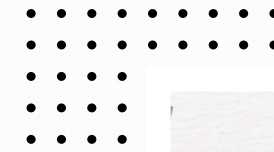
ANALYSIS

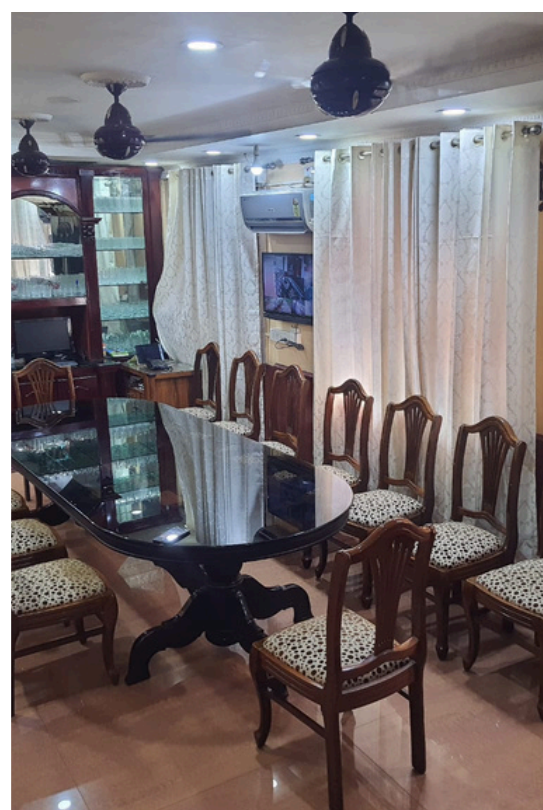
Real Estate Market Trends

The Tana-Bus Stand corridor is Irinjalakuda's most active commercial stretch, drawing flagship retail chains, financial institutions, and corporate headquarters. Commercial land on this stretch commands ₹25–₹32+ Lakhs per cent with sustained demand from banks, fashion retail, and electronics chains. Premium frontage plots are becoming increasingly scarce as the town's retail density grows.

Market Segmentation

1. Banks and financial institutions seeking standalone branch premises.
2. Flagship retail chains needing Zone A+ road visibility.
3. NRI investors seeking appreciating commercial land assets.
4. Corporate offices and headquarters requiring high-





PROPERTY DETAIL

01 15.5 Cents — Land Asset

Main road-facing plot on Tana Bus Stand corridor. ∴ 35 ft frontage. Market value: ₹25–₹32+ Lakhs per cent.

02 4,000 Sq. Ft. House (Existing)

Suitable for commercial conversion or full redevelopment. Ideal for a bank branch, premium retail outlet, or corporate office headquarters.

03 Prime Location

Tana Signal Junction, Irinjalakuda. Neighbours: Chungath Jewellery, Nandilath G-Mart, Kalyan Faziyo, Lenskart. 7 major banks in walking distance.

BUSINESS MODEL

Revenue Streams

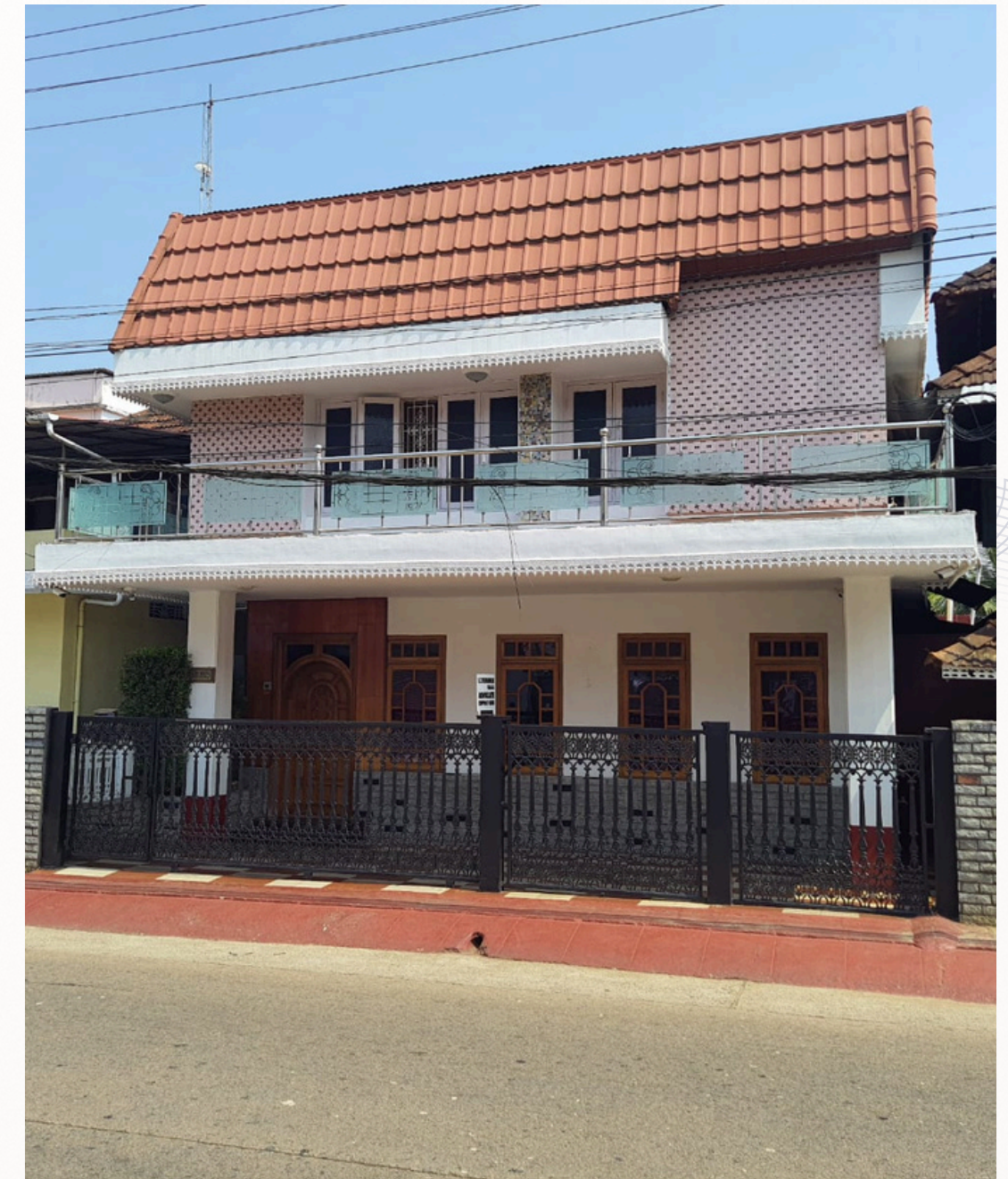
1. Post-conversion institutional lease: ₹2,00,000–₹3,20,000/month.
2. Bank branch rental rate: ₹50–₹80 per sq. ft. per month.
3. Capital appreciation over 5 years: 25–35% projected.
4. Scarcity premium on land-locked main-road frontage.

Cost Structure

1. Acquisition cost: ₹5 Crore.
2. Stamp duty & registration: ~₹30 Lakhs.
3. Due diligence & legal fees: ~₹2–3 Lakhs.
4. Conversion or renovation (optional): ₹20–40 Lakhs.



PROPERTY HIGHLIGHTS



MARKET BENCHMARKS

Comparable Market Rates

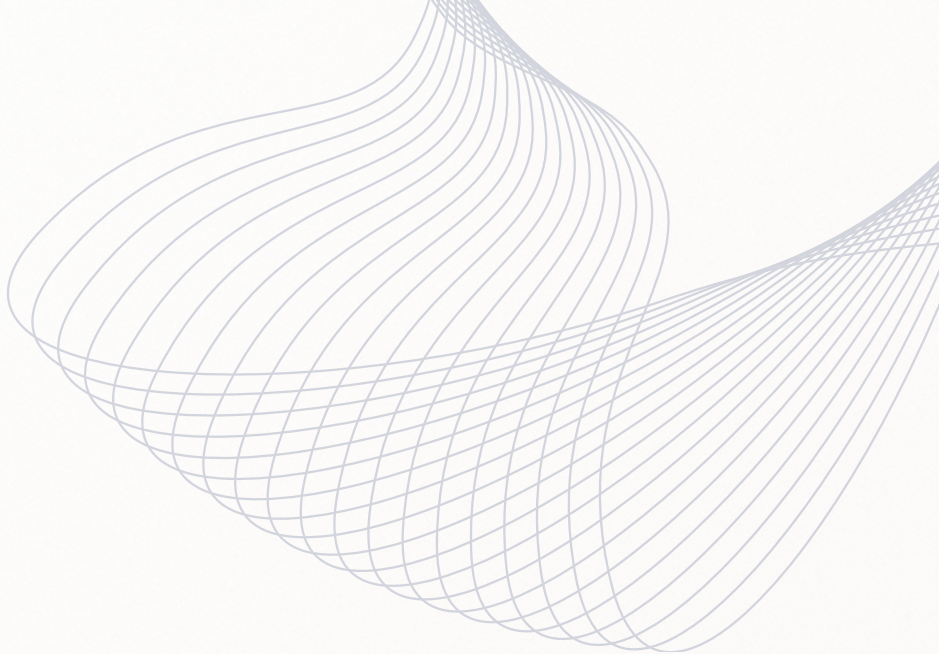
- Tana main road commercial land: ₹25–₹32+ Lakhs per cent
- Post-conversion commercial space: ₹3,000–₹4,500 per sq ft
- Bank branch / institutional rental: ₹50–₹80 per sq ft per month

Property Valuation

- Land value (15.5 cents × ₹28L avg): ₹4.34 Crore
- Existing structure (4,000 sq ft house): ₹60–70 Lakhs
- Total asset value at market: ~₹5.00–₹5.10 Crore



FINANCIAL BREAKDOWN



Land (15.5 cents, Bus Stand Main Road)	87%	₹4.34 Crore
Existing 4,000 Sq. Ft. House	13%	₹66 Lakhs
Stamp Duty & Registration	6%	₹30 Lakhs
Due Diligence & Legal	1%	₹2.5 Lakhs

Total Acquisition Cost

₹5.00 CRORE

Rental potential: ₹2L–₹3.2L/month (post-conversion)
Yield: 4.8%–7.2% p.a. on ₹5 Crore
5-yr land appreciation: 25–35%

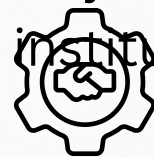


INVEST WITH US



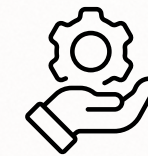
Zone A+ Retail Location

Situated in the absolute commercial epicentre of Irinjalakuda — Tana Junction. Flagship neighbours Chungath Jewellery, Nandilath G-Mart, Kalyan Faziyo, and Lenskart confirm this as a Zone A+ retail address. 7 major banks within walking distance add further institutional prestige to the corridor.



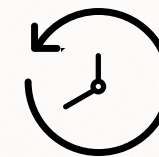
Land Value Dominant Asset

At ₹5 Crore, land alone (15.5 cents × ₹28L avg) accounts for ₹4.34 Crore — 87% of the asking price. The existing 4,000 sq. ft. house is priced at just ₹66 Lakhs, making this a near-pure land acquisition at a highly competitive rate for this address.



High Rent Yielding Area

Tana Bus Stand Road is one of Irinjalakuda's highest rent yielding corridors. Post-conversion institutional leasing to a bank or premium retail chain can generate ₹2,00,000–₹3,20,000/month — a potential yield of 4.8%–7.2% p.a. on the ₹5 Crore acquisition price.



Scarcity Premium

Tana is effectively land-locked for new main-road commercial frontage. As flagship retail chains and financial institutions continue expanding into tier-2 Kerala towns, plots with 35+ ft of clear bus stand road frontage will only become scarcer — driving aggressive capital appreciation for existing owners.