STUDIO100
A COLLECTIVE BUYING INITIATIVE

INVESTOR PARTICIPATION BRIEF

A smarter way to **buy individually.**

A collective buying initiative built around individual ownership and collective negotiation.

100 PARTICIPANTS

INDIVIDUAL OWNERSHIP



ACTUAL PROJECT ELEVATION IMAGE

Yasser Rahman
Chennai Realtor | Connection Point

+91 98840 41884 • yasser@connectionpoint.in

One buying initiative.

100 individual decisions. One collective voice.

Studio 100 is an initiative led by Chennai Realtor to bring together 100 interested buyers for a rent yielding residential studio-apartment opportunity. Each participant purchases and owns their own apartment, while the group comes together to negotiate collectively.

01

INDIVIDUAL OWNERSHIP

Each participant purchases a separate apartment in their own name, subject to the final sale and registration documents.

02

COLLECTIVE NEGOTIATION

A larger group of interested buyers can approach the purchase process together and seek better commercial terms.

03

A CLEAR BUYING GOAL

The initiative focuses on a studio-apartment opportunity with an indicated entry point below ₹25 lakh, subject to confirmation and Prospective rental yields of 5%

This is a collective buying initiative, not a pooled investment fund. Ownership, payment and registration are individual.

A residential opportunity in West Chennai

The project elevations below are the real project . The Studio Tower is the last one, other four towers comprise of 2BHKs & 3BHK's. Project Also has a clubhouse with a swimming pool, and some of the studios will overlook the Clubhouse and Swimming Pool.



DAYTIME ELEVATION



EVENING ELEVATION

Pricing, availability, specifications, approvals and delivery details should be confirmed from current official project documents.

A compact, efficient studio configuration

The supplied floor plan shows a mirrored twin-unit arrangement. Each studio is organized around a bedroom, kitchenette, bathroom and private balcony. Dimensions shown are approximate and can change from apartment to apartment. Plan shows two studios, next to each other.

SPACES SHOWN IN THE PLAN

- Bedroom: 11'-4" × 9'-2"
- Kitchen: 6'-6" × 9'-10"
- Bathroom: 4'-7" × 7'-7"
- Balcony: 7'-7" × 3'-8"

Confirm final unit orientation, dimensions and sanctioned plan with the developer.



Two ways to visualize the same space.

The visuals below are conceptual renderings supplied for presentation. They illustrate the apartment's possible appearance; they are not photographs of a completed or handed-over unit.



UNFURNISHED / HANDOVER-STYLE VISUAL

The unfurnished collage illustrates a handover-style finish, including flooring, lighting, electrical fittings, glazing and kitchenette elements. The furnished collage shows one possible interior styling concept.

A closer look at the studio's potential



STUDIO & BALCONY VIEW



LIVING / KITCHEN CONCEPT

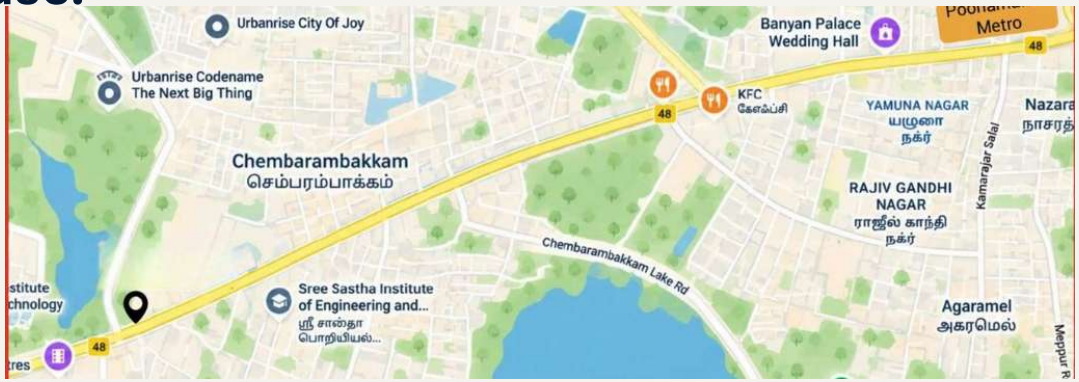


BEDROOM & ENSUITE CONCEPT

All interior images are illustrative renderings, not actual completed-unit photographs or a specification commitment. There are renders based on the actual floor plan as to what can be accomplished inside the studio’s.

Location is part of the investment case.

In Real Estate, the three most important things to look at are LOCATION, LOCATION & LOCATION. This opportunity on Poonamallee High Road (PH Road), in the Chembarambakkam / West Chennai belt, with access to nearby education, employment and transport nodes has it all. Surrounded by Colleges & Universities, bang on the PH Road, not near PH Road, not off PH Road, BANG ON PH ROAD. The upcoming metro connectivity is the cherry on the cake.



EDUCATION	Saveetha University • Sri Ramachandra Medical College • VELS University • Panimalar Engineering College
EMPLOYMENT	Sriperumbudur–Oragadam industrial belt, alongside offices, factories and retail activity
CONNECTIVITY	Poonamallee High Road and the Poonamallee Metro / Yellow Line connection referenced in the supplied material

The carousel states 40,000+ students within 4 km. Treat this as an indicative marketing figure and validate the radius and institution counts.

What could the rental numbers look like?

The current Studio 100 material illustrates a possible monthly rent of ₹10,000+ against an assumed investment of ₹24 lakh. This is an indicative scenario, not a promised or guaranteed return.

ILLUSTRATIVE MONTHLY RENT

₹10,000+

₹1.20 lakh per year

ASSUMED INVESTMENT

₹24 lakh

Illustrative gross yield: 5% p.a.

Actual rent, vacancy, maintenance, taxes, furnishing, transaction costs, financing and other expenses will affect net returns. The developer does not offer guaranteed rental returns, as stated in the project material.

Before deciding, request comparable achieved rents, likely tenant profile, maintenance charges and a realistic net-yield calculation.

ILLUSTRATION ONLY • NOT A GUARANTEED RETURN

A disciplined buying decision starts with due diligence.

We take full responsibility for the Projects we offer our clients. We are also extremely comfortable with the developer, who we have worked with closely for nearly a decade, know the senior management personally, and have helped over 100 of our investors already make money with their existing and completed projects. Our due diligence includes the following

APPROVALS

Local Body Approvals, CMDA Approvals,TNRERA – We personaly Verify all of this.

UNIT & TITLE

Confirm exact unit, carpet / saleable area, undivided share, title and agreement terms.

TOTAL COST

Final Cost shared will include everything, from Unit Price, any Floor Rise Charges, Premium Location Charges , GST & Registration and anything that might be included. Car Parking's will be at additional cost and subject to availability.

PAYMENT PLAN

Review construction milestones, due dates, delay clauses and cancellation / refund terms. We will also try and negotiate a better price and a better payment plan with the developer as part of this group initiative.

RENTAL ASSUMPTIONS

The 10000 per month is assumption based on current demand. However, our Connection Point team will be with you through the journey and actualy help you put your unit on rent at the time of handover. If you'd like to liquidate your investment instead, we will help you with that too.

LOAN ELIGIBILITY

Confirm lender approval, loan amount, interest rate and individual eligibility directly with the bank. Our team can help you out with the entire process , in case you are looking for bank funding. We are also talking about a special arrangement with selected bank, please talk to us if your interested.

No investment or rental outcome is assured. Decide only after reviewing the project documents and your own financial position.



I'm participating personally.

I'm Yasser Rahman, Chennai Realtor and part of Connection Point. I am personally buying one apartment and inviting 99 others to explore the same opportunity through Studio 100.

My intention is to bring interested buyers together, make the buying process more transparent, and use the strength of collective interest to negotiate commercially where possible — while keeping ownership individual.

YASSER RAHMAN

Chennai Realtor | Connection Point

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STUDIO 100
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BE ONE OF THE 100.

If you are exploring a residential property investment below ₹25 lakh, let's review the details together and see whether Studio 100 is the right fit for you.

ENQUIRE / REQUEST THE PROJECT DETAILS

Yasser Rahman

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Visit Project Website

CONNECTION POINT

Project details, pricing, availability and terms are subject to confirmation from official documents.