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GST: 36ALPPK8881P1ZW

To,

M/s. Modi Properties Pvt. Ltd.,

Secunderabad, Telangana. GSTIN: 36AABCM4761E1ZM Invoice No. 2461

Date : 12.11.2022

INVOICE

S.No.	Particulars			Size		Rate	Amount (Rs.)
			W X	Н	S.Cm		
	Being Charge	es for Advertisement Publication in					
1	Publication	: Times of India	3	12	36	300.00	10800.00
	Edition	: Hyderabad					
	Page	: Times Property Page					
	NatureofAd	: MPL & BRGV - Classified Display Ad					
	Hue	: Colour					
	Scheme	: 5+3 Scheme					
*	Pub Dt. 1	: 12.11.2022 (Saturday)					
	References	:		ii	-44		
	SAC CODE		Total				10800.00
	PO. No.	: 93866, 11.11.2022, 3rd Insertion		unt 10		1080.00	
			After			9720.00	
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PAN No.: ALPPK8881P GS

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Any Discrepencies should be brought to notice

within 6 working days, after which the complaint is

not entertained.

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Pymt. Delay

Penal Interest @ 24% chargeable for payment delays

Subject to Hyderabad Jurisdiction

Thanking you,

for VARNA MEDIA

Authorized Signatory

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can go about this. Here are the three main models used for sharing the earnings between the two parties:

Fixed fee model: It is the most common income-sharing model. In this set-up, the operator gives a fixed rental to the property owner in place of using his/her house as a co-living space;

Revenue share model: Under this system, around 60-70 per cent of the revenue generated from the rent goes to the homeowner;

■ Management fee model: In such a case, the operator charges a fixed fee called the management fee. It is applicable per occupied bed. The cost of managing the occupancy is deducted from the total revenue generated. The remaining balance goes to the asset owner.

Read the fine print

Irrespective of the revenue-sharing model you choose, make sure you have pre-decided it with utmost clarity.

Who bears the costs of fit-outs? In most cases, when an asset is let out as a co-living property, it is usually fully furnished. Co-living operators reach out to those owners who either have all the fittings and fixtures in place or those who would be willing to add the necessary equipment. For operators, it is like a plug and play situation.

They tend to keep the house in the same condition as they have leased it. Once the agreement period is over, or in case of no extension on the same, they move to

It is safe to say that in the days to come, the co-living culture will thrive. With a large young population, there will be a booming demand for such flexible accommodation models. Homeowners should consider such a set-up to lease out their assets. It gives them both, rental income and hassle-free management of their property, along with a better capital appreciation compared to a residential property.

- The author is the CEO of a ■ co-living asset management firm.

-The views of the author in this article are personal and do not constitute professional advice of Times Property.

the next suitable residential asset.

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IAL AND RETAIL RASTRUCTURE

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VANASTHALIPURAM

SALE: Vanasthalipuram 3

The area enjoys welldeveloped social and retail infrastructure comprising schools, hospitals, banking services etc. Famous tourist spots such as Golconda Fort and Qutb Shahi Tombs are very close to this area.

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erty in Alkapur Township, ensure you have done thorough research with due diligence related to location, price, legal and government approvals. It is also essential to check the RERA number while buying a property in an under-construction project. A few extra checks will keep your investment safe.

PROPERTIES AVAILABLE

According to leading property website data, 2BHK properties for

sale in Alkapur Township lie in the range of Rs 45-80 lakh and 3BHK Rs 80 lakh to Rs 1.2 crore. The rates however are higher for villas and independent spaces. Chiranjeevi, a real estate agent, says, "This area is very close to IT-Hubs and the Financial District. Thus, it attracts young IT professionals, consultants and people working in the hospitality industry. This area is suitable for realty investment and self-use."

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