

Her Square Feet First Property Blueprint

From ₹10 Lakhs to Your First
Investment



HER SQUARE FEET

Welcome Note

I created this blueprint to show women that real estate isn't out of reach. Even with ₹10 Lakhs, you can begin your journey toward ownership, wealth creation, and independence. Use this workbook to clarify your goals, run quick affordability checks, and map out your first deal.



Why Real Estate (for Women)?

More Than Property: It's a Path to Power

01

BUILD LONG-TERM WEALTH & SECURITY

Owning property gives women a tangible asset that builds long-term security. It's not just about buying land or a home—it's about creating a financial safety net that grows with time.

02

WEALTH CREATION

Real estate appreciates steadily and generates passive income through rentals. For women, it becomes a powerful vehicle to grow wealth beyond savings or fixed deposits.

03

LEGACY & SECURITY

Property isn't only an investment—it's something you can pass on to the next generation. It builds a legacy and ensures long-term stability for your family.

04

EQUAL SEAT AT THE TABLE

The real estate sector has long been male-dominated. By stepping into ownership and investments, women not only grow their portfolios but also claim their rightful space in wealth-building conversations.

5 STEPS to your First Property Blueprint



Step 1 – Affordability Check (Worksheet)

Fill in your details:

- Current savings: ₹ _____
- Monthly income: ₹ _____
- Monthly saving potential: ₹ _____
- Loan eligibility: ₹ _____

👉 RULE OF THUMB: WITH ₹10 LAKHS, YOU CAN BUY A PROPERTY WORTH ₹30–35 LAKHS (WITH LOAN SUPPORT).

Step 2 – Choose Your First Asset

Options within ₹25-30 Lakhs investment range:

- Plots in emerging locations (Yamuna Expressway, Sohna, Panipat, Tier-2 cities)
- Fractional ownership in commercial spaces (₹5–10 Lakhs entry)
- REITs (as low as ₹50,000, but scalable)
- Studio/1BHK apartments in growth corridors

👉 TICK THE OPTION THAT FEELS RIGHT FOR YOU.

Step 3 – Mini ROI Tracker (Worksheet)

Fill in this worksheet with your shortlisted property options. Use it to calculate your potential return on investment over 3 years

ROI Tracker					
Property Option	Entry Cost	Rent (3Yrs)	Value Gain	Total Gain	3 Yrs ROI %
Flat (Option A)	2500000	360000	15	2875000	29.4
Plot (Option B)	2800000	300000	18	3304000	28.71
Studio (Option C)	3000000	450000	12	3,360,000	27.0

 **BLANK ROWS FOR USER TO FILL IN THEIR SHORTLISTED OPTIONS.**

Step 4 – Red Flags to Avoid

- Don't invest without verifying title/ownership.
- Don't ignore location growth drivers
(infrastructure, industry, connectivity).
- Don't over-leverage loans (keep EMI <35% of income).

Step 5 – Your Action Plan (30 Days)

- Define budget clearly (use worksheet).
- Explore 2–3 micro-markets.
- Run ROI tracker for shortlisted options.
- Talk to a consultant (Clarity Room).
- Take the first step → book site visits or join an investment circle.

THOUSANDS OF WOMEN HESITATE, BUT ONLY
A FEW TAKE THE FIRST STEP. USE THIS
BLUEPRINT, AND WHEN YOU'RE READY, BOOK
A FREE SPOTLIGHT CALL WITH ME INSIDE THE
CLARITY ROOM. LET'S TURN THIS PLAN INTO
YOUR FIRST PROPERTY.

Book your

SPOTLIGHT CALL

CLICK HERE



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