MAK INTERNATIONAL REAL ESTATE

BUILDING LEGACY BEYOND BORDERS



COUNTRY PROPERTY GUIDE 2026

Invest in *India*

Home market · Head Office — Mumbai · Pune · Bengaluru · NCR · Ahmedabad

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Market snapshot

5.16%
Gross rental yield — Q2 2026, national average (Global Property Guide)

5–11%
Property price CAGR — 2019–2026 · ANAROCK

4.3%
Mumbai rental yield, Q2 2026 (ANAROCK)

Why investors look here

- Fast-growing economy and job hubs driving housing demand
- RERA protects buyers on under-construction projects
- Rental yields and prices both rose across top cities since 2019 (ANAROCK)
- Wide choice from affordable homes to luxury and commercial

Know before you buy

- Always check the project's RERA registration and approvals
- Compare carpet area and the full cost, not just the base price
- Possession timelines can slip — check the developer's delivery record

Rules for foreign buyers

Topic	What applies
Who can buy	Indian residents and NRIs/OCIs can buy residential and commercial property. NRIs/OCIs cannot buy agricultural land, plantations or farmhouses.
Residency link	Not applicable for Indian citizens.
Tax on rental income	Rental income is taxed at your slab rate after a 30% standard deduction on net annual value.

Buying costs

Stamp duty	Typically 5–7% of value, set by each state (Maharashtra: 5–6% incl. cess)
Registration	Around 1% (Maharashtra: capped at ₹30,000)

GST	5% on under-construction homes (1% affordable); none on ready homes with OC
Brokerage for buyers via MAK	Zero

How buying works

1. Shortlist RERA-registered projects
2. Site visit and document check
3. Pay booking amount to the developer
4. Sign the agreement for sale and pay stamp duty
5. Register the agreement
6. Loan disbursement as per payment plan
7. Possession and society transfer

For NRIs buying in India

- NRIs/OCIs can buy residential and commercial property; not agricultural land, plantations or farmhouses.
- Pay through NRE/NRO/FCNR accounts or inward remittance.
- Use a registered Power of Attorney if you cannot be present.

Sources

- Global Property Guide — India rental yields — https://www.globalpropertyguide.com/asia/india/rental-yields
- ANAROCK via Business Today — prices & yields 2019–Q2 2026 — https://www.businesstoday.in/personal-finance/real-estate/story/top-housing-markets-deliver-up-to-125-price-appreciation-rental-yields-rise-by-100-bps-anarock-547053-2026-08-04

General information only, prepared by MAK International Real Estate LLP from the published sources listed, checked November 2026. Rules, taxes and figures change; confirm with the developer, a local lawyer and your chartered accountant before investing. Gross yields are before costs and taxes; past trends do not guarantee future returns. MAK does not collect buyer payments.

Talk to a MAK advisor about India

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