

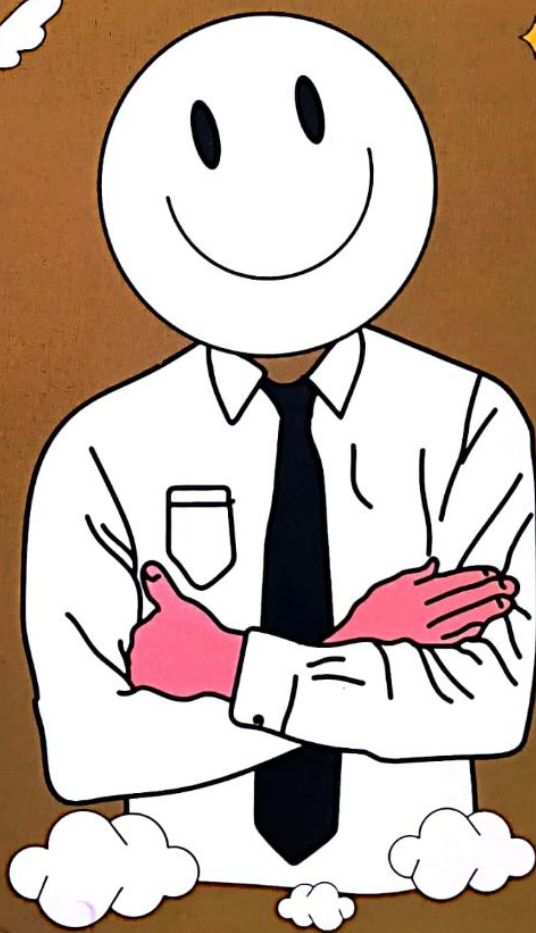
Outlook

Freedom
Special

MONEY

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Freedom From Self



10 behavioural biases that can harm you and how to overcome them

RNI NO. DELENG/2002/08292



What Last-Minute
ITR Filers Need To
Keep In Mind

— Outlook —
MONEY
Retirement

Inside Ajit
Menon's Early
Retirement Plan

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Not So Affordable

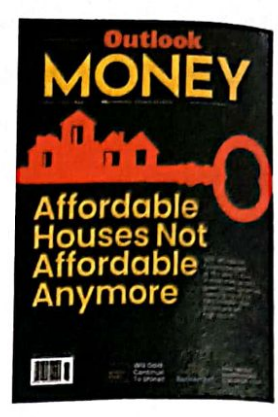
Inside India's Growing Affordable Housing Crisis, Outlook Money, July 2025, spoke of a very significant crisis affecting the middle class. When I came to Bengaluru in the 1990s, I was fortunate enough to be able to buy a house within a few years. I wonder if I would be able to buy one here or any other metro city now. It would not be financially feasible for any salaried middle-class person as some of my colleagues say. The best alternative, they say, is to live on rent and go back to one's native place after retirement.

Abhishek Gupta, email

Rental Yield

A decade ago, investing in a second home for rental income was a smart choice. But with property prices rising and low rental yields, that isn't the case anymore. *Are You Banking On Regular Rental Income? Low Yields, Other Costs May Play Spoilsport* is an eyeopener to investors wanting to buy a second home for rental income.

Samar Jena, email



JULY | 2025

Rental Arbitrage

A couple of years ago, my friends and I decided to take up a house on lease in the hills to turn it into a homestay (*Why Rental Lease Works For Both The Owner, Lessee*). The main problem arises with the overhead fixed cost, including rent, salaries, and other expenses which have to be paid even when there is nil income during the lean seasons.

Anshuman Gulati, email

Gold Returns

Gold Surges 30% In 2025: Should You Invest Or Wait For A Correction? was timely, given the spike in gold prices in the last few years. As a father of a young girl child, I could relate to the concerns expressed by parents of

to-be-brides over rising gold prices. For this reason, I have been investing in digital gold for the past 10 years as I don't want to fall short on jewellery for my daughter's wedding when she comes of age.

Ashish Apte, email

Corrigendum

Are You Banking On Regular Rental Income? Low Yields, Other Costs May Play Spoilsport mentioned returns from bank FDs in the range of ₹62.50-70.50 lakh instead of ₹6.25-7.05 lakh. We regret the error. Here's the corrected table.

Rental Yield Loses Out

The average rental yield across eight metro cities is much lower than the returns from debt instruments over the same tenure

Asset Class	Amount Invested	Rate of Interest (% per annum)	Returns (₹)
Average Rental Yield Across 8 Metro*	₹1 crore	3.15	3.15 lakh
Bank Fixed Deposit		6.25-7.05	6.25-7.05 lakh
Small Savings Schemes**		4.00-7.70	4.00-7.70 lakh
Government Bond (6.75% GS 2027)		6.98	6.98 lakh

Note: All investments shown here give lump sum returns and have a tenure/maturity of one year
*Average Rental Yield across 8 metro cities calculated using data by 99 Acres
**Returns from Sukanya Samrithi Yojana (SSY) and Senior Citizens' Savings Scheme (SCSS) have not been included as they are long-term instruments
Source: CIM Research

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