

# Investment guide for Indian tax residents

Building and protecting wealth through  
strategic UK property investment





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# Executive summary

Grow your wealth sustainably by diversifying into UK property – achieving superior returns for far less risk through the Reserve Bank of India's Liberalised Remittance Scheme.



## Diversify into GBP-denominated assets

Achieve political and financial diversification by investing in stable, regulated UK property markets through the LRS with \$250,000 per person per annum.



## Superior risk-adjusted returns

UK property delivers 6.5-7% rental yields versus 2-3% in India, steady 4-5% capital growth, plus an embedded forex benefit of approximately 4% per annum – delivering a CAGR of 14-15% when converted back to INR.



## Turnkey property management

Enjoy a hands-off landlord experience with full-service property management, from tenant sourcing and furnishing to ongoing maintenance and rent collection.

# A word from our founder

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You've worked hard to build your wealth in India. But concentrated exposure to a single currency, economy, and political system carries risks that can be mitigated through strategic international diversification.

UK property offers Indian high-net-worth and ultra-high-net-worth families a compelling opportunity: stable rental yields more than double what Indian residential real estate delivers, steady capital appreciation, and an embedded currency hedge that has historically added 4% annually to returns when measured in rupees.

Adventum Wealth empowers Indian investors to access the UK property market compliantly through the RBI's Liberalised Remittance Scheme (LRS). Our team can support you in acquiring high-performing properties, and handle furnishings and tenant management for a 'hands-off' landlord experience.

Read on to discover how UK property investment can deliver superior returns for far less risk – often beating both rental property and stock market returns in India.



**Rajanya Ravasia**  
**Founder of Adventum**

Figures in this guide are correct as of November 2025. Unless cited, some figures, examples and information are based on personal experiences, anecdotal evidence and historical data collected by Adventum.

# Why UK property for Indian investors?

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Tax-resident Indians aren't allowed to borrow money outside of India. However, they can use the RBI's Liberalised Remittance Scheme to externalise capital to the tune of \$250,000 USD (or equivalent) per annum per person. Pooling of capital is also allowed through individual LRS allocations within a family.

Using this approach to acquire investment property in the UK has several compelling benefits for Indian investors:

- 1 Political and financial diversification**

Concentrating wealth entirely within India exposes investors to single-country political and economic risks. UK property provides genuine diversification into one of the world's most stable, transparent, and well-regulated property markets with strong legal and property rights protection.
- 2 Natural currency hedge**

The Indian rupee has historically depreciated against the British pound at approximately 4% per annum. Holding GBP-denominated assets provides a natural hedge against rupee depreciation, with both rental income and capital appreciation benefiting from this embedded forex advantage when converted back to INR.

### 3 Superior rental yields

UK property in cities like Manchester and Birmingham delivers rental yields of around 6.5-7% in GBP. Compare this with 2-3% in INR for residential real estate in India, and UK property generates more than double the rental income on a like-for-like basis.

### 4 Steady capital growth

India's property prices typically spike within 2-2.5 years and then flatline for the remaining 7-8 years of the property cycle. Such a market is great for traders but is inefficient for long-term investors – especially given the high mortgage costs in India. Rental returns of 2-3% on the backdrop of zero price growth lead to long periods where the investment becomes a negative carry asset.

#### **In contrast, UK property offers:**

- ✓ Steady capital growth of 4-5% per annum
- ✓ Rental income of 6.5-7% per annum
- ✓ Embedded forex benefit of approximately 4% per annum

**When converting returns back to INR, UK property delivers a CAGR of 14-15% – often beating returns from the stock market in India and for far less risk.**

# UK vs India: A comparison

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	UK (Manchester/ Birmingham)	India (metropolitan cities)
Rental yield	6.5-7%	2-3%
Capital growth	4-5% per annum (steady)	Volatile (spikes then flat)
Property cycle	Continuous growth	2-2.5 years spike, 7-8 years flat
Currency	GBP (appreciating vs INR)	INR
Forex benefit	~4% per annum embedded	N/A
Total return (INR)	14-15% CAGR	5-8% CAGR
Market transparency	High	Medium
Regulatory framework	Strong	Improving
Tenant protections	Balanced	Varies by state

# The LRS route to UK property

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The Reserve Bank of India's Liberalised Remittance Scheme allows resident individuals to remit up to \$250,000 USD (or equivalent) per financial year for permitted current and capital account transactions, including the acquisition of immovable property overseas.

Multiple family members can pool their individual LRS limits to acquire property. Remittance must be made through authorised dealer banks with proper documentation, and a 20% tax collected at source applies on remittances above ₹7 lakh, adjustable against tax liability.

## **Here's an example of what family pooling for property acquisition could look like:**

A family of four (parents and two adult children) can collectively remit up to \$1 million USD per year under the LRS. Over two years, this enables the acquisition of a property portfolio worth approximately £1.6 million – sufficient for multiple investment properties in Manchester or Birmingham.

Families with children studying in the UK may have an additional advantage: students who become non-resident Indians can access UK mortgages in their own name, extending the family's purchasing power beyond LRS limits. This structure is grandfathered by the RBI upon the student's return to India.

# How it works

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Adventum Wealth handles the entire investment process from acquisition to ongoing management, with the rental income flowing directly back to you. We break this down across four steps:

- Step 1:**  
You remit funds through the LRS via your authorised dealer bank, with us guiding you throughout the compliance process.
- Step 2:**  
Our property experts identify and acquire grade-A buy-to-let properties that meet your investment criteria and deliver strong rental yields.
- Step 3:**  
Our experts provide the professional management of your investment entirely on your behalf.
- Step 4:**  
The recurring rental income generated flows back to you in GBP, enabling you to protect and grow your family's generational wealth with embedded forex benefits.

**Ultimately, Adventum Wealth generates a predictable month-on-month stream of sustainable GBP income, delivering superior risk-adjusted returns (typically 14-15% CAGR) when measured in INR.**



# The UK's second cities

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## Why Manchester and Birmingham?

Property investors are increasingly choosing the north of the UK over London to grow their portfolio, and for good reason. Cities like Manchester and Birmingham offer lower property prices, higher rental yields and strong potential for capital appreciation driven by large-scale regeneration projects and a rising population.

This lower cost of entry and economic growth in northern cities provides a hotbed for both short-term income and long-term potential.

### Manchester has been an investment hotspot for more than a decade

- 1 Its thriving economy has a GDP worth £86bn per year, expanding per capita by 44% over 10 years<sup>1</sup>
- 2 Experts project a 21.6% rental growth increase in the city by 2027<sup>2</sup>
- 3 Voted third best city in the world in the Time Out Index 2021<sup>3</sup>

### Birmingham is at the start of an exciting growth curve

- 1 It attracted the highest foreign direct investment outside of London in 2023<sup>4</sup>
- 2 It's leading UK sales price growth forecasts at 24% with rental growth at 18.8% over the next five years<sup>5</sup>
- 3 A 20-year city centre masterplan will bring £2.1bn to the local economy annually<sup>6</sup>

<sup>1</sup>Manchester City Council, 'Investing In Success - Manchester's new economic strategy unveiled'

<sup>2</sup>Salbo, 'JLL Report: Manchester Home to a Thriving Housing Market, Strong Economy & Growing Populatio

<sup>3</sup>Time Out, 'Time Out Index Reveals San Francisco as the World's Best City'

<sup>4</sup>West Midlands Growth Company, 'West Midlands records 72% rise in foreign direct investment projects in 2023'

<sup>5</sup>JLL, 'Big Six Residential Development Report - Winter 2024/25'

<sup>6</sup>Birmingham City Council, 'Big City Plan'

## Economic growth and development

### **Manchester**

According to Renaker, a prominent property developer in the region, Manchester's economy is among the fastest growing in the UK – driven by significant investment in infrastructure, business, and education. The city's GDP rose by approximately 10% in 2022 – significantly higher than the UK's 7.6% average.<sup>7</sup>

This growth is palpable within the city centre, with a rapidly evolving skyline and the influx of business giants and exciting startups alike all choosing Manchester as a vessel for opportunity and growth.

### **Birmingham**

Home to the largest city economy outside of London, Birmingham is established as a prosperous, high-growth investment city. But it's Birmingham's future growth projections that make it such an exciting investment location for investors.

In 2023, Birmingham was the UK's most successful city for foreign direct investment outside of London – a 139% increase on the year before and a decade high.

<sup>7</sup> Statista, 'Gross domestic product of the United Kingdom from 1948 to 2022'

## Thriving hubs

### **Manchester**

Manchester is famous for its history, culture, diversity, and achievements. Not only is it considered the birthplace of the Industrial Revolution, but it also boasts a rich musical and sporting heritage as well as a roster of revolutionary inventions including the computer and graphene.

The city's enduring impact on the world is a product of its relentless creativity and innovation. This creates an air of opportunity for its burgeoning student population of over 100,000 people, spread across Greater Manchester's five universities.<sup>8</sup>

### **Birmingham**

The UK's second largest and most connected city is Birmingham, with more canals than Venice, more greenspace than Paris, and a strong industrial heritage. It's home to eight Michelin-starred restaurants, while its Jewellery Quarter is the biggest producer of jewellery in the UK.<sup>9</sup>

Over to academia, and the Library of Birmingham is the largest in Europe, while one of the city's five universities is included in the Russell Group – a top choice for domestic and overseas students with world-class university status.

<sup>8</sup>Statista, 'Number of students enrolled at universities in Greater Manchester from 2016/17 to 2021/22'

<sup>9</sup>BBC News, 'World Craft status for city's jewellery trade'

## Yields and property market

### Manchester

Manchester's property construction is rising in line with its population and economy. This makes the city a place for landlords to thrive. With Manchester's vibrant cultural and educational reputation, properties practically sell themselves – apartments often rent within hours of listing.

#### In comparison to London:

- 1 Service charges tend to be around £3-3.50 per sq. ft. per annum in Manchester as opposed to £10-14
- 2 Lettings and management fees tend to be around 10% in Manchester as opposed to 14-16%
- 3 Yields tend to be around 6-7% in Manchester as opposed to 3-3.5%

### Birmingham

Birmingham's property performance is underpinned by a significant undersupply of real estate. In particular, Birmingham city centre is starved of quality purpose-built rental accommodation – driving demand for the few existing developments and those under construction. With all forecasts predicting market-leading growth, it's a property market with all the essential qualities required for a successful long-term investment.

#### The city:

- 1 Is leading UK sales price growth forecasts at 24% over the next five years
- 2 Is expected to achieve rental growth of 18.8% over the next five years
- 3 Saw the highest annual rental growth in the UK in 2023, at 19.7%<sup>10</sup>

<sup>10</sup> JLL, 'Big Six Residential Development Report – Winter 2023/2024'



**Completion date:** Q2 2027

**Units:** 494

**Prices starting from:**

One bed (average 458 sq. ft.) – £330,000

Two bed (average 818 sq. ft.) – £401,000

Three bed (average 1,075 sq. ft.) – £625,000

**Estimated gross rental yield:** 6.5%

**Service charge estimate:** £3.25 per sq. ft. per annum

**Ground rent:** Peppercorn

**Leasehold:** 980 years

**Deposit required:** 20% on exchange, 80% on completion

Contour is a 51-storey tower situated at the southern gateway to Manchester city centre. It is found within the highly sought-after New Jackson development, an established community with a GP surgery, primary school, and restaurants.

Set for completion in Q2 of 2027, the tower will boast 494 units ranging from one- to three-bed properties, with luxury amenities included such as a 24-hour concierge service, residents' lounges, indoor golfing green and Peloton studio. Public transport options are plentiful, with Deansgate Station and Deansgate-Castlefield tram stop all under a 10-minute walk. Contour joins a popular and growing neighbourhood of young professionals and urban dwellers already enjoying the tower-living lifestyle.



**Completion date:** Q4 2025/Q1 2026

**Units:** 475

**Prices starting from:**

One bed (average 541 sq. ft.) – £299,995

Two bed (average 816 sq. ft.) – £403,995

Three bed (average 1,219 sq. ft.) – £585,000

**Estimated gross rental yield:** 6.5%

**Service charge estimate:** £3.25 per sq. ft. per annum

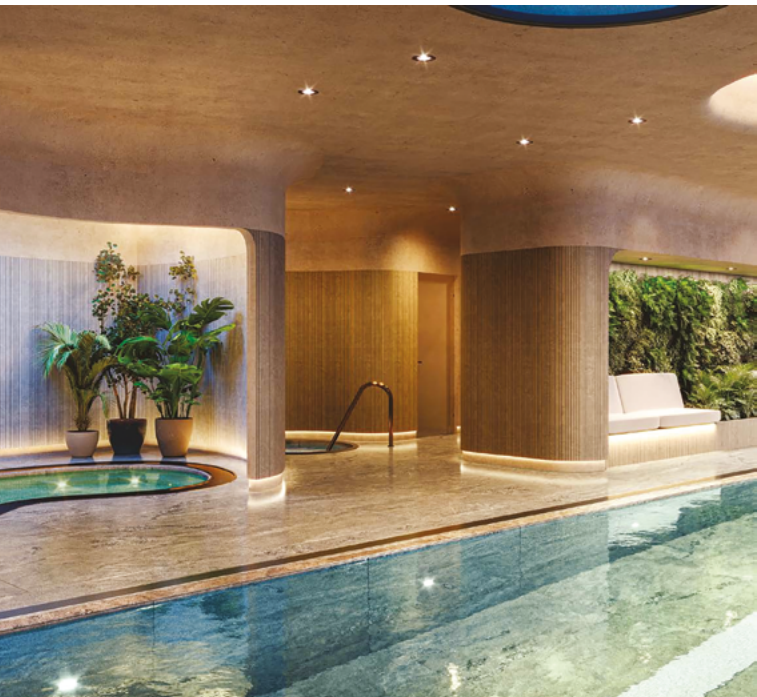
**Ground rent:** Peppercorn

**Leasehold:** 990 years

**Deposit required:** 20% on exchange, 80% on completion

Renaker presents Vista River Gardens, a new 55-storey development offering a range of penthouses as well as one-, two- and three-bed apartments.

Benefiting from a prime waterfront location on the banks of the River Irwell, the tower sits within the historic Castlefield Conservation Area – a highly sought-after location for young professionals and city natives alike. Equipped with the highest quality on-site amenities, residents will get access to exclusive lounge areas, a coworking space, climbing wall, rooftop kitchen, and 1.6 acres of landscaped gardens. Nearby they'll also find a number of attractions within walking distance, including the Science and Industry Museum, Castlefield Viaduct, and Aviva Studios' Factory International.



**Completion date:** Q1 2028/Q3 2028

**Units:** 432

**Prices starting from:**

One bed (average 511 sq. ft.) – £297,000

Two bed (average 712 sq. ft.) – £407,000

**Estimated gross rental yield:** 6.5%-7%

**Service charge estimate:** £3.50 per sq. ft. per annum

**Ground rent:** Peppercorn

**Leasehold:** 250 years

**Deposit required:** One-bedroom apartments – 25% down payment, 75% on completion in Q3 2027; two-bedroom apartments – 20% down payment, 80% on completion in Q3 2027

Centenary Tower is an iconic 46-storey development in the heart of Birmingham city centre. Set for completion in Q3 2028, this landmark residence features Birmingham's most comprehensive amenity package with over a remarkable 23,000 sq. ft. of five-star hotel-style facilities.

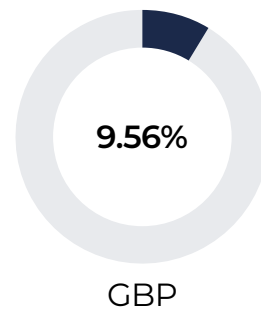
Residents will enjoy exclusive access to the city's first residential swimming pool complex complete with sauna and steam room. The 44th floor houses an exceptional fitness experience including a state-of-the-art gym with outdoor terrace, spin studio, and climbing wall – while one floor above features a stunning sky lounge, ambient co-working area, private dining room, and entertainment spaces. And with predictions of 12% capital growth over the build period and up to 70% ROI over five years, it offers compelling investment potential too.

# Example investment returns

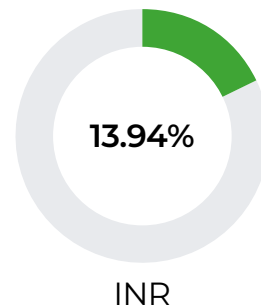
To help you understand returns on a typical property investment, we've provided an example below. You can work out the results of your own prospective property by using Adventum's investment calculators.

Property value	£400,000
Investment tenure	10 years
Home currency	(INR) 125.36
Rental yield	6.5%
Rental growth/escalation	5%
Projected capital growth	5%
FX growth	4%
Stamp duty land tax	£30,000
Loan origination fee	0%
Letting management fee	10%
Ground rent	£0
Service charges	£1,500
Foreign buyer	Yes

**Here's your IRR**  
(Internal rate of return)

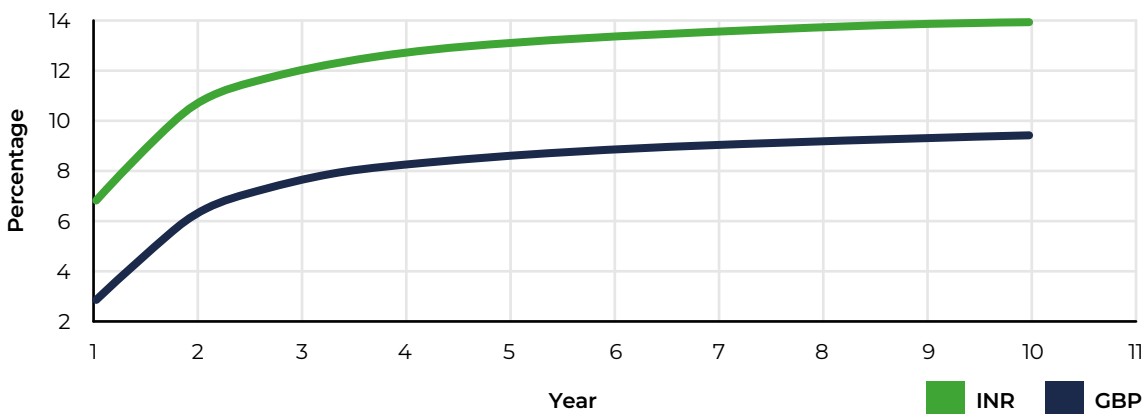


GBP

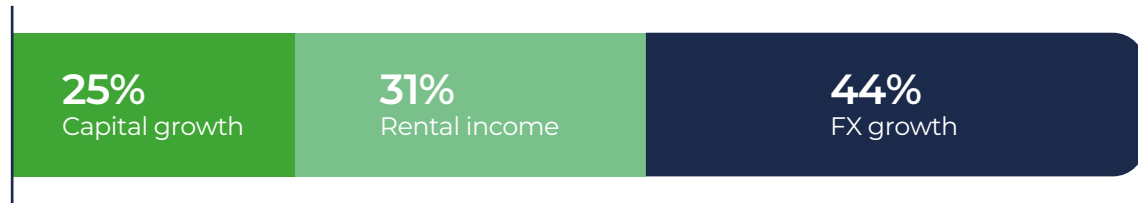


INR

## Yearly internal rate of return



## % contribution to your IRR



## Your investment performance

Value at exit	₹16,53,52,186
Total profit	₹11,14,47,386
FX growth	₹4,86,57,003
Capital growth	₹2,77,74,492
Net rental income	₹3,50,15,891
Initial investment	₹5,39,04,800



# About Adventum

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Our expert team of tax advisors, compliance professionals and lettings managers will partner with you to capitalise on the power of UK property. We'll support you at every stage of your investment journey and beyond.

- ✓ **Advisory and acquisition** – We'll help you acquire property efficiently and compliantly, building UK real estate exposure to diversify and protect wealth.
- ✓ **Banking and accountancy** – We offer a full suite of banking and accountancy services through our trusted partners, including annual return filings and bookkeeping.
- ✓ **Legal advice** – We'll ensure you have the right legal advice and support by connecting you with partners who specialise in UK property law.
- ✓ **Management** – We'll manage your property from start to finish, as well as offer aesthetically pleasing furniture from our partners to maximise rental yields.
- ✓ **Financial and portfolio planning** – We'll advise you on financial, tax and portfolio planning, ensuring your investments are tax-efficient and continue to work towards your objectives.

When you choose Adventum, you'll ensure a smooth property journey – from initial acquisition and securing your first tenant through to ongoing management. With over £200 million in assets under management and backed by 25 years' experience, strong partnerships, and impartial assessments, you can trust us to find a property that suits your needs and appetite for risk.

# The Adventum team

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**Rajanya Ravasia**

**Founder**

Rajanya has been instrumental in major Indian property development – including one of Mumbai’s largest regeneration projects – and created Adventum initially to help Indian high-net-worth individuals explore global investment opportunities.



**Rajesh Sharma**

**Director of Tax & Legacy Planning**

Rajesh is an international tax specialist who advises our clients and developers of commercial and residential properties. He has advised on the structuring of corporate transactions, de-mergers and reorganisations across the globe.



**Ranjeev Kumar**

**Partner – Real Estate & Finance, TLT Law and Non-Executive Director, Adventum**

Ranjeev advises on all types of real estate transactions including sales, purchases, lettings, financing, joint ventures and real estate funds formation. His particular concentrations are domestic and cross-border real estate finance transactions, including restructurings.



**Ghanshyam Naber**

**Strategic Partner – UK & India Markets**

Ghanshyam has 18+ years’ experience building award-winning public-private partnerships across the UK, India, and global markets. He cultivates C-suite, government and diplomatic relationships that deliver investment and institutional value.



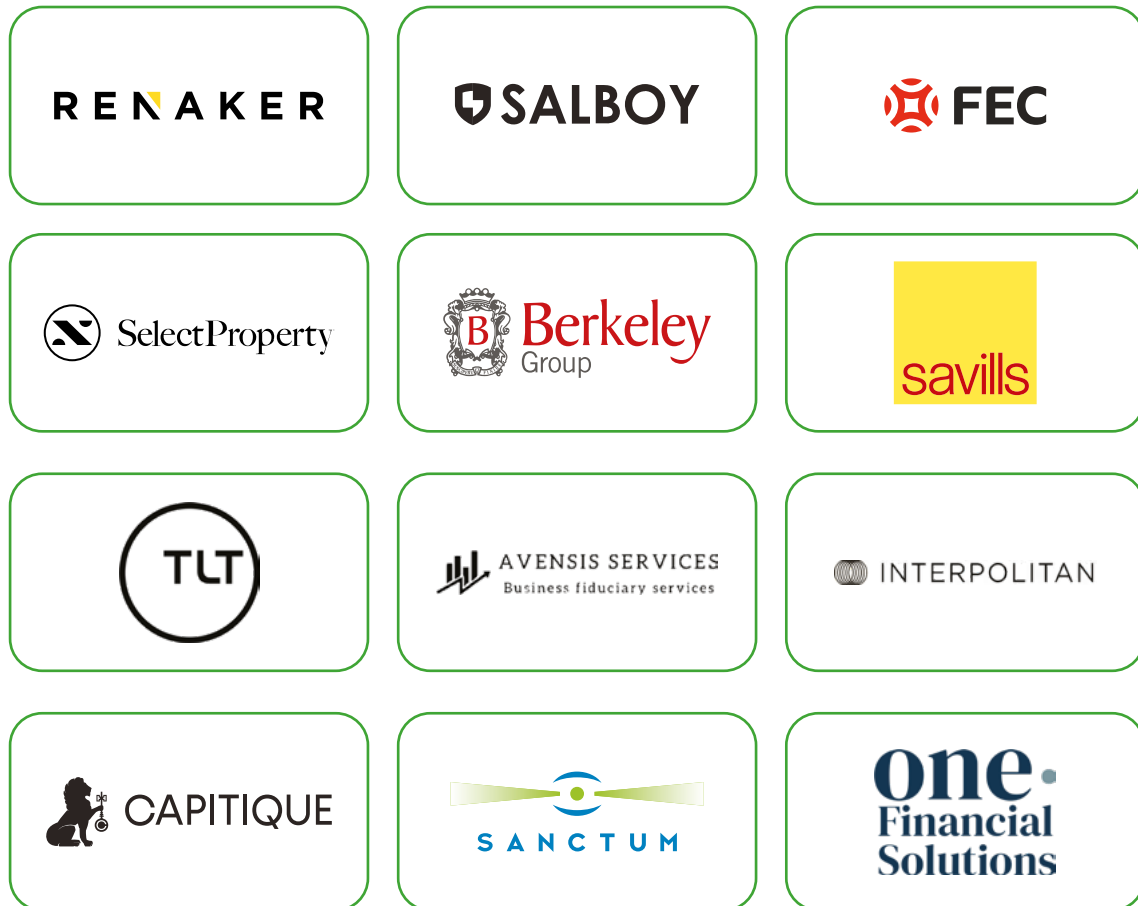
**Martin Cooney**

**Sales Director**

Martin streamlines the property investment process and brings the best, most suitable proposals to Adventum’s clients. His focus is on having a deep understanding of each of his clients’ requirements to secure the right property.

## Our partners

We work with trusted industry leaders, developers, and financial experts to bring you qualified tax-saving opportunities and tailored wealth management solutions.



## Get in touch

Start your journey with Adventum. Get in touch to learn more about our bespoke solutions for your UK investment ambitions.

**Email:** [gnabar@adventumwealth.com](mailto:gnabar@adventumwealth.com)

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Manchester M2 5WD,  
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## Start your wealth diversification journey with Adventum

Contact us to learn more about our bespoke solutions for Indian tax residents looking to invest in UK property.

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