

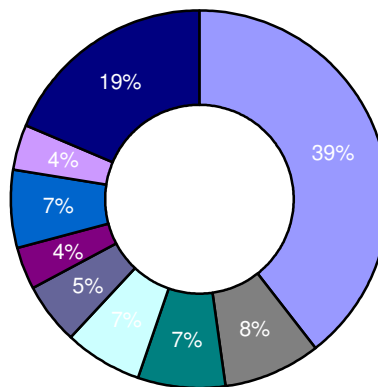
CREDAI Kochi-Kerala Property Expo, 2009
Venue: Jawaharlal Nehru International Stadium, Kochi
Period: 07 Aug, 2009-09 Aug, 2009

The Confederation of Real Estate Developers Association of India (**CREDAI**), Kochi chapter, organized a mega exhibition, Kerala Property Expo-2009 at Jawaharlal Nehru International Stadium, Kochi. The exhibition showcased the projects of major builders in the state, providing an appropriate platform for homebuyers to explore various options available in the market.

The exhibition received a fair response, creating hopes of a slow but steady revival of the Kochi market.

- **Projects Showcased:** The event showcased the entire gamut of projects available in the Kochi market. Projects in Thiruvananthapuram, Thrissur, Kozhikode, Kannur and Kottayam were also exhibited at the expo. The highlight of the exhibition was the presence of projects in various categories, from affordable homes to luxurious villas, thereby catering to all segments of the society.

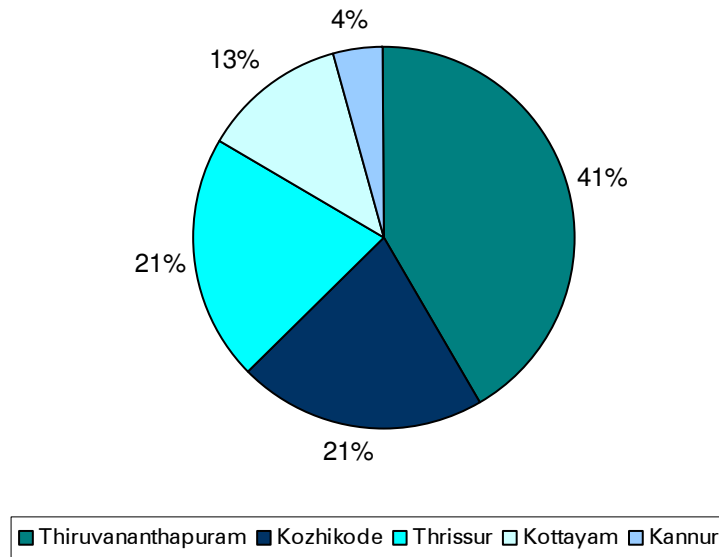
Distribution Of Projects Exhibited



■ Kakkanad	■ Vytilla	■ Aluva
■ Edappally	■ Kadavanthara	■ Kaloor
■ Thripunithura	■ Palarivattom	■ Outside Kochi

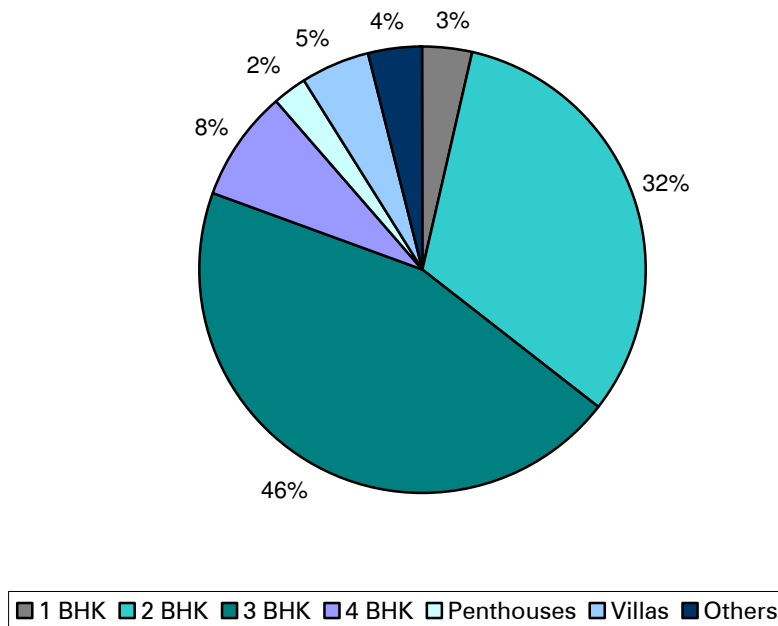
It was observed that most of the developers had projects in the Kakkanad belt, due to the proposed IT Park "Smart City" at Kakkanad. Options were also available in nearby locales of Vytilla, Aluva, Edappally and Thripunithura. Projects in locations outside Kochi, such as Thiruvananthapuram and Kozhikode were also being marketed at the expo.

Distribution Of Projects Outside Kochi



- **Prominent Players Present:** The event showcased projects of close to 40 developers present in the Kochi real estate space. Prominent developers like Abad, Mather, Infra, SFS, Skyline, Puravanakara and DLF showcased their projects at the expo.
- **Product Mix:** 2/3 BHK apartments were widely exhibited in the expo, accounting for 78 % of projects exhibited. Villas, penthouses and also the smaller format of 1 BHK homes were showcased at the event.

Product Mix



- Pricing:** Projects starting with a capital value of INR 12 Lacs per unit were exhibited at the event. Projects across locations, catering to the various budget-classes were exhibited at the expo. Villas ranging from INR 50 Lacs onwards were also showcased, making the expo a one-stop shop for the homebuyer.

Average prices of exhibited properties ** is tabulated below –

Location	Price per sft (INR)
Kakkanad	2250-2750
Vytilla	2200-2500
Thripunithura	2400-2600
Edappally	3000-3200
Kadavanthara	2500-2750
Kaloor	3250-3500
Aluva	2000-2400
Palarivattom	3000

** The property prices indicated are solely based on properties exhibited and does not necessarily reflects the generalized market scenario. Property prices may vary based on location, amenities and the developer

Our Viewpoint:

- The projects displayed at the expo were largely targeted at the NRI population, who have been investing in the Kochi market over the years. It is observed that the supply present in the market remains largely unabsorbed. This can be attributed to the global downturn, which had impacted the real estate market sentiments over the last 18 months.
- The Kakkanad belt has been abuzz with real estate development riding on the proposed IT SEZ, 'Smart City', which is yet to take off on the ground. A majority of the developers have invested in this micro-market anticipating future development as this SEZ was expected to generate 90,000 jobs over a period of 10 years; the IT Park that has been in existence for more than 3 years employs 7,000. This has resulted in a huge supply pipeline in the region with few takers.
- The Kochi market, unlike the other markets, has over the past three years remained almost stable, without much price fluctuations. Though the transactions have reduced in the past 12 months, the developers are hopeful of tapping into the home buyer during the current NRI season.

Details of most of the projects on display have been tabulated below:

S.N	Developer	Project Name	Location	Type- BHK	Rate/sft	Completion
1	Abad Builders	Aqua Breeze	Aluva	2/3 BHK	2700	Jun-11
		Ebony Estate	Near Kakkanad , Kochi	2/3 BHK	2100	Jun-11
		The Chancellor	Kakkanad, Kochi	2/3 BHK	3200	Dec-10
		Daffodil Gardens	Tripunithura , Kochi	2/3 BHK	2200	Dec-09
		Nucleus Mall	Maradu , Kochi	Commercial	10,000	Dec-09
		Bluechip	Kakkanad, Kochi	1/2/3 BHK	3200	Dec-09
		Sunshine Court	Vazhakkala , Kochi	2/3 BHK	55 Lacs Onwards	N/A
		Green Terrace	Kakkanad, Kochi	2/3 BHK	50 Lacs Onwards	N/A
		Rainbow Retreat	Near Kakkanad , Kochi	Villas	1 Crore Onwards	N/A
2	AC City	AC Silver Castle	Vytila	2/3 BHK	2300	Mar-11
		AC Kochaneth	Palarivattom	2/3 BHK	2300	Mar-11
		AC Symphony	Thripunithura	2/3 BHK	2100	Aug-10
3	Alfa Ventures	Alfa Horizon	Vallarpadam	Commercial	6250	Dec-11
4	Ambady Constructions	Green Meadows	Aluva,Kochi	Villas	21.95 Lacs Onwards	N/A
5	Ansal Buildwell	Garden View	Eroor , Kochi	3 BHK	3000	N/A
		Ansal City	Near Thripunithura Town	Villas	26 lacs onwards	N/A
6	Anvita Builders	Independent Villas	Kaloor	Villas	3550	Sep-09
		Anvita Arcade	Kakkanad, Kochi	2/3 BHK	2350	Nov-09

S.N	Developer	Project Name	Location	Type- BHK	Rate/sft	Completion
7	Asset Homes	I Pulse	Near Infopark , Kakkanad	Service Apartments	N/A	Mar-10
		Residency	Thripunithura	2/3 BHK	N/A	Sep-10
		Urban	Mamangalam ,Near Edappally, Kochi	2/3 BHK	N/A	Jan-10
		Silver Streak	Aluva,Kochi	3/4 BHK	N/A	Dec-11
		Solitaire	Panampilly Nagar , Kochi	Villas	N/A	Jul-10
		E-Scape	Kakkanad, Kochi	2/3/4 BHK	N/A	Jun-11
		East Thottekatt	Opp Maharaja's College , Kochi	N/A	N/A	Mar-10
		North Star	Edappally	2/3/4 BHK	N/A	Nov-09
		Signature	Near Technopark , Thiruvananthapuram	2/3/4 BHK	N/A	May-10
		City bay	Thripunithura	2/3 BHK	N/A	Sep-09
		Enlive	Edappally	2/3 BHK	N/A	Sep-09
		Summit	Kalamassery , Kochi	Service Apartments	N/A	Oct-09
		Refresh	Kakkanad, Kochi	2/3 BHK	N/A	Sep-09
		CRG Homes	Maradu , Kochi	N/A	N/A	Dec-09
		8	BCG Builders	Golden Orchids II	Thammanam , Kochi	2/3 BHK
The Bunglow	Vennala			Villas	3600	Sep-09
Residency Towers	Kakkanad, Kochi			1/2/3 BHK	2100	Dec-10
Mars	Kanjikkuzhi , Kottayam			2/3 BHK	2400	Mar-10
9	DLF Homes	Horizon	Sreekariyam ,Thiruvananthapuram	2/3 BHK	2400	N/A
		Tharavadu	Thiruvalla	Villas	3150	Mar-10
		New Town Heights	Kakkanad, Kochi	2/2+Study/3 BHK	2500	Dec-11
10	Galaxy Homes	DLF Riverside	Chilavannoor Road	3/4 BHK , Penthouses	3500	Dec-10
		Galaxy Domain	Off Seaport-Airport Road , Kakkanad	3 BHK	21.87 Lacs onwards	N/A
		Galaxy Greens	Off Seaport-Airport Road , Kakkanad	3 BHK	30.92 Lacs onwards	N/A
		Galaxy Winston/Kingst	Kadavanthara , Kochi	2/3 BHK	27.44 Lacs onwards	N/A
		Galaxy Clifford	Kadavanthara , Kochi	3 BHK	28.12 Lacs onwards	N/A
		Galaxy Hamilton	Kadavanthara , Kochi	2/3 BHK	26.78 Lacs onwards	N/A
		11	Gokulam Engineers	Anagha	Kakkanad, Kochi	2/3 BHK
Atma	Tripunithura			2/3 BHK	N/A	N/A
12	Green Vistas	Prakrriti	Kakkanad, Kochi	2/3 BHK	2150	N/A
13	Heera Homes	Heera Highlife	Kowdiar , Thiruvananthapuram	2/3 BHK	4000	Jun-12
		Heera Golden Hills	Museum Road , Thiruvananthapuram	2/3/4 BHK, Penthouses	3800	Jun-12
		Heera Dreams	Althara, Thiruvananthapuram	2/3 BHK, Penthouses	1850	Jun-12
		Heera Swiss Town	Sasthamangalam,Thiruvananthapuram	2/3/4 BHK	2600	Dec-09
		Heera Infocity	Kazhakootam ,Thiruvananthapuram	/2/3/4 BHK, Penthouse	2500	Dec-10
		Heera Towers	Althara,Thiruvananthapuram	2/3 BHK	2200	Dec-10
		Heera Blue Hills	Althara, Thiruvananthapuram	3/4 BHK	3300	Oct-09
		Heera Crescent	YMR Junction ,Thiruvananthapuram	2/3/4 BHK	3000	Oct-09
		Heera Blue Valley	Vellayambalam, Thiruvananthapuram	2/3 BHK	3250	Sep-11
		Heera Green Court	MC Road , Kottayam	2/3 BHK	1850	Completed
		Heera Cyber Viwes	Kakkanad, Kochi	2/3 BHK	2500	Aug-10
		Heera Royale	Tripunithura , Kochi	2/3 BHK	2600	Mar-10
		Heera Waters	Kadavanthara , Kochi	3/4 BHK	2750	Completed
		14	Hoysala Projects	Hoysala Nestor	Opp Collectorate , Kakkanad	1/2/3 BHK
Hoysala E Home	Near Infopark , Kakkanad			2/3 BHK	2500	Dec-09
Hoysala E Commerce	Kakkanad, Kochi			Commercial	4000	Completed
Hoysala D'zire	Kakkanad, Kochi			2/3 BHK	2600	Dec-11
15	Infra Housing	Infra Vantage	Kakkanad, Kochi	3 BHK	N/A	Dec-09
		Infra Nouvelle	Kakkanad, Kochi	Service Apartments	N/A	N/A
		Infra Futura	Seaport-Airport Road , Kakkanad	Commercial	N/A	N/A
		Infra Inspire	IT City , Kakkanad	2/3 BHK	N/A	N/A
		Infra Foreshore	Near M.G Road , Kochi	3 BHK	N/A	N/A

S.N	Developer	Project Name	Location	Type- BHK	Rate/sft	Completion
16	Kent Constructions	Kent Glass House	Vytilla	2/3 BHK , Penthouses	2900	Completed
		Hail Garden	Kaloor	2/3/4 BHK	3300	Jul-10
		Palm Grove	Stadium Link Road , Kaloor	2/3/4 BHK	3100	Dec-10
17	K.P Varkey & V.S Builde	Golden Heaven	Vazhakkala , Kochi	2/3 BHK	2400	Dec-09
		Golden Gate	Vazhakkala , Kochi	3 BHK	1900	Completed
		Golden City Nest	Nagambadom , Kottayam	2/3 BHK	1900	Dec-09
		Golden Kayaloram	Vytilla	3/4 BHK	2700	Completed
		Golden Neptune	Vytilla	3 BHK	1900	Completed
18	Kristal Group	Kristal Malachite	Elamakkara	2/3 BHK	2700	Jun-11
		Kristal Garnet	Kakkanad, Kochi	Villas	50 Lacs Onwards	N/A
		Kristal Emerald	Vennala	2/3 BHK	2450	Dec-10
19	KTC Housing	Pearl Park	Thiruvannur , Kozhikode	1 BHK	1700	N/A
20	MIR Realtors	The Greens	Thiruvannathapuram	Villas/Apartments	3500/2200	Mar-11
		The Green Metropolis	Kakkanad, Kochi	3/4 BHK , Villas	2500/4000	Jun-11
21	Manjooran Housing	Orchid Meadow	Kakkanad, Kochi	3 BHK	2750	N/A
		Moonstone	Palarivattom	2/3 BHK	3200	N/A
		Rowan Park Scarlet	Kakkanad, Kochi	1/2 BHK	12 lacs Onwards	N/A
		Rowan Park Villas	Kakkanad, Kochi	Villas	90 Lacs Onwards	N/A
		Rowan Park Springs	Kakkanad, Kochi	2/3 BHK	2300	N/A
22	Mather	Serenade	Palarivattom	4 BHK	3500	N/A
		Esperanza	Seaport-Airport Road , Kakkanad	1 BHK , Studio	3200	N/A
		Green Hills	IT City , Kakkanad	3 BHK	3000	N/A
		Berry Woods	IT City , Kakkanad	3 BHK	2650	N/A
		Plum Flower	Vytilla	3 BHK	3000	N/A
		Laurel Grove	Vytilla	3 BHK	2500	N/A
		Highlands	Kakkanad, Kochi	2/3 BHK	2500	N/A
23	Nagpal Builders	Sapphire Heights	Vennala	2/3 BHK	2600	Completed
		Silver Streak	Panampilly Nagar , Kochi	2/3 BHK	3690	Nov-09
		Silver Creek	Maradu , Kochi	Villas	1.15 Crore Onwards	Mar-11
24	National Builders	National Excellency	Palarivattom	3 BHK	N/A	N/A
		National Avenue	Edappally	2/3 BHK	N/A	N/A
		National Nandanam	Edappally	3 BHK	N/A	N/A
25	NCC Urban Infrastructu	Nagarjuna Green Valle	Kakkanad, Kochi	2/3 BHK	2500	Dec-09
		Nagarjuna Laurel	Kakkanad, Kochi	2/3 BHK	2400	Jun-10
26	Puravankara	Purva Grandbay	Marine Drive	3 BHK	4190	Mar-11
		Purva Eternity	Kakkanad, Kochi	2/3 BHK	2290	Jun-10
		Purva Moonreach	Seaport-Airport Road , Kakkanad	2/3 BHK	3090	Aug-10
27	PVS Apartments	PVS Iris	Desom , Aluva	3 BHK	2100	N/A
		PVS Fortune	Thana , Kannur	2/3 BHK	2100	N/A
		PVS Nakshatra	YMCA Cross Road , Kozhikode	3 BHK	2800	N/A
28	RDS Projects	RDS Rhythm	Kakkanad, Kochi	2/3 BHK	2700	Nov-09
		RDS Campus Court	Rajagiri Valley , Kakkanad	3/4 BHK	2750	N/A
29	Santhi Homes	Santi Lotus	Federal Bank Jn , Aluva	3 BHK	3000	Dec-10
		Sani Koithara	Kadavanthara , Kochi	1/2/3 BHK	2750	Dec-11
		Santhi Cyber Nest	Kakkanad, Kochi	1 BHK	2500	Dec-10
		Santi Arthanat Heritage	Tripunithura	2/3 BHK	2750	Jun-12
		Cyber Dale	Edachira Jn , Kakkanad	3 BHK	2500	Dec-09
			Near Ernakulathappan Club ,			
		Santi Sreyas	Kochi	N/A	5500	Dec-10
		Santi Seaview	Old Thevara Road , Kochi	N/A	3500	Dec-10
			Off Seaport-Airport Road ,			
		Santi Hill View	Kakkanad	N/A	2300	Dec-09
30	Seiken Properties	Seiken Vista	Kakkanad, Kochi	2/3 BHK	2500	Dec-11
		Seiken East End	Kaloor , Kochi	2/3 BHK	3100	Dec-10
		Seiken Hills	Malaparamba , Kozhikode	2/3 BHK	2500	Dec-10
		Seiken Retreat	Kottooli , Kozhikode	2/3 BHK	3250	Dec-11
		Seiken Crest Wood	Thondayadu , Kozhikode	2/3 BHK	2500	Dec-10
		Seiken Seawood	Thevara , Kochi	N/A	3500	Completed
31	SFS Homes	SFS Airport Royale	Nedumbassery , Kochi	1/2 BHK	2750	Jul-11
		Kingdom	Tripunithura	2/3/4 BHK	2650	Dec-10
		Silicon Park	Kakkanad, Kochi	3 BHK	2800	Jun-10
		Aqua Greens	Periyar Waterfront , Aluva	2/3 BHK	2450	May-10
		Eternia	Edappally	3/4 BHK	3500	Dec-09
		Temple Terrace	Guruvayoor	1 BHK , Studio	2500	Apr-10
32	Si Builders	Robin Hill	Near Civil Station , Kochi	3 BHK	2800	Mar-11
		Calden Heights	Thrikkakara , Kochi	3 BHK	2825	Mar-12
			Near Gandhi Square Poonithura ,			
		Westfort Gardens	Kochi	2/3 BHK	2725	Sep-10

S.N	Developer	Project Name	Location	Type- BHK	Rate/sft	Completion
33	Skyline Builders	Palmshade	Near NH-47 , Edappally Jn	4 BHK	3200	Completed
		Imperial gardens	Kaloor , Kochi	3/4 BHK	3500	Dec-11
		Eminence	Elamakkara Road , Edappally	3 BHK	3300	N/A
		Legacy	Ernakulam North	4 BHK	3200	Completed
		Riverscape	Aluva,Kochi	3 BHK	2750	N/A
		Ivy League	Kakkanad, Kochi	2/3 BHK	2590	N/A
		Melrose	Padivattom , Off Palarivattom Opp Bharath Matha College ,	3 BHK	3200	Completed
34	SRK Group	Palmtop	Kakkanad	3 BHK	3100	N/A
		Skywings	Kakkanad, Kochi	2/3 BHK	3200	Dec-10
		Pentium Tower	Seaport-Airport Road , Kakkanad	2/3 BHK	2200	Sep-11
		Kings Court	Thripunithura	2/3 BHK	2000	Dec-11
		Peridot	Aluva,Kochi	2/3 BHK	2100	Dec-12
		Meghdoot	Thrissur	2/3 BHK	2400	May-12
		Megh Malhar	Thrissur	Villas	65 lacs onwards	Apr-11
35	Tanzeel Builders	Cyber Heights	Thiruvananthapuram	2/3 BHK	2750	Dec-11
		Silicon Beach	Thiruvananthapuram	2/3 BHK	1950	Aug-11
36	Thrissur Builders	Tanzel Chalet	jawahar Nagar , Kadavanthra	2/3 BHK	N/A	N/A
36	Thrissur Builders	Kalindi Residency	Near North Bus Stand , Thrissur	2/3 BHK , Penthouses	2650	Oct-10
		Periyar Theeram	Desam , Aluva	2/3 BHK , Penthouses	2600	N/A
		Malini Residency	Kanimangalam , Thrissur Opp Mammiyur Temple	2/3 BHK	1975	Aug-09
		Sree Rudram Residenc	Guruvayur	2/3/4 BHK	2750	Dec-09
37	Trinity Builders	Aiswarya Gardens	Kuttur, Thrissur	Villas	2700	Oct-10
		Trinity World	Kakkanad, Kochi	3 BHK	2300	Dec-10
		The Garden	Aluva,Kochi	Villas	1.35 Crores	N/A
38	Yasoram Builders	High Grove	Kakkanad, Kochi	2/3 BHK	2300	Dec-09
		Yasoram Praseeda	Gandhinagar, Near Kadavanthara	3 BHK	3200	Aug-10
		Yasoram Tejus	Alinchuvadu , Near Kakkanad	2/3 BHK	2250	Mar-10
		Yasoram Valluvassery	Near Vytilla	3 BHK	2600	Jun-11
		Yasoram Lakshmi	T.D.Road ,Kochi	1/2/3 BHK	3250	Dec-11

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