

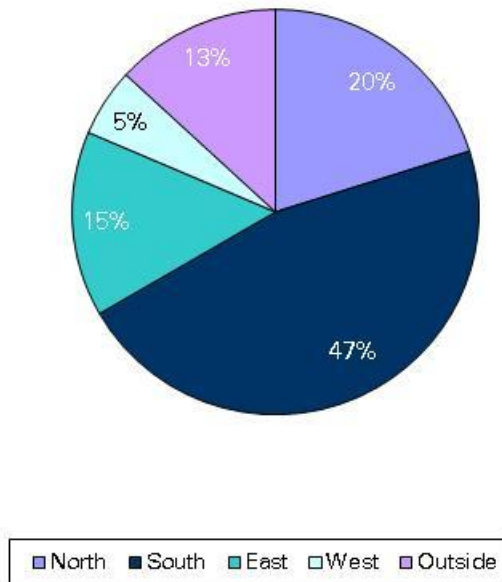
Home Affairs – Mega Property Expo, 2009
Venue: Hotel Lalit Ashok, Bangalore
Period: Oct 24-25, 2009

Home Affairs, a mega property expo presented by Times Property, was held from Oct 24- Oct 25, 2009 at Hotel Lalit Ashok, Bangalore. The two-day event showcased a variety of residential options available in the city, providing the homebuyers an opportunity to compare various residential options at the same time. The event also had banking and financial institutions offering housing loan products, thereby providing the visitors an opportunity to make an informed decision.

The event received a good response, which indicates the growing interest among homebuyers to invest in the current market scenario.

- **Projects Showcased:** The event showcased a gamut of projects available across various price bands, from affordable homes to high-end luxurious villas. Plotted developments available along the outskirts of the city were also projected as suitable investment options.

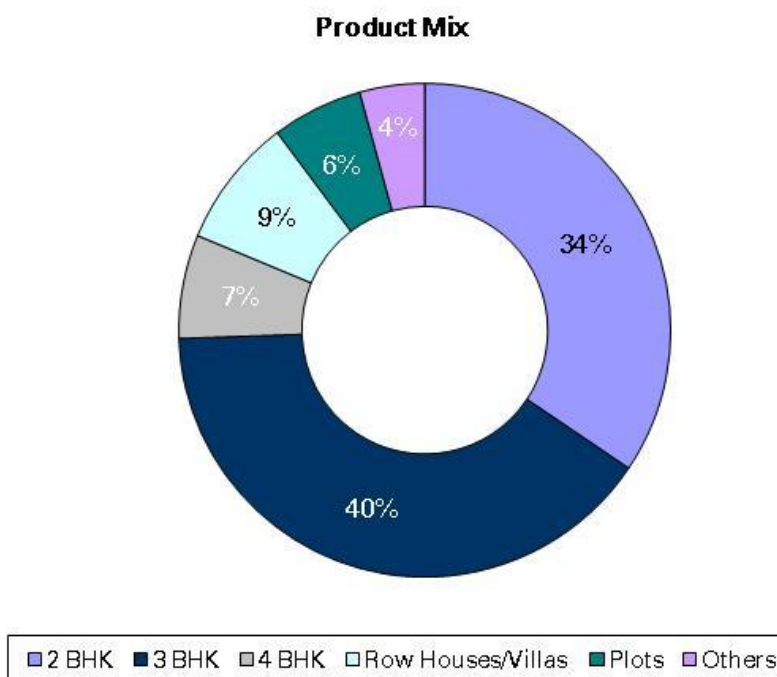
Distribution Of Projects Exhibited



*North Bangalore- includes areas such as Hebbal, Yelahanka, Jalahalli, Devanahalli etc
 South Bangalore- Includes areas like Sarjapura Road, Kanakpura Road, Hosur Road, Electronic City, JP Nagar, Banashankari, Bannerghatta Road etc
 East Bangalore – includes the Whitefield Belt
 West Bangalore – includes areas along Vijaynagar, Mysore Road, R.R Nagar etc

Most of the projects showcased were from South Bangalore (47%), followed by North Bangalore (20%) and East Bangalore (15%). 13% of the projects exhibited were from other locations such as Kochi, Thrivananthapuram, Mysore, Thrissur, Mangalore, Pune and Ooty.

- **Product Mix:** 2/3 BHK apartments were widely showcased in the expo accounting for 74% of the projects exhibited. Row houses, villas, penthouses and plotted development were also showcased the event providing a variety of choices for the homebuyer to invest into.



- **Pricing:** Projects starting with a capital value of INR 14.16 lac onwards were showcased at the event. Projects in various budget-segments were spread across locations.

Average prices of exhibited properties ** is tabulated below –

Location	Price per sq. ft. (INR)
Whitefield	2300-2700
Sarjapur Road	3000-3500
Electronic City/Hosur Road	2200-2600
Kanakpura Road	2200-2600
J.P Nagar	2750-3200
Bannerghatta Road	3000-3500
Yelahanka	3000-3300
Tumkur Road	2500-2750
Rajarajeshwari Nagar	1900-2200

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

Our Viewpoint:

- The event drew a good response on both days, indicating renewed interest among homebuyers to invest in the current market scenario. The various housing options available in the same region are providing the homebuyers with options to explore before making a decision.
- The event also showcased plotted developments spread across the outskirts as a viable investment option. However, the location and pricing of these properties are relatively priced higher and a careful analysis needs to be done before investing in these properties.
- While majority of the developers have kept the prices constant, a few prominent developers have raised the prices marginally, to the tune of 5-10%, during the last few months. The property prices in Bangalore by and large have remained fairly stable, indicating a stabilizing and consolidating market scenario.

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

S.No	Developer	Project Name	Location	Type- BHK	Rate/sft	Completion
1	Century Builders	Century Celeste	Jakkur , Off Bellary Road	2/3 BHK	2900	Dec-09
		Century Indus	Rajarajeshwari Nagar	2/3 BHK	2500	Dec-2011 onwards
2	Confident Group	Confident Antlia III	Sarjapur	2/3 BHK	2300	Dec-10
		Confident Centaurus	Hoskote	2/3 BHK	1800	Dec-10
		Confident Atik	Sarjapur Road	2/3 BHK	14.16 Lacs Onwards	Feb-11
		Confident Bellatrix	Sarjapur	Villas	55 Lacs Onwards	Dec-09
		Champion Reef	Kolar	Villas	50 Lac-3 Crore	Jun-12
		Gold Coast	Devanahalli	Villas	1.75 Cr-2.25 Cr	Dec-12
		Confiden Atria	Sarjapur	Plots	1360	N/A
		Confident Cygnus	Hoskote	Plots	1100	Mar-10
		Confident Auriga	Old Madras Road , Hoskote	Plots	525	N/A
		Confident Antlia III	Kaloor , Kochi	2/3 BHK	2090	Dec-11
		Confident Auriga III	Upper Kakkanad , Kochi	2/3 BHK	2100	Dec-11
		Confident Atria III	Upper Kakkanad , Kochi	2/3 BHK	2200	Dec-11
		Confident Cygnus III	Upper Kakkanad , Kochi	2/3 BHK	1860	Dec-11
		Confident Atik	Upper Kakkanad , Kochi	Villas	2300	N/A
		Confident Sirius III	Near Technopark,Trivandrum	2/3 BHK	1850	Dec-11
		Confident Althena	Trivandrum	2/3 BHK	2200	Aug-10
3	Daddys Builders	Olive	Electronic City	2/3 BHK	2200	Dec-09
		Elixir	Electronic City	2/3 BHK	2150 onwards	Apr-10
		Garden	Electronic City	Villas	49.90 Lacs Onwards	N/A
4	Definer Homes	Serene Drive	Whitefield	2/3 BHK	1450	Mar-10
5	DS-Max Properties	R.T Nagar	Near Puspanjali Theater	2/3 BHK	24.98-31.98 lacs	Jan-10
		Electronic City	Electronic City , Hosur Road	3 BHK	23.98 Lacs	Ready
		Banashankari	Near Big Bazaar , Banashankari	2/3 BHK	42.98-46.98 lacs	Mar-10
		Whitefield	Whitefield Main Road	2/3 BHK	23.98-26.98 Lacs	Ready
		Bannerghata	Bannerghata Main Road	2/3 BHK	19.98-21.98 lacs	Mar-10
		JP Nagar	6th Phase , JP Nagar	3 BHK	32.98-50.98 lacs	Dec-10
		Kumaraswamy Layout	Kumaraswamy Layout	2/3 BHK	22.98-36.98 Lacs	Completed
		Hebbal	Near Baptist Hospital	2/3 BHK	26.98-35.98 lacs	Jun-10
		BTM Layout	Near Silk Board	2/3 BHK	23.98-30.98 Lacs	Completed
		Rajarajeshwari Nagar	BEML Layout ,Rajarajeshwari Ngr	2/3 BHK	22.98-31.98 Lacs	Completed
		N.R.Colony	Near Gandhi Bazaar , N.R.Colony	2 BHK	39.98 lacs	Completed
		Vijay Nagar	Chandra Layout , Vijaynagar	2/3 BHK	23.98-40.98 Lacs	Completed
		Giri Nagar	Near Avalahalli , Giri Nagar	2/3 BHK	25.98-28.98 Lacs	Jun-10
		Mysore	Hinkal Signal Ring Road , Mysore	2/3 BHK	22.98-24.98 Lacs	Completed
		BEL Circle	Near BEL Circle	Plots	1549	Ready for Regn
		Gottgere	Bannerghatta Main Rd	2/3 BHK	17.98-19.98 Lacs	Completed
		Vijay Nagar	Near Nagarbavi Circle	2/3 BHK	23.98-31.98 Lacs	Completed
		Kengeri	Near R.V.Medical College	2/3 BHK	23.98-31.98 Lacs	Mar-10
		Ambedkar College	ORR Nagarbhavi	2/3 BHK	18.98-20.98 Lacs	Completed
6	Edifice Builders	The Grand Edifice	Whitefield	2/3 BHK	1850	N/A
		Almond Tree	Yelahanka	Row Houses/Villas	2990	N/A
7	Genesis Realtors	Genesis Ecosphere	Electronic City	2/3 BHK	2300	Jan-10
8	Global Developers	Golden Enclave	Electronics City	Villas/Plots	33 lacs Onwards/900	N/A
9	Golden Properties	Golden Valley	Hindupur	Plots	260	Jul-10
		Pristine Valley	Ooty	Plots	150	N/A
		NRI City	Sarjapura Road	Plots	1100	N/A
10	Gopalan Enterprises	GopalanUrban Woods	Whitefield	Row Houses	1.25 Cr onwards	Aug-11
		GopalanGrandeur	Whitefield	2/3 BHK	2500	Completed
		Gopalan Residency	Telecom Layout , Off Mysore Road	2/3 BHK	2450	Jul-10
		Casa Gopalan	Whitefield	2/3 BHK	2300	Oct-11
11	Hiranandani Upscale	Cottages	Devanahalli	Row Houses	4750	Dec-12
		The Villas	Devanahalli	Villas	6500	Jun-11
		Apartments	Devanahalli	2/2+ Study/3/4 BHK	3300	Jun-13
		Chalets	Bannerghatta	2/2+ Study/3 BHK	3900 onwards	Dec-12
		E-City	Electronic City	Commercial	4500	N/A
12	HM Group	HM Symphony	Off Sarjapura Road	2/3 BHK	3000	Completed
		World City	J,P Nagar 9th Phase	2/3 BHK	2700	Dec-10
13	JR Housing	JR Meadows	Off Bangalore- Hosur Road	Plots/Villas	950/2050	N/A
		JR Valley	Hoskote, Off NH 207	Plots	900	N/A
		JR Coconest	Near Electronic City	Plots	950	N/A

S.N	Developer	Project Name	Location	Type- BHK	Rate/sft	Completion
14	Mahaveer	Mahaveer Varna	Whitefield	2/3 BHK	2100	Mar-10
		Mahaveer Kings Place	Whitefield	2/3/4 BHK	2500	Jul-10
		Mahaveer Rich	Off Tumkur Road	2/3 BHK	1700	Dec-10
		Mahaveer Ridge	Off Hosur Road	2/3 BHK	1800	Jun-11
		Mahaveer Hermitage	J.P Nagar, 5th Phase	2/3 BHK	2900	Mar-10
		Mahaveer Palms	Off Bannerghatta Road	2/3/4 BHK	2000	Completed
		Mahaveer Dazzle	Whitefield	2/3 BHK	2300	Completed
		Mahaveer Calyx	Off Bannerghatta Road	2/3 BHK	2150	Completed
15	Mythreyi Promoters	Aikya	Bannerghatta Road	1/2 BHK	16 Lacs Onwards	Dec-09
16	M.G.Brothers	MGB Classic	Chandapura-Anekal Main Rd	Plots	1050	Ready for Regn
17	Nitesh Estates	Nitesh Hyde Park	Bannerghatta Road	1/2 BHK	2390	Aug-12
		Nitesh Forest Hills	Whitefield	2/3 BHK	2420	Apr-10
		Nitesh Flushing Meadows	Whitefield Road	2 BHK	2050	Sep-11
		Nitesh Central Park	Off Bellary Road	3 BHK	3425	Sep-10
18	QVC Realty Co	QVC Hills	Near Nandi Hills ,Nr to Intl Airport	Villas	72 lacs Onwards	Dec-11
19	Sattva Group	Greenage	Hosur Road	2/3 BHK	3190	Dec-11
		Sanctity	Sarjapura Road	2/2+Study/3 BHK	3390	Dec-09
		Symphony	Hosur Road	2/2+Study/3 BHK	2840	Sep-09
		Serenity	HSR Layout , 7th Sector	2/2+Study/3 BHK	3600	Completed
20	SJR Group	SJR Luxuria	Off Bannerghatta Road	2/3 BHK	52.23 Lacs onwards	Nov-10
		SJR Equinox	Electronic City Phase-1	3 BHK	49.54 Lacs onwards	Dec-09
		SJR Park Vista	Off Sarjapur Road	4 BHK	94.37 lacs onwards	Completed
		SJR Verity	Off Sarjapur Road	2/3 BHK	46.75 lacs onwards	Completed
21	Skyline Constructions	Skyline Fountain Head	Horamavu	2/3 BHK	3300	Jan-10
		Skyline RK Atlantis	Old Madras Road	2/3 BHK	4100	Completed
		Skyline Champagne Hills	Bannerghatta Road	2/3 BHK	2900	Sep-10
		Skyline Beverly Park	Amruthalli , Near Hebbal	2/3 BHK	4000	Jun-11
		Skyline Ambrosia	Banashankari	2/3 BHK	3150	Jan-10
		Skyline Waterfront	Allalasanra	2/3/4 BHK	2800	Dec-10
		Skyline Blueberry Hills 2	Off Airport Road - Mangalore	2/3 BHK	2900	Jun-11
22	SN Builders	Raj Lakeview	BTM Layout	2/3/4 BHK	3900	Dec-09
		Raj Paradise	Bannerghatta Road	2/3 BHK	3200	Completed
23	Sobha Developers	Sobha Lavender	Sarjapura ORR	2/3/4 BHK , Penthouses	4300	N/A
		Sobha Hillview Sunscape	Off Kanakpura Road	2/3 BHK	2200-2350	N/A
		Sobha Hillview Sunbeam-1	Off Kanakpura Road	3 BHK	2480	N/A
		Sobha Hillview Sunbeam-2	Off Kanakpura Road	3 BHK	2480	N/A
		Sobha Suncrest	Off Kanakpura Road	2/3/4 BHK	3680	N/A
		Sobha Amethyst	Whitefield	3 BHK	2640	N/A
		Sobha Beryl	Tumkur Road	3 BHK	2970	N/A
		Sobha Basil	Tumkur Road	2/3 BHK	2775	N/A
		Sobha Althea	Yelahanka	3/4 BHK , Penthouses	3375-4086	N/A
		Sobha Chrysanthemum	Thanisandra	3/4 BHK , Penthouses	3450-3951	N/A
		Sobha Moonstone	Dasarahalli	2/3 BHK	3375-3800	N/A
		Sobha Lifestyle	Devahanalli	Villas	3-5.7 Crore	N/A
		Sobha Cinnamon	Off Hosur Road (Kudulu)	3/4 BHK	3050-3550	N/A
		Sobha Saffron	Off Hosur Road (Kudulu)	3/4 BHK	5067	N/A
		Sobha Petunia	Hebbal Ring Road	3/4 BHK , Penthouses	4250-5500	N/A
		Sobha Topaz-Sobha City	Thrissur	3/4 BHK	3019-3169	N/A
		Sobha Lifestyle	Thrissur	Villas	5546-8141	N/A
		Sobha Emerald	Vedapatti (Coimbatore)	Villas	3530	N/A
		Sobha Carnation	Pune	3/4 BHK , Penthouses	3555-4800	N/A
24	Sowparnika Projects	Sowparnika Ananda	On Sarjapura Road	2/3 BHK	1550	Oct-10
25	Sri Durga Properties	Aero Township	Near Devanahalli	1/2/3 BHK , Villas	1000 onwards	N/A
26	Sunil Mantri Realty	Mantri Royale	Off Kanakpura Road	2/3 BHK	2590	Apr-11
27	Suraj Group	Suraj Ganga Socrates	Kanakpura Road	2/3 BHK	2350	Mar-10
28	Vaishnavi Group	Vaishnavi Splendour	RMV II Stage	3/4 BHK	1.2 Cr Onwards	Dec-09
		Vaishnavi Rathnam	Jalahalli Cross	2/3 BHK	27 Lacs Onwards	Dec-10
		Vaishnavi Nakshatra	Yeshwanthpur Mn Road	2/3 BHK	38 Lacs Onwards	Jun-12
		Vaishnavi Sarovar	Yadavgiri , Mysore	2/3 BHK	34 Lacs Onwards	Dec-09
29	Vakil Housing	Whispering Woods	Hosur Road	Plots	1150	N/A
		Townscape	Jigani	Plots	1140	N/A
30	Valmark		Bannerghatta	2/3 BHK	3000	Feb-10
31	Vaswani Group	Vaswani Whispering Palms	Sarjapura ORR	Row Houses/Villas	4950	Dec-09
		Vaswani Bella Vista	Whitefield	Row Houses	4250	Dec-09
		Vaswani Pinnacle	Whitefield Main Road	2/3 BHK , Penthouses	3950	Completed
		Vaswani Astoria	Off Airport-Sarjapura Road	3 BHK	3200	Completed
32	Ozone Group	Evergreens	Sarjapura Road	2/3 BHK	2405	May-11

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