

Maharashtra Chamber of Housing Industry
& State Bank of India
Present



PROPERTY 2009

15th REAL ESTATE & HOUSING FINANCE EXHIBITION

Venue: MMRDA Grounds, Bandra-Kurla Complex, Mumbai
Date: October 1- October 4, 2009

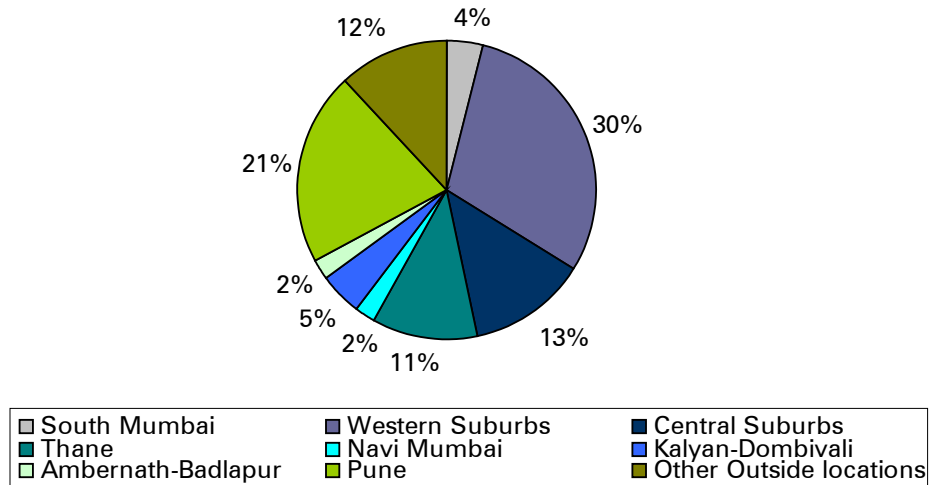
Knowledge Partner



The Maharashtra Chamber of Housing Industry (MCHI) had recently organised its property exhibition from October 1 to 4, 2009 at Bandra-Kurla Complex, Mumbai. The exhibition received an overwhelming response with 16843 registrations and a footfall of over 60000. Below are observations basis our visit to the exhibition -

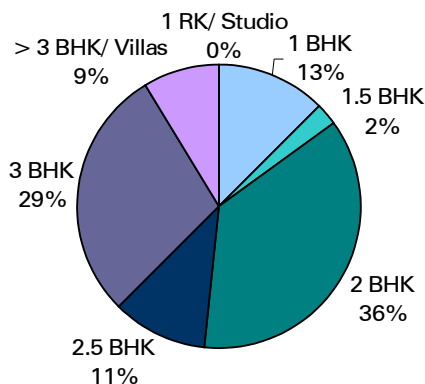
Projects showcased: Out of the total projects showcased in the exhibition, 30% of the projects were located in Western suburbs. Central suburbs and Thane were represented in 13% and 11% projects respectively. Around one-third of the projects exhibited were located outside Mumbai. As high as 21% projects on display, were located in Pune. Besides Pune, other locations outside Mumbai included Murbad (near Kalyan), Neral, Bengaluru & Lonavala.

Project Locations



Most of the properties showcased were 2 BHK (36%) followed by 3 BHK (29%). Yet again we observed that 1 BHK is not very popular amongst the developers as only 13% projects had 1 BHK options. 9% of the showcased properties were above 3 BHK. 11% of the projects had a 2.5 BHK option which only indicates that this unit type is gradually gaining popularity.

Apartment type showcased



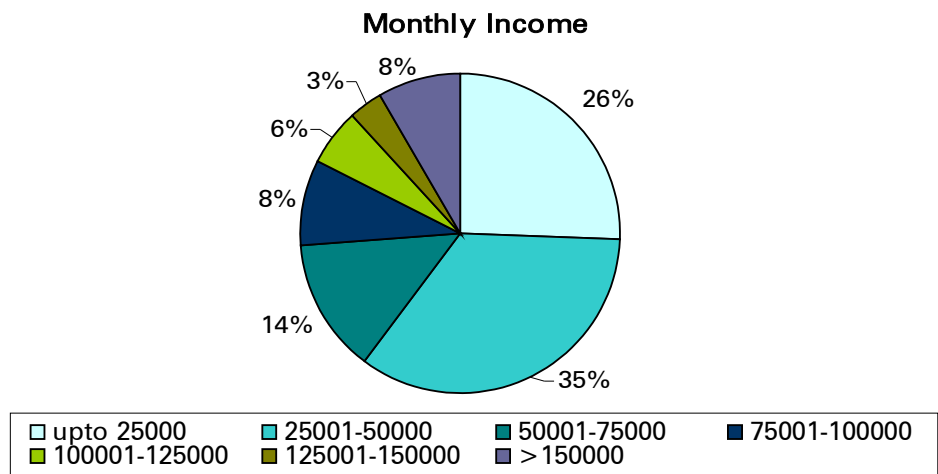
Based on the responses compiled from the visitors, we have below observations to offer -

- **Age Profile:** Around 39% of the respondents were in the age bracket of 26-35 and 29% were in the age bracket of 36-45 which indicates that over the years the average age of home buyers has been on a decline. While another 16% belonged to the 46-55 years age group, 8% were above the age of 55.

8% of the footfall was reportedly in the age group of 18-25 years, which has been an emerging segment as was also seen in the earlier exhibition.

- **Occupation:** The salaried class represented 70% of the total visitors; another 28% were self employed.

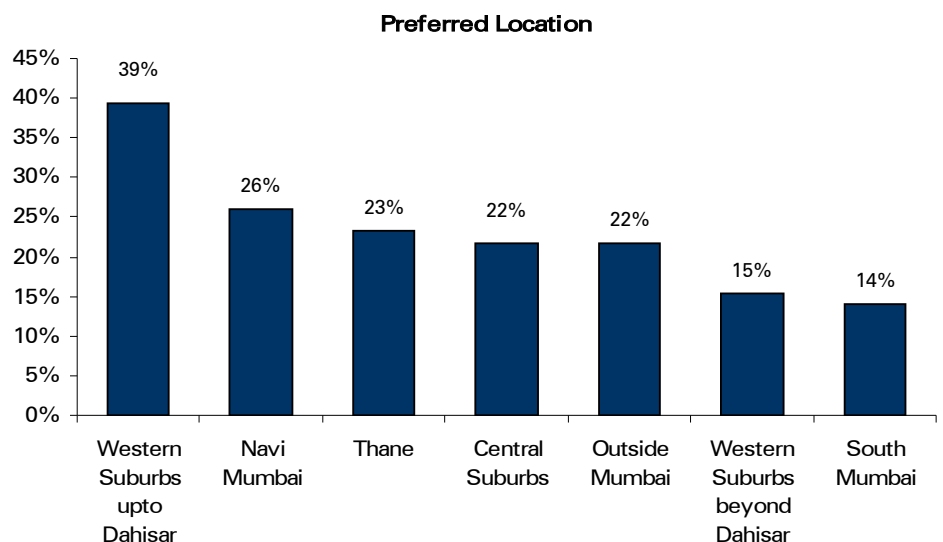
- **Monthly Income:** 26% of the respondents reported a monthly income level of upto Rs. 25000 which can be categorized as Lower Income Group or the LIG segment. Another 35% reported it in the bracket of Rs. 26,000-50,000 which constitutes the Middle Income Group (MIG).



The remaining 39% of the footfall was reportedly the Higher Income Group (HIG) with as high as 8% of the respondents reporting their monthly income above Rs. 1.5 lakhs.

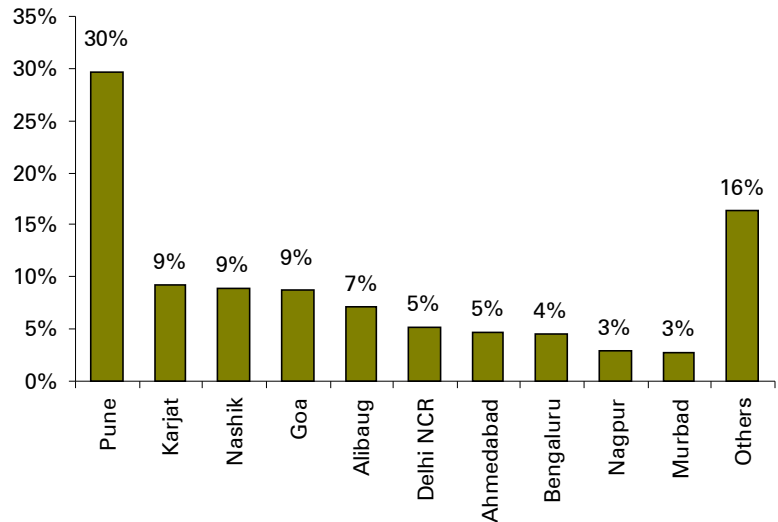
- **Preferred Location:** Western suburbs remain the most preferred location amongst all the respondents as was the case in the last MCHI exhibition in April'09, with 39% preferring their new property the in western suburbs upto Dahisar. 15% opted for locations beyond Dahisar. Central suburbs, Thane and Navi Mumbai had almost equal takers as can be seen from the bar diagram alongside.

A considerable set of visitors (22%) opted for a location outside Mumbai, break – up of which is presented in the chart below.



Pune (30%) emerged as by far the most preferred location outside Mumbai. Karjat, Nashik & Goa were preferred by 9% each, followed by Alibaug (7%) and Delhi NCR & Ahmedabad (5% each).

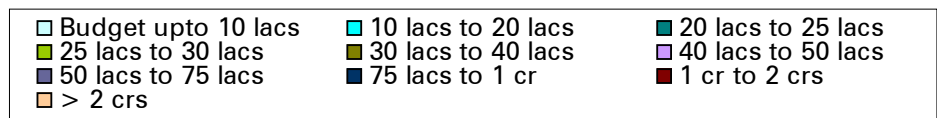
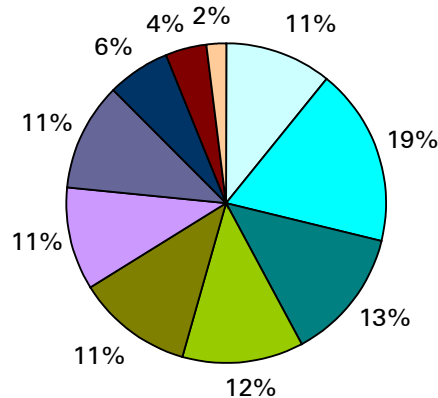
Preferred Location: Outside Mumbai



- Budget:** Out of the total respondents, over 30% were seeking homes upto Rs.20 lacs; another 13% had a budget in the Rs.20-25 lacs range.

12% of the respondents have reported a budget of Rs. 25-30 lacs, 11% each had a budget of Rs. 30-40 lacs and Rs. 40-50 lacs.

Budget

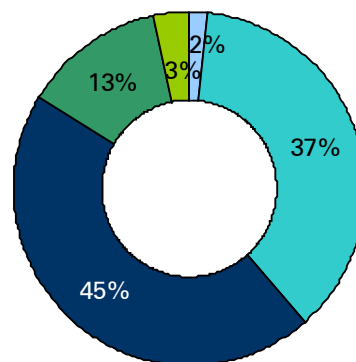


23% of the respondents had a budget of over 50 lacs wherein 2% had plans to buy a property priced over Rs. 2 crores.

- Unit Size:** Majority of the respondents intended to purchase 2 BHK apartments (45%) with average preferred apartment size being 850 sq ft.

As per the empirical data, the median size of the flat required by an LIG segment

Preferred Type of Apartment



has been reported to be 600 sq ft. (down from 725 sq ft in April exhibition), 750 sq ft for MIG and 1000 sq ft for HIG.

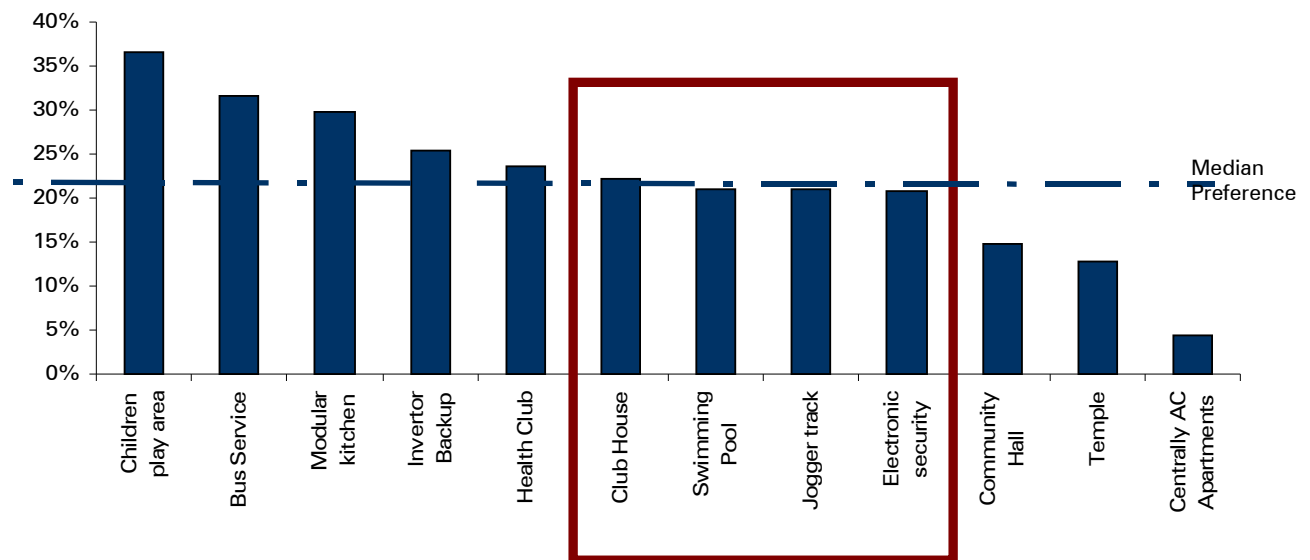
As depicted by the pie chart, while 45% preferred a 2 BHK apartment, 37% opted for a 1 BHK, and another 13% preferred a 3 BHK unit. Only 3% preferred a configuration over 3 BHK / Bungalow.

- **Source of Funds:** Majority of the respondents have stated that they would opt for a loan to procure the new property. Nationalized banks remained the preferred source of finance with 79% of the respondents opting for the same. Out of the total respondents, over 24% preferred a Loan to Value ratio (LTV) between 80-85%, 19% opting for LTV of over 85% while another 18% preferring it to be between 75-80%.
- **End Use of New property:** 79% of the respondents intended to purchase the new property for self-occupation purposes and 9% of them were scouting for a second home (similar pattern was observed in the April MCHI exhibition as well).

Investment as an end use was chosen by only 9% of the total respondents, a marginal increase than the April event wherein 7% had reported investment as a preferred end use.

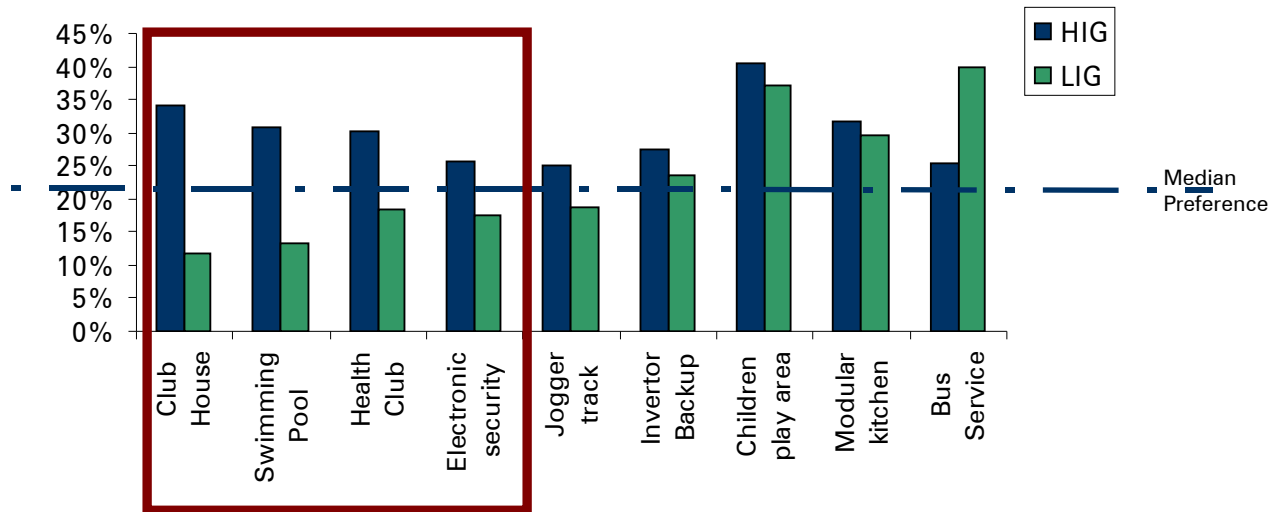
- **Amenities:** Basic utilities like children’s play area (37%) and bus service (32%) were the most preferred amenities. Amenities like swimming pools, club house, air-conditioned apartments which are generally associated with premium projects, found average popularity amongst the respondents.

Preferred Amenities



A detailed diagnostic of the behaviour pattern of respondents as per their income classes, indicates that certain amenities like swimming pool, club house and health club have more preference amongst the HIG as compared to the LIG.

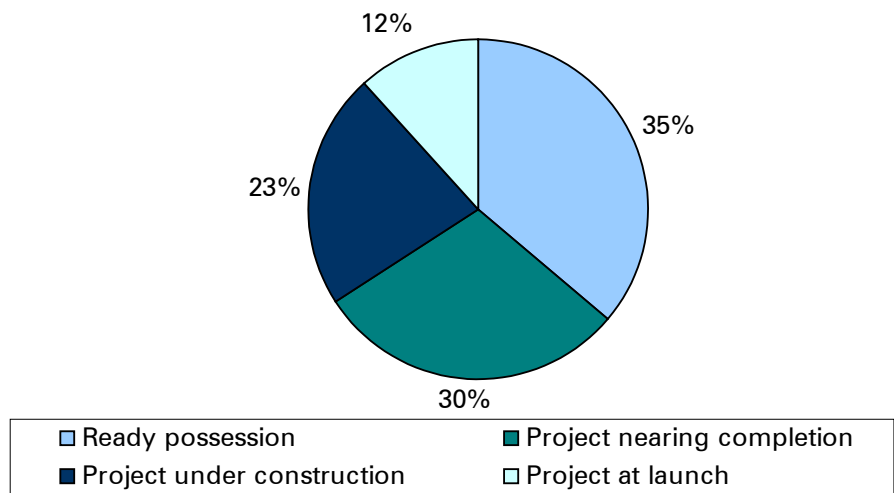
Whereas facilities like bus service to station is more preferred by the LIG. However certain amenities like children play area and a modular kitchen have a preference amongst most of the respondents irrespective of their income class.



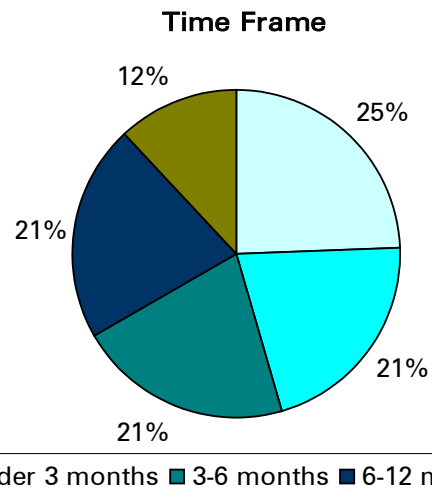
Invertor back up, children play area & modular kitchen are viewed more of hygiene amenities by the HIG however they form the key amenities requirement of the LIG. The HIG seems to have a unique window of preference towards amenities as is showcased in the above graph.

- Stage of Construction:** 35% of the respondents would like to buy only a ready possession property and another 30% preferred a project nearing completion. There were few takers for an under construction property or for a project in its launch stage.

Preferred Stage of Construction



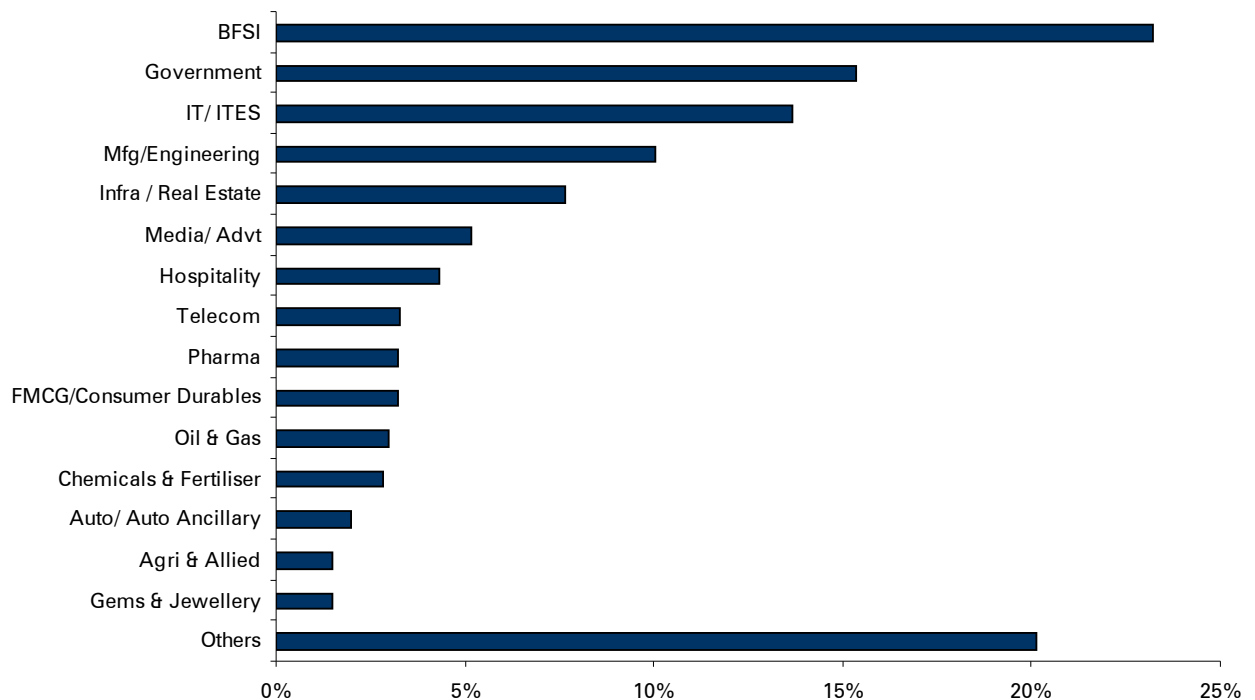
- Time Frame:** While 25% of the home seekers had an immediate requirement for a home. Over 40% had plans to purchase the new property within the next 3-6 months time frame. Another 21% opted for 6-12 months.



- Industry Segment:**

Most of the footfalls in the current property exhibition were from the BFSI industry (23%), followed by State/Central Government (15%), IT/ITES (14%) and Manufacturing / Engineering Sectors (10%). As also was the case in the April exhibition, the least represented industry sectors were the Agri & allied activities, Gems & Jewelry and Automobiles.

Industry Segment

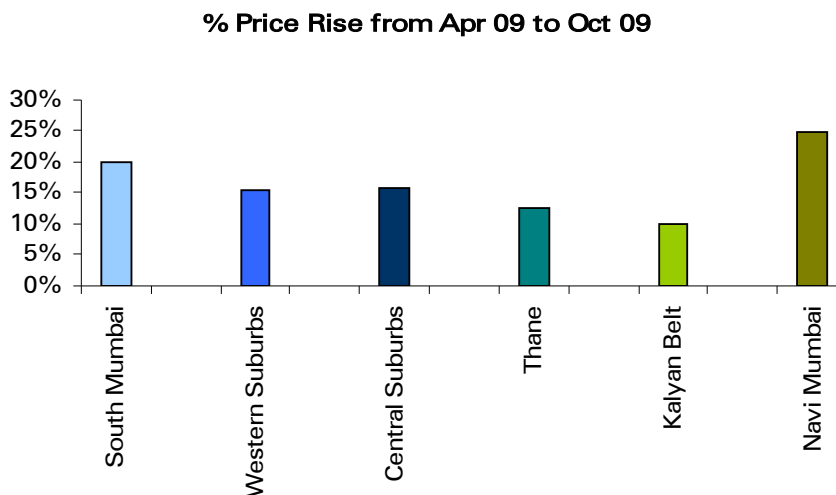


The Others category which mainly constituted of the self-employed class were also represented in good numbers (around 20%), thereby indicating the renewed vigour in the economy.

Our Viewpoint:

Decent footfall at the exhibition only vindicates the fact that there is still a huge demand waiting to be served with the right product offering. Basis the improving sentiments in recent times, it is seen that the property prices have again risen by significant proportions.

If we compare the property prices in April 2009 (wherein the earlier MCHI property exhibition was held at the same venue), the price escalation is clearly visible, as is reflected in the adjacent chart.



The empirical data gathered from the exhibition shows that 37% of the respondents prefer a 1 BHK apartment, whereas today, the supply is more of 2 BHK and 3 BHK apartments; 1 BHK properties being showcased only in 13% of the projects! This demand supply gap, if were to increase from the current levels, would only create a highly in-cohesive situation at the lower to mid-end of the residential market.

Even though today there is no stretch budget in either of the buyer categories i.e. LIG, MIG or the HIG (as is tabulated in below), however this may not hold good if the property prices continue their upward march.

Income Class (based on monthly income)		LIG	MIG	HIG
Preferred Apartment Size	A	600	750	1000
Preferred Budget	B	15.00	29.00	63.00
Average Price of Properties exhibited (per sq ft)	C	2323	3381	6290
Capital Value of Property (Rs. in lakhs)	D	13.94	25.36	62.90
Stretch (Rs. in lakhs)	D-B	--	--	--

The property prices need to sustain from hereon, at least in the short to medium term, which is necessary if one has to witness concrete stability in the residential realty space in Mumbai!

Details of the projects on display have been tabulated as follows:-

Sr. No.	Developer	Project Name	Location	Type-BHK	Rate Per Sq Ft (Rs.)	Completion Date
1	Ackruti City	Ackruti Greenwoods	Thane (W)	1 / 2 / 3	4150	Mar-11
		Ackruti Gardenia	Mira Road	1 / 2 / 3	3200	Mar-11
		Ackruti Vedant	Sion (E)	1 / 2	9000	Jun-11
		Ackruti Sunmist	Andheri (E)	2 / 2.5 / 3	10400	Mar-12
		Ackruti Shikhar	Andheri (E)	2 / 2.5	9000	Mar-12
		Akruti Countrywoods	Pune	1 / 2	N.A.	Mar-11
2	Acme Group	Acme Legacy	Vile Parle (W)	2 / 3	N.A.	Upcoming
		Akshay Girikunj	Andheri (W)	3	Rs. 1.04 crores onwards	Mar-11
		Suryadarshan	Andheri (W)	2 / 3	10500	Oct-10
		Acme Sweet 16	Andheri (W)	2 / 3	10000	Oct-10
		Oasis	Kandivali (E)	2 / 2.5 / 3	5000	upcoming
		Ozone	Thane (W)	2 / 2.5 / 3 / 4	3950	Mar-12
3	Aditya Builders	Garden City	Pune	2 / 3	3200	Ready
		Breeze Park	Pune	3	3100	Ready
		Comfort Zone	Pune	2 / 3	3500	Ready
		Aditya Sanskruti	Pune	2	3000	Ready
4	Ajmera	Rosemary	Kalyan (W)	1 / 2	2511	Mar-11
		Pristine	Borivali (W)	3	6363	Mar-11
		Ivy	Kalyan (W)	1 / 2	2511	Mar-11
		Iris	Kalyan (W)	1 / 2	2511	Mar-11
		Bhakti Park	Wadala (E)	2 / 3 / 4	9540 - 9900	Ready
5	Arihant Properties	Tirupati Vatika	Bhayander	1 / 2	2651	Ready
		Tirupati Dream	Bhayander	1 / 2	2651	Ready
		Ustav	Lavasa	1 / 2 / 3 / villas	2900 - 3400	Jul-11
7	Bhoomi Group	Bhoomi Park	Malad (W)	1 / 2	6250	Ready
		Bhoomi Samkit	Kandivali (W)	2	8000	Ready
		Bhoomi Valley	Kandivali (E)	2	5700	Ready
		Bhoomi Aura	Khar (W)	N.A.	18000 - 20000	Ready
		Bhoomi Acres	Thane (W)	2 / 2.5 / 3	3200	Dec-11
		Bhoomi Flora	Borivali (E)	N.A.	7700	N.A.
8	D. K. Homes	Sai Heritage	Neral	Plot	400	Ready
		Sai Plush Apartment	Kalyan (W)	1 / 2	1800	Dec-10
9	D. S. Kulkarni Developers Ltd	DSK Saptasur	Pune	1 / 2 / 3	N.A.	Ready
		DSK Sayantara	Pune	Plots	N.A.	Ready
		DSK Garden Enclave	Pune	2 / 3	N.A.	Ready
		DSK Sundarban	Pune	1 / 2	N.A.	Oct-11
		Meghmahlar	Pune	1 / 2 / RH	N.A.	Dec-10
		DSK Vidyanagari	Pune	1 / 2	N.A.	Sep-11
		DSK Frangipani	Pune	2 / 3 / 4	N.A.	Ready
10	Dharti Associates	Madhuban	Andheri (E)	2 / 2.5 / 3	N.A.	Dec-09
		Sai Dham	Kandivali (W)	2 / 3	6500	Dec-10
11	Ekta World	Lake Homes	Powai	2 / 2.5 / 3 / 4 / 5	7600	May-10
		Lake Primrose	Powai	2 / 2.5 / 3	7600	May-10
		Lake Superior	Powai	4 / 5	N.A.	N.A.
		Ekta Meadows	Kandivali (E)	2 / 3	7000	Ready
		Ekta Terraces	Kandivali (W)	2 / 2.5	8000	Dec-09
		Ekta Bhoomi Gardens III	Borivali (E)	2 / 3	6000	Dec-10
12	Everest developers	Countryside	Thane (W)	1 / 3	2829 - 3289	Mar-10
		Everest World Lilac	Thane (W)	2 / 2.5 / 3	4000	upcoming
		5 Gardens	Wadala (W)	2 / 3	14000	upcoming
13	Gemstar	Sonata	Malad (W)	2 / 3	6100	Dec-10
		Symphony	Kandivali (W)	2 / 3	7800	Ready
		Grotto	Malad (W)	3	9000	N.A.
14	Godrej & Boyce	Godrej Eminent	Vikhroli	1 / 2 / 3	8000	Dec-09
15	Godrej Properties	Godrej Riverside	Kalyan	2	2500	Jul-10
		Woodsmen Estate	Bangalore	2 / 3	5000	Dec-09

Sr. No.	Developer	Project Name	Location	Type-BHK	Rate Per Sq Ft (Rs.)	Completion Date
16	Goel Ganga Group	Amrut Ganga	Pune	1 / 1.5 / 2	3325	N.A.
		Ganga Blues	Pune	1.5 / 2 / 2.5	2900	N.A.
		Ganga Aashiyana	Pune	1 / 1.5 / 2 / 2.5	2625	N.A.
		Ganga Sparsh	Pune	1 / 1.5 / 2	2600	N.A.
		Ganga Bhagyoday	Pune	2 / 3	3700	N.A.
		Ganga Panama	Pune	2 / 3	3100	N.A.
		Ganga Skies	Pune	2 / 3	3250	N.A.
17	GOKA	Gold Valley Konkan	Vile (Konkan)	Bungalows	Rs 8.25 lacs onwards	N.A.
18	Gundecha Builders	Gundecha Symphony	Andheri (W)	2 / 2.5	9300 - 9600	May-11
		Zenith	Mulund (W)	2.5 / 3	6000	Aug-11
		Gundecha Altura	Kanjur Marg (W)	2 / 2.5 / 3	Rs 8600 on carpet	Oct-10
		Gundecha Heights II	Kanjur Marg (W)	2 / 2.5 / 3	Rs 8600 on carpet	Oct-10
19	Hiranandani Developers	Maitri Park	Chembur	2/3/5	13000	Dec-11
		Hiranandani Heritage	Kandivali (W)	3/4	9100	Dec-12
		Hiranandani Estate	Thane (W)	2/2.5/3	N.A.	N.A.
		Hiranandani Meadows	Thane (W)	2.5/3	N.A.	N.A.
20	HIRCO	Palace Gardens	Panvel	N.A.	3600	Dec-12
21	Indian Eco Parks	Periwinkle Bungalows	Murbad	Bungalows	Rs. 21.31 lacs onwards	N.A.
22	Kalpataru	Kalpataru Aura	Ghatkopar (W)	2	7000-7500	Dec-09
		Kalpataru Towers	Kandivali (E)	2	7300	Mar-10
		Kalpataru Riverside	Panvel	2	3175 - 3375	Mar-11
		Kalpataru Gardens Ph II	Kandivali (E)	2	7200	Dec-10
		Srishti	Mira Road	2 / 2.5	3249 - 3447	May-10
		Kalpataru Estate	Pune	2 / 2.5 / 3	2500 - 2600	N.A.
		23	Kanakia Spaces	Samarpan Royale	Borivali (E)	3 / 4
		Niharika	Thane (W)	2 / 2.5	5500	Mar-10
24	Kumar Properties	Palms	Pune	2	3000	Feb-10
		Palmgrove	Pune	2 / 3	3100	Mar-11
		Gulmohar	Pune	2 / 3	4000	Ready
		Prithvi	Pune	2 / 3	3300	Ready
		Paradise	Pune	3	3300	Ready
		Primrose	Pune	3	3000	Ready
		Periwinkle	Pune	2	2900	Jun-10
		Primavera	Pune	2	3000	Dec-10
		Princetown	Pune	2 / 3	3600-3750	Jul-11
		Park Infinia	Pune	2 / 3	2250	May-10
		Picasso	Pune	2 / Bungalows	3000-4500	Dec-09
		Prerana	Pune	3	5000	Ready
		Karishma	Pune	2 / 3	7500	Mar-11
		Parisar	Pune	2	5000	Mar-11
25	Lalani Group	Lalani Residency	Thane (W)	1 / 2 / 3	3500	Mar-11
26	Lodha Developers	Casa Bella	Dombivali (E)	1 / 2 / 3	2241	N.A.
		Casa Univis	Thane (W)	2 / 3	3294	N.A.
		Casa Royale	Thane (W)	2	Rs. 33.30 lacs onwards	N.A.
		Casa Ultima	Thane (W)	1 / 2	Rs. 26.10 lacs onwards	N.A.
		Lodha Aqua	Dahisar (E)	2 / 3	6000	Mar-10
		Lodha Luxuria	Thane (W)	2 / 3 / 4	5300	Mar-10
		Lodha Imperia	Bhandup (W)	2.5 / 3	6500	Dec-11
		Lodha Aurum	Kanjur Marg	2 / 3	6600	Feb-12
27	Lok Group	Lok Gram	Kalyan (E)	1 / 2 / 3	2950	Dec-11
		Lok Everest	Mulund (W)	2 / 3 / PHs	6500	Ready
		Lok Ishaan	Malad (E)	1 / 2 / 3	6900	Dec-11
		Lok Raunak	Andheri (E)	2 / 2.5 / 3	6600	Ready
		Lok Nirman	Khar (W)	2 / 3 / 4	15000	Ready
		Lok Amber	Ambarnath (E)	N.A.	N.A.	Upcoming

Sr. No.	Developer	Project Name	Location	Type-BHK	Rate Per Sq Ft (Rs.)	Completion Date		
28	Marathon Realty	Marathon Nextgen Era	Lower Parel	3	24000	Ready		
		Marathon Nagari	Badlapur (E)	1/ 2/ 3	1751	N.A.		
		Marathon Monte Carlo	Mulund (W)	4/5	N.A.	upcoming		
		Marathon Monte Vista	Mulund (W)	2/4	6500	Jun-12		
		Marathon Onyx	Mulund (W)	3	7750	Apr-11		
		Marathon Futurex	Lower Parel	N.A.	N.A.	upcoming		
29	Mayfair Housing	Silver	Juhu	2.5/3	16000	Aug-10		
		JVPD One	Vile Parle (W)	5/6/ Bungalows	N.A.	Aug-10		
30	Nahar	Nahar Amrit Shakti	Chandivali	2/3	7200 -7500	Jun-10		
31	Naiknavare Dev.	Mystique Woods	Pune	2/3	N.A.	Ready		
		Victoria Gardens	Pune	3	N.A.	Ready		
		Dwarka	Pune	1/2/3/ Row Houses	N.A.	Dec '09		
		Silent Orchards	Goa	Villas	N.A.	N.A.		
32	NeelKanth Group	Greens	Thane (W)	2/2.5/3	4140 - 4320	Jun-11		
33	Neptune Group	Swarjya	Ambivali	1/ 2	1690-1735	2011		
		Flying Kite	Bhandup (W)	N.A.	6191	Dec-12		
34	Nirmal Lifestyle	Citi of Joy	Mulund (W)	2/ 2.5/3	5994	Mar-12		
		Nirmal Galaxy	Mulund (W)	2/ 2.5/3	6300	Dec-10		
		Zircon	Mulund (W)	2/ 2.5/3	5994	Oct-12		
		Lifestyle City	Kalyan (W)	1/ 1.5/ 2/3	2052 - 2151	Dec-11		
35	Nirman Group	La Regalia	Nashik	1/ 2	1800	Dec-11		
36	Oberoi	Springs	Andheri (W)	2.5	20765	Ready		
		Splendor	Andheri (E)	3	11860	Dec-10		
37	Prathamesh Cont.	Vighanaharta Enclave	Panvel	Row House	2200	N.A.		
38	Puranik Builders	Puranik City	Thane (W)	1/ 2	3095	N.A.		
39	Raj Group	Mohan Tulsi Vihar	Badlapur (W)	1/ 2/ 3	1551	Mar-10		
		Tulsi Aangan	Badlapur (E)	1/ 2/ 3/ 4	1711	Dec-10		
40	Raunak Group	Unnathi Greens	Thane (W)	1/ 2	2751	N.A.		
41	Red Brick	Mangalmay	Kandivali (W)	1/ 2/ 3/ 4	7200	Dec-10		
		Ajinkya Durga	Vile Parle (E)	1/ 2	12000	Ready		
		Brizo Residency	Chembur (E)	1/ 1.5/ 2/ 3	5500	Dec-11		
		RNA corp	RNA Royale Park	Kandivali (W)	2/3	7200 -8000	Ready	
42	RNA corp	RNA Grande	Kandivali (W)	3	7300	Oct-11		
		RNA Palazzo	Kandivali (W)	2	6500	Oct-11		
		Royal Palms	Palm Island Apartments	Goregaon (E)	1/ 2	3999 - 4299	N.A.	
44	Runwal Group	Garden City	Thane (W)	1/ 1.5/ 2/ 2.5/ 3	4500	Dec-09		
		Runwal Estate	Thane (W)	2/ 2.5/ 3	3850	Dec-10		
		Runwal Pearl	Thane (W)	2/ 2.5/ 3/ 4	4500	Dec-10		
		Runwal Symphony	Santacruz (E)	2/ 3	8500	Mar-12		
		The Orchard Residency	Ghatkopar (W)	2/ 2.5/ 3	8250	Mar-10		
		Runwal Anthurium	Mulund (W)	2/ 2.5/ 3/ 3.5	6600 - 7250	Oct-12		
		Runwal Grand	Chembur (E)	2/ 3	11000	Ready		
		Euphoria	Pune	1/ 1.5/ 2/ 2.5/ 3	3000	Oct-11		
		45	Ruparel Estates	Shanti Aashish	Dadar (W)	N.A.	14000	Oct-11
		46	Rustomjee	Urbania	Thane (W)	2/ 2.5/ 3	4450	Mar-11
Elanza	Malad (W)			2/ 2.5	9250 - 9750	Dec-10		
Elita	Upper Juhu			2/ 3	N.A.	Upcoming		
47	Rustomjee & Evershine Builders	Global City	Virar (W)	1/ 2/ 3/ 4	1 BHK - Rs. 10.25 lacs, 2 BHK 14.28 lacs	Mar-12		
					Rs. 30 lacs onwards	N.A.		
48	S K Developers	Shree Niketan	Neral	Bungalows	onwards	N.A.		
49	Sagar Builders	Sagar Avenue II	Santacruz (E)	1/ 2/ 3	8500	Oct-11		
		Sagar City	Andheri (W)	1/ 2	9000	Oct-11		
50	Sai Venkata Group	Madhuban Sai City	Pune	Row House	2100-2200	N.A.		

Sr. No.	Developer	Project Name	Location	Type-BHK	Rate Per Sq Ft (Rs.)	Completion Date
51	Sheth Developers	Beaumonde	Prabhadevi	2 / 3 / 4 / 5	40000	Ready
		La Citadel	Andheri (W)	2 / 2.5 / 3	N.A.	upcoming
		Polaris	Goregaon (W)	2.5 / 3	10000	Jun-10
		Ivy	Malad (E)	2 / 3 / 4	8300	Jun-10
		Grandeur	Borivali (E)	2 / 2.5 / 3	8000	Jun-10
		Glade	Thane (W)	2 / 3	N.A.	upcoming
52	Shikara Const.	Shikara Estates	Panvel	1/2/3	1999	Ph I - Dec '09
53	Silver Properties	Silver Oak Park	Lonavla	Plots	Rs. 16 lacs onwards	N.A.
54	Soft Corner Properties	Bhimashankar Hills	Karjat	Plot	306	Ready
		Vrindavan Residency	Alibaug	Plot	750	Ready
		Venkatesh Nagar	Igatpuri	Plot	360	Ready
		Chinar Classic	Murbad	Plot	225	Ready
		Gokool	Shahapur	Plot	324	Ready
		Palm village Ph II	Murbad	Plot	450	Ready
		Fortview Ph II	Pali	Plot	162	Ready
		Royal Heritage	Vasind	Plot	N.A.	Ready
		Nagpur Wardha Road	Nagpur	Plot	210 -450	Ready
		Posh Villas	Ahmedabad H'way	Plot	324	Ready
55	Sunil Mantri Realty Ltd	Mantri Park	Goregaon (E)	1 / 2	5999	Ready
56	Tirupati Infrabuild Pvt Ltd/ One Square Foot	Nature's Paradise	Murbad	Plots/Bungalows	Rs. 3.84 lacs onwards	N.A.
		Hillgrange	Murbad	Bungalows	Rs. 12.50 lacs onwards	N.A.
57	UKN Properties	Esperanza	Bangalore	2/3/Row House	60 lacs onwards	N.A.
58	Vinay Unique Cont.	Vinay Unique Residency	Virar (W)	1.5/2/3	2351	Ready

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