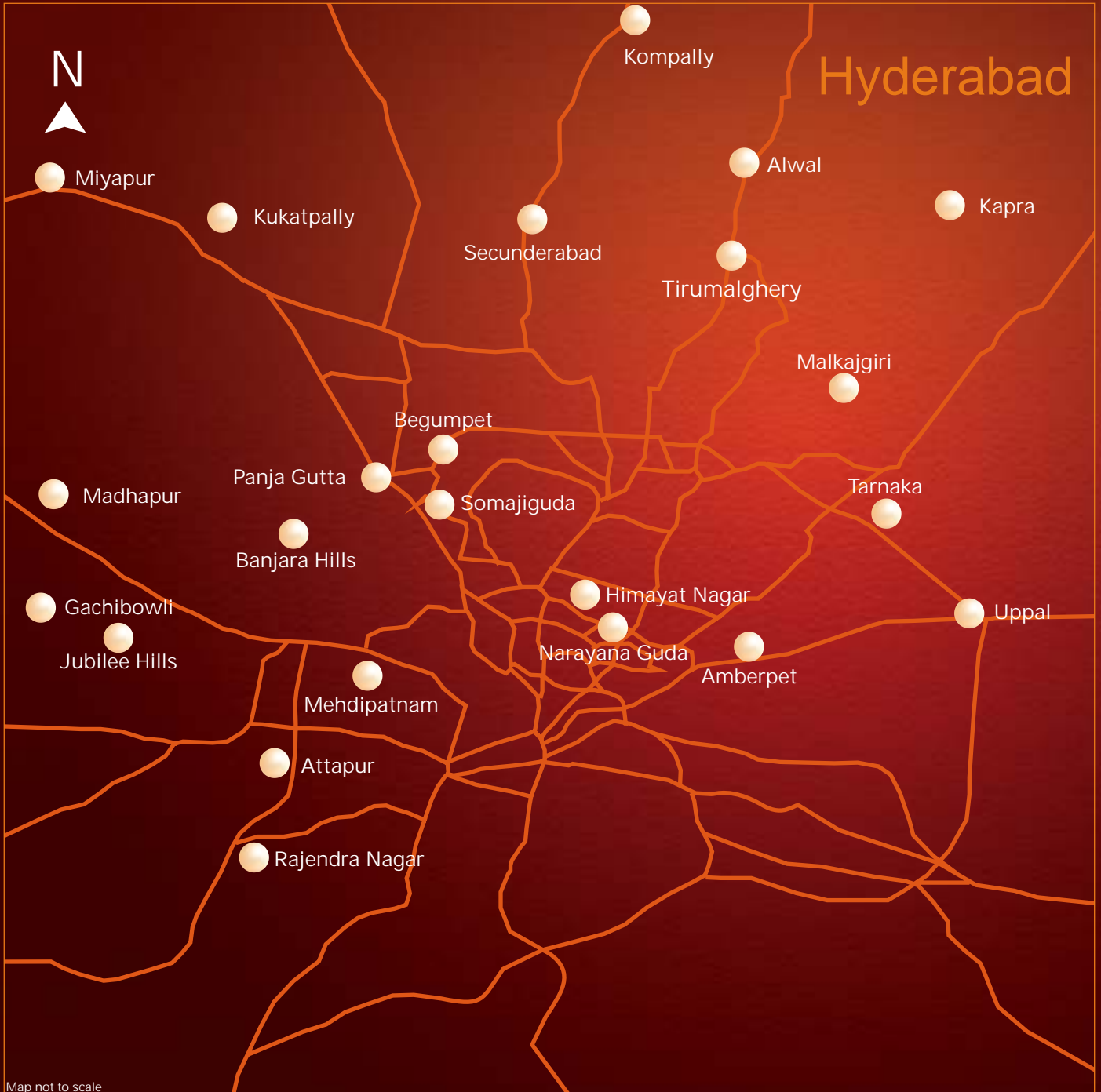




The Jewels of  
Hyderabad

Hyderabad Residential Real Estate Review





## Understanding Real Estate that's nearly 400 years old.

Celebrated for its fabulously rich and colorful past, the enchanting city of pearls, Hyderabad, has endured both history and rapid industrial growth, and wonderfully too. Once the bastion of the fabulously wealthy Nizams, today it is the capital of the state of Andhra Pradesh.

While its delightfully crowded bazaars, monuments, mosques and minarets lend a certain old world Alladinesque charm to the city, this lively 400-year-old metropolis is also a good example of where tradition and technology don't just co-exist, but have collectively boosted both development and progress.

A recent survey threw up some fascinating though not very unexpected results - rush hour traffic is supposedly more tolerable in Hyderabad than in Mumbai and Chennai. It also has a superior domestic infrastructure in place, in terms of water, electricity and pollution (both air and noise) is lesser here, than in most other metros of India.

Blessed with such congenial conditions and a progressive government, the real estate in Hyderabad is definitely looking up, with a steady increase in land prices.

Read on to get more exclusive and detailed information on this fascinating city.

# Overview

- Hyderabad is the financial and economic capital of the state
- The city is the largest contributor to the state's GDP, state tax and excise revenues
- Hyderabad is making great strides in IT, ITES (BPO) and Bio-Technology
- It is now a big hub for multi-national companies and is rivaling Bangalore in terms of attracting foreign investments and performing the outsourcing work
- Hyderabad is a major center for pharmaceuticals with companies such as Dr. Reddy's Laboratories, Matrix Laboratories, Hetero Drugs Ltd., Divi's Labs, Aurobindo Pharma Ltd and Vimta Labs
- Initiatives like Genome Valley and the Nanotechnology Park are expected to create extensive infrastructure in bio-technology
- Moreover, super-speciality hospitals with excellent doctors and low fees are attracting medical tourism to India
- Hyderabad has a pleasant climate, a fascinating amalgam of cultures, magnificent cuisine and splendid shopping areas

## Snapshot

Area (Hyderabad)	625.06 sq.km.
Location	Longitude-78°30' & Latitude-17°20'N
Population (2001)	3829753
Decadal Population Growth Rate (1991-2001)	17.18%
No. of SEZs (notified as on Jan 24, 2008)	30
Total No. of Graduates and above (2001)	466744
Consumer Price Index (as in Dec 2007)	564
% change in CPI Dec 2006 to Dec 2007	5
Crime Rate	340.9
Residential units to enter the market by 2009	22802

Source: ICICI Property Services, Ministry of Commerce & Industry, Dept. of Commerce, CSO, NCRB, Census of India -2001

## Residential Market

No. of Households (2001, in '000's)	695.906
House Ownership (2006): Owned (in '000s)	2477
Rented (in '000's)	2440
Provided by employer (in '000's)	121
Others (in '000's)	14
No. of property related transactions in Oct 2007	24751

Source: Census of India 2001, Marketing Whitebook 2007-08, ICICI Property Services

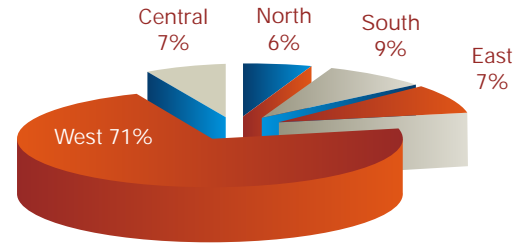
## Supply of Residential Units (by Category A, B & C) coming up by Dec 2009

		No. Of Units	Avg. Built-Up Area of an appt. in sq.ft.	*Total Area in million sq.ft ready by Dec 2009
North	1 BHK	-	-	-
	2 BHK	500	1,100	0.55
	3 BHK	700	1,500	1.05
	4 BHK	62	2,600	0.16
South	1 BHK	-	-	-
	2 BHK	1,470	1,100	1.62
	3 BHK	510	1,500	0.77
	4 BHK	61	2,600	0.16
East	1 BHK	-	-	-
	2 BHK	700	1,100	0.77
	3 BHK	900	1,500	1.35
	4 BHK	45	2,600	0.12
West	1 BHK	-	-	-
	2 BHK	6,000	1,200	7.20
	3 BHK	10,000	1,500	15.00
	4 BHK	354	3,200	1.13
Central	1 BHK	-	-	-
	2 BHK	1,080	1,100	1.19
	3 BHK	375	1,500	0.56
	4 BHK	45	2,600	0.12
Total Supply ready by Dec 2009 in Hyderabad		22,802		31.74

Source: ICICI Property Services



Distribution of residential supply (no. of residential units) in pipeline across Hyderabad



Source: ICICI Property Services

SEZs notified as on Jan 24,2008

S.No.	Name	Location	Type	Area (in hectares)
1	WIPRO Ltd.	Ranga Reddy District	IT	6.48
2	L&T Phoenix Info Parks Pvt. Ltd.	Ranga Reddy District	IT/ITES	10.00
3	Hyderabad Gems SEZ Ltd	Ranga Reddy District	Gems & Jewellery	80.93
4	Satyam Computers Services Ltd.	Ranga Reddy District	IT/ITES	10.50
5	Satyam Computers Services Ltd.	Madhapur	IT/ITES	12.00
6	Sundew Properties Pvt. Ltd.	Madhapur, Ranga Reddy District	IT/ITES	16.29
7	CMC Ltd.	Ranga Reddy District	IT/ITES	20.59
8	Sanghi SEZ Pvt. Ltd.	Ranga Reddy District	IT/ITES	202.40
9	FAB City SPV (I) Ltd.	Ranga Reddy District	Manufacturing & developing of semi-conductor facility with Free Trade & Warehousing Zone	120.06
10	Lanco Hills Technology Park Pvt. Ltd.	Ranga Reddy District	IT/ITES	11.77
11	Indu Techzone Pvt. Ltd.	Ranga Reddy District	IT/ITES	60.70
12	Emaar Hills Township Pvt. Ltd.	Ranga Reddy District	IT/ITES	10.33
13	Brahmani Infratech Pvt. Ltd.	Ranga Reddy District	IT/ITES	60.70
14	Maytas Enterprises SEZ Pvt. Ltd.	Ranga Reddy District	IT/ITES	15.96
15	M/s Andhra Pradesh Industrial Infrastructure Corporation Ltd.	Ranga Reddy District	IT/ITES	20.53



## SEZs notified as on Jan 24,2008

S.No.	Name	Location	Type	Area (in hectares)
16	DLF Commercial Developers Ltd.	Ranga Reddy District	IT/ITES	10.617
17	Topnotch Infrastructure Ltd.	IDA Uppal Industrial Development Area	IT/ITES	14.50
18	DivyaSree NSL Infrastructure Pvt. Ltd.	Ranga Reddy District	IT/ITES	10.52
19	J.T. Holdings Pvt. Ltd.	Ranga Reddy District	IT/ITES	28.33
20	Rudradev Infopark Pvt. Ltd.	Ranga Reddy District	IT/ITES	12.25
21	Stargaze Properties Pvt. Ltd.	Ranga Reddy District	IT/ITES/Electronic Hardware	68.96
22	Serene Properties Pvt. Ltd.	Ranga Reddy District	IT/ITES	26.895
23	Mahaveer Skyscrapers Ltd.	Ranga Reddy District	IT/ITES	22.78
24	IT&C Dept.- Hyderabad Urban Development Authority	Ranga Reddy District	IT/ITES	47.60
25	Maytas Ventures SEZ Pvt. Ltd.	Ranga Reddy District	IT/ITES	14.15
26	Maytas Hill County SEZ Pvt. Ltd.	Ranga Reddy District	IT/ITES	29.87
27	Andhra Pradesh Industrial Infrastructure Corporation	Ranga Reddy District	Electronic Hardware	111.00
28	Lahari Infrastructure Ltd.	Ranga Reddy District	Services Sector	108.49
29	Navayuga Legala Estates Pvt. Ltd.	Ranga Reddy District	IT/ITES	10.218
30	Wipro Ltd	Ranga Reddy District	IT/ITES	40.88

Source: Ministry of Commerce & Industry, Dept. of Commerce



## Organised Retail Development

S.No.	Mall Name	Site Location	Total Area in million sq.ft. (Approx.)	Status (Operational/ Completed but not operational/ Under Construction/ Proposed)
1	Hyderabad Central	Panjagutta	0.35	Operational
2	Lifestyle	Begumpet	0.30	Operational
3	Pantaloons	Begumpet	0.05	Operational
4	Shoppers Stop	Begumpet	0.07	Operational
5	Marks & Spencer	Hyderabad Central	0.02	Operational
6	Elite Pearas Shopper	Yellammagutta	0.02	Operational
7	Pedallers Point	Somajiguda	0.02	Operational
8	Janjua Sports	Somajiguda	0.02	Operational
9	Vishal	S.P. Road	0.03	Operational
10	Swadeshi Shopping Centre	Begumpet	0.04	Operational
11	Ozone Building	Panjagutta	0.20	Completed but not operational
12	Babu Khan Mall	Somajiguda	0.03	Operational
13	Secunderabad Central	Patny	0.01	Under construction
14	Not yet named	Paradise	0.05	Under construction
15	Not yet named	Paradise	0.17	Completed but not operational
16	Times Square	Nagarjuna Circle	0.20	Proposed
17	24 Carats	Ameerpet	0.06	Operational
18	HomeTown	Panjagutta	0.08	Operational
19	Sri Mahaveer Bazar	Kushaiguda	0.04	Operational
20	Acer Mall - Clust Infotech	Sanjeevareddy Nagar	0.02	Operational
21	Anand Shopping Centre	West Marredpally	0.03	Operational
22	Arihant Regency	Kachiguda	0.03	Operational
23	CMC	Malakajgiri	0.03	Operational





## Organised Retail Development

S.No.	Mall Name	Site Location	Total Area in million sq.ft. (Approx.)	Status (Operational/ Completed but not operational/ Under construction/ Proposed)
24	Hyderabad GM Mall	Laxmi Nagar	0.03	Operational
25	Image Fun Times	Ameerpet	0.03	Operational
26	Texo Exclusive	Habsiguda	0.03	Operational
27	Not yet named	Basheerbagh	0.50	Under construction
28	Not yet named	Uppal	0.50	Under construction
29	Big Bazaar	RTC X	0.03	Operational
30	City Centre	Banjara Hills	0.15	Operational
31	Ashok Building	Banjara Hills	0.15	Under construction
32	Not yet named	Karkhana	0.15	Proposed
33	Not yet named	Karkhana	0.02	Proposed
34	Forum	Kukatpally	0.35	Under construction
35	GVK 1	-	0.03	Proposed
36	Ramki	Gachiboli	0.15	Under construction
37	Lumbini Mall	Banjara Hills	0.01	Operational
38	Brand Factory	Banjara Hills	0.08	Operational
39	Rainbow Mall	Karkhana	0.02	Operational
40	Westside	Nampally	0.02	Operational
41	Citi Life Super Mall	Abids	0.03	Operational
42	Desires Shopping Arcade	Himayat Nagar	0.03	Operational
43	M.P.M. Mall	G.P.O.	0.05	Operational
44	Meena Bazar	Abids	0.02	Operational
45	Krazi Chiks	Abids	0.03	Operational
46	Bonzai	Himayat Nagar	0.15	Under construction

Source: ICICI Property Services



## North Hyderabad

### Major Locations

Bachupally, Medchal, Alwal, Kapra, Kompally, Shamirpet

- North Hyderabad has a developing residential as well as commercial zone
- Very high residential construction activity is witnessed in this part of the city
- The area is mainly governed by high income group & NRI investment

### Growth Stimulators

- High proximity to IT/ITES establishments
- Development of the Outer Ring Road improving the connectivity
- Home to ICFAI University Campus & other educational institutes
- Various independent housing ventures of reputed builders are coming up in this area
- A major bio-tech park is expected in this area
- Pharma companies also have their labs in this zone
- Entertainment zones like multiplexes are also getting developed here
- Commercial development of approximately 2.29 million sq.ft. is estimated to come up by Dec 2009. This translates into over 20,000 new jobs getting created in North Hyderabad. (Assuming 10% vacancy levels)

## Residential Market in North Hyderabad

Average Apartment Size of 2 BHK in sq.ft.	1100
Average Apartment Size of 3 BHK in sq.ft.	1500
Average Apartment Size of 4 BHK in sq.ft.	2600
Total Supply (in mn. sq.ft.) by Dec. 2009	1.76
Total Supply (in no. of units) by Dec. 2009	1262
Source: ICICI Property Services	
Note: The areas mentioned are built-up areas	

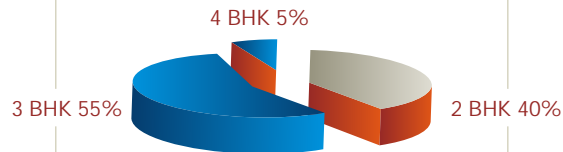
## Prime Residential Projects in North Hyderabad

Name of the Project	Developer	Capital Values of 3 BHK as on Feb 2008 (in Rs.)	No. Of Units	Date of Completion
Hill County	Maytas	39.6 Lacs onwards	840	Jun 2011
Palm Meadows	Splendid Aparna JV	1.8 Crores onwards (villas)	350	Mar 2009
Sriyam	Saketh Engineers	28 Lacs to 38 Lacs	240	Dec 2009
Pranaam	Saketh Engineers	22 Lacs to 38 Lacs	240	Dec 2009
GK Royal Habitat	GK Builders	19 Lacs to 30 Lacs	240	Nov 2009

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.

### Distribution of 2, 3 & 4 BHK in North Hyderabad



Source: ICICI Property Services



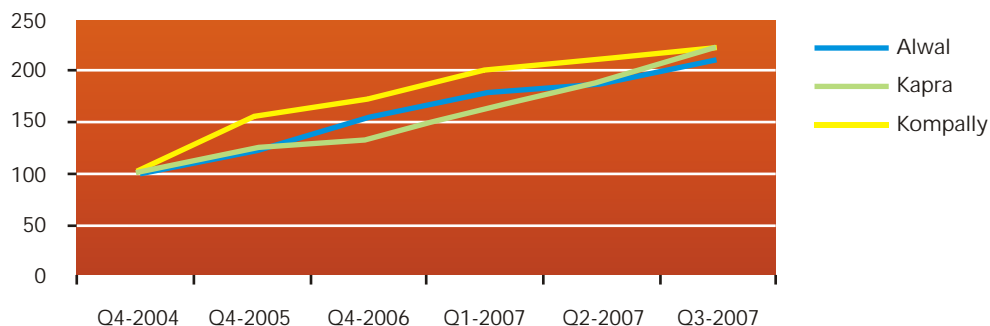
## Residential Property Rates in Prime Residential Markets of North Hyderabad

Location	Capital Values (Rs./sq.ft)	Average Rentals for 2 BHK (Rs./month)	Market Outlook
Bachupally	1800	3000-5500	R
Medchal	1800	2500-4500	SS
Alwal	2000	5000	SS
Kapra	2200	5000	R
Kompally	1800	4000-6000	R

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.

## Property Price Movement (Q4 2004 - Q3 2007) North Hyderabad



Source: ICICI HFC Mortgage Valuation Services

Assumption: 100 as a base reference no. for Q4 2004



## South Hyderabad

### Major Locations

Mehdipatnam, Himayath Nagar, Attapur, Rajendra Nagar

Southern part of Hyderabad is the old Hyderabad, hence the growth in this part is not significant

Charminar, Falaknuma Palace, Mecca Masjid, Salarjung Museum gives it tourism significance

Shamshabad (southern-western region) has a huge growth potential with the commencement of the proposed International Airport and will be termed as Greater Hyderabad

### Growth Stimulators

Outer Ring Road connecting the new International Airport.

MNCs and large organisations well connected by road and public transport systems

Educational Institutions like Residential Schools and Engineering Colleges about this zone.

Up-coming projects in South-West Hyderabad

International Airport

Rajiv Gandhi Nanotech Park near International Airport - 346 acre site

Hardware park - 168.27 acres

Special Economic Zone

Reports say that 20,000 acres of land will be given to Reliance near Shamshabad for its commercial activities and Reliance will put up a pipeline, thus ensuring a regular supply of LPG for commercial/ industrial purpose

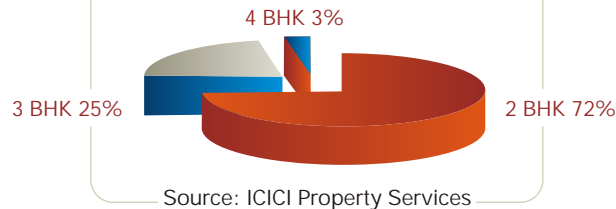


## Residential Market in South Hyderabad

Average Apartment Size of 2 BHK in sq.ft.	1100
Average Apartment Size of 3 BHK in sq.ft.	1500
Average Apartment Size of 4 BHK in sq.ft.	2600
Total Supply (in mn. sq.ft.) by Dec. 2009	2.54
Total Supply (in no. of units) by Dec. 2009	5200

Source: ICICI Property Services  
Note: The areas mentioned are built-up areas

### Distribution of 2, 3 & 4 BHK in South Hyderabad



## Prime Residential Projects in South Hyderabad

Name of the Project	Developer	Capital Values of 3 BHK as on Feb 2008 (in Rs.)	No. Of Units	Date of Completion
Four Seasons	Tirtha Constructions	50 Lacs onwards	200	Apr 2008
Nandanavanam	SAP Constructions	75 Lacs onwards	80	Apr 2009
Rajapushpa Project	Rajapushpa Properties	35 Lacs onwards	500	Jul 2008
Saara Residency	Saara Homes	30 Lacs onwards	75	Jul 2008
Prasanka Residency	Prasanka Constructions	35 Lacs onwards	30	May 2008

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.

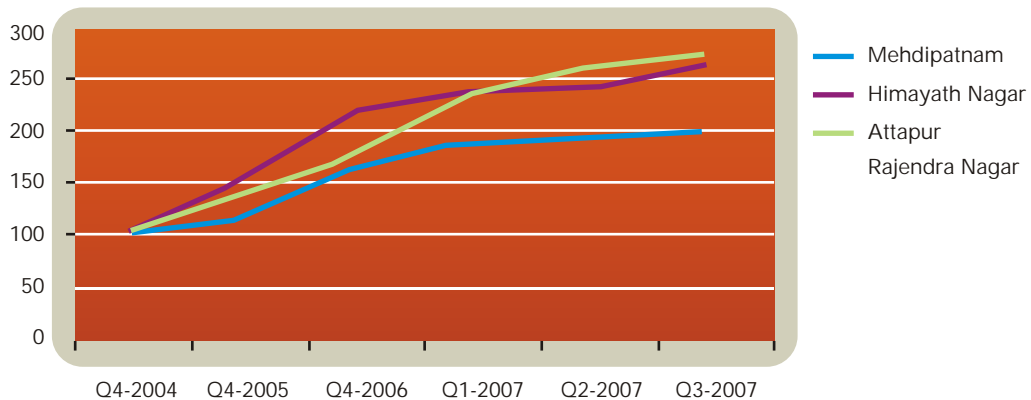
## Residential Property Rates in Prime Residential Markets of South Hyderabad

Location	Capital Values (Rs./sq.ft)	Average Rentals for 2 BHK (Rs./month)	Market Outlook
Attapur	3000	4000-5000	R
Mehdipatnam	3500	8000-10000	SS
Rajendra Nagar	2500	3000-4000	SS
Himayath Nagar	4000	8000-10000	S

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.

## Property Price Movement (Q4 2004 - Q3 2007) South Hyderabad



Source: ICICI HFC Mortgage Valuation Services  
Assumption: 100 as a base reference no. for Q4 2004



## East Hyderabad

### Major Locations

Tarnaka, Amberpet, Uppal, Malkajgiri, Tirumalghery

East Hyderabad comprises of Tarnaka, Amberpet, Uppal, Malkajgiri, Tirumalghery etc.

All major locations of the area have witnessed plotted development with self constructed low rise residential units

The major growth in this area is of independent residential houses in place of flats

Commercial growth is observed in Tarnaka areas

Uppal, Malkajgiri & Nacharam are the industrial areas of Hyderabad

The property prices in Uppal and nearby areas have seen a very good growth

### Growth Stimulators

Recently announced Infosys SEZ at Uppal/Ghatkesar

Development of Raheja IT Park

Proposed A.P. Apparel Park

Retail establishments like malls and entertainment complexes proposed in this part of Hyderabad

Commercial development of close to 1 million sq.ft. will enter the market by Dec 2009. This will translate into around 9,000 new jobs getting created. (Assuming 10% vacancy levels)

## Residential Market in East Hyderabad

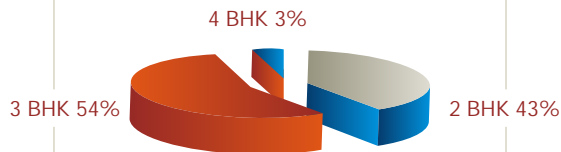
Average Apartment Size of 2 BHK in sq.ft.	1100
Average Apartment Size of 3 BHK in sq.ft.	1500
Average Apartment Size of 4 BHK in sq.ft.	2600
Total Supply (in mn. sq.ft.) by Dec. 2009	2.24
Total Supply (in no. of units) by Dec. 2009	1645

Source: ICICI Property Services

Note: The areas mentioned are built-up areas



### Distribution of 2, 3 & 4 BHK in East Hyderabad



Source: ICICI Property Services

### Prime Residential Projects in East Hyderabad

Name of the Project	Developer	Capital Values of 3 BHK as on Feb 2008 (in Rs.)	No. Of Units	Date of Completion
Sky City	SMR Builders	39 Lacs onwards	540	Apr 2010
Sri Nivas Heights	Srinivasa Ventures	31 Lacs onwards	414	Aug 2009
Sri Sai Mitra Residency	Sai Mitra Constructions	25 Lacs onwards	12	Aug 2009
Abhay Plaza	Adam & Bhandari Associates	24 Lacs – 35 Lacs	12	Mar 2008
Harmonica	Concrecre Constructions	60 Lacs onwards	15	Ready

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.

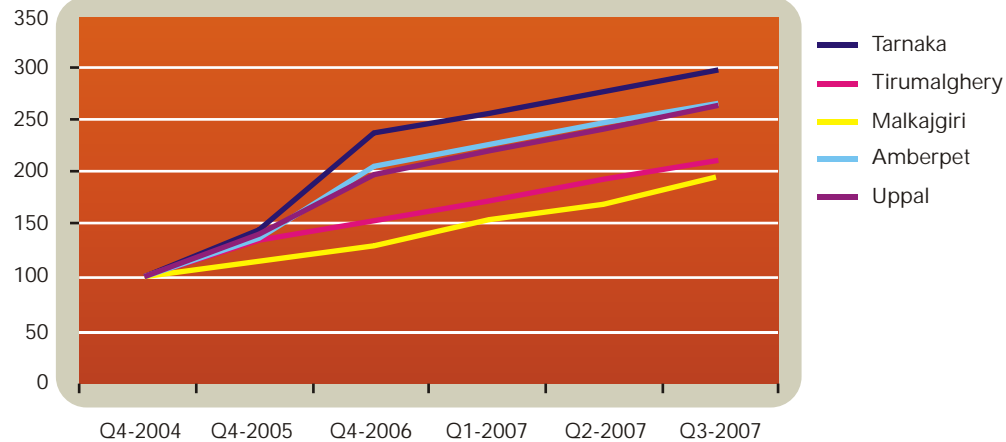
## Residential Property Rates in Prime Residential Markets of East Hyderabad

Location	Capital Values (Rs./sq.ft)	Average Rentals for 2 BHK (Rs./month)	Market Outlook
Tarnaka	2700	6000-8000	SS
Amberpet	2200	6000-8000	SS
Uppal	2000	3000-6000	SS
Malkajiri	1800	2000-3000	SS

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.

## Property Price Movement (Q4 2004 - Q3 2007) East Hyderabad



Source: ICICI HFC Mortgage Valuation Services

Assumption: 100 as a base reference no. for Q4 2004





## West Hyderabad

### Major Locations

Gachibowli, Kukatpally, Miyapur, Kondapur, Nallagandla-Tellapur, Madhapur

Most of the developing areas of Hyderabad are in the outskirts of North-West & West i.e. Gachibowli, Kukatpally, Miyapur, Banjara Hills & Jubilee Hills

This is the hot spot of Hyderabad real estate. One can notice high construction activity in this zone, be it residential or commercial.

Recently launched projects in the independent house segment are Maytas at Nizampet Road, Jayabheri Meadows at Gachibowli, Shilpa Park Pride at Miyapur

Expect strong demand for office spaces and residential units near Term.

### Growth Stimulators

The apartment & independent house segment has seen a huge growth primarily driven by the proximity to the IT sector

Planned Fab City, Textile Centres, International Schools, Business Centres etc.

Near completion stage of the New International Airport closely connected by the expressway - Outer Ring Road.

IT & NRI investments in flats & individual bungalows are the growth drivers in this area

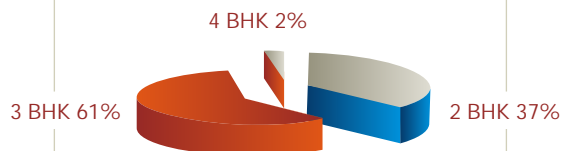
Huge commercial development to the tune of 47 million sq.ft. will enter the market by Dec 2009. This will translate into over 4 lakh new jobs getting created in this zone. (Assuming 10% vacancy levels)

## Residential Market in West Hyderabad

Average Apartment Size of 2 BHK in sq.ft.	1200
Average Apartment Size of 3 BHK in sq.ft.	1500
Average Apartment Size of 4 BHK in sq.ft.	3200
Total Supply (in mn. sq.ft.) by Dec. 2009	23.33
Total Supply (in no. of units) by Dec. 2009	16354
Source: ICICI Property Services Note: The areas mentioned are built-up areas	



### Distribution of 2, 3 & 4 BHK in West Hyderabad



Source: ICICI Property Services

### Prime Residential Projects in West Hyderabad

Name of the Project	Developer	Capital Values of 3 BHK as on Feb 2008 (in Rs.)	No. Of Units	Date of Completion
Ramky Towers	Ramky Projects	1 Crore onwards	250	Ready
Nagarjuna Residency	NCC Urban	1 .20 Crores to 1.50 Crores	420	Feb-10
Aparna Sarovar	Aparna Infra Housing	75 Lacs onwards	1120	Jun-09
Aliens Space Station	Aliens Group	54 Lacs onwards	1600	-
South Park Residency	Nive Properties	62 Lacs to 75 Lacs	64	Nov-08
Vijaya Raghava Residency	Vijaya Raghava Constructions	45 Lacs onwards	120	Jul-08
Fortune Towers	Srenivasa Constructions	1.10 Crores to 1.45 Crores	254	Aug-09
Windsor	Aditya Construction	99 Lacs to 1.20 Crores	50	Oct-08
SMR Vinay City	SMR Builders	34 Lacs onwards	600	Mar-08
Le Gardenia	Cecon	38 Lacs to 55 Lacs	108	Jul-09
Fortune Fields	Indu Group	48 Lacs to 75 Lacs	640	Dec-09
Lanco Hills	Lanco Hill Technology Park (P) Ltd.	78 Lacs onwards	1800	2010

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.



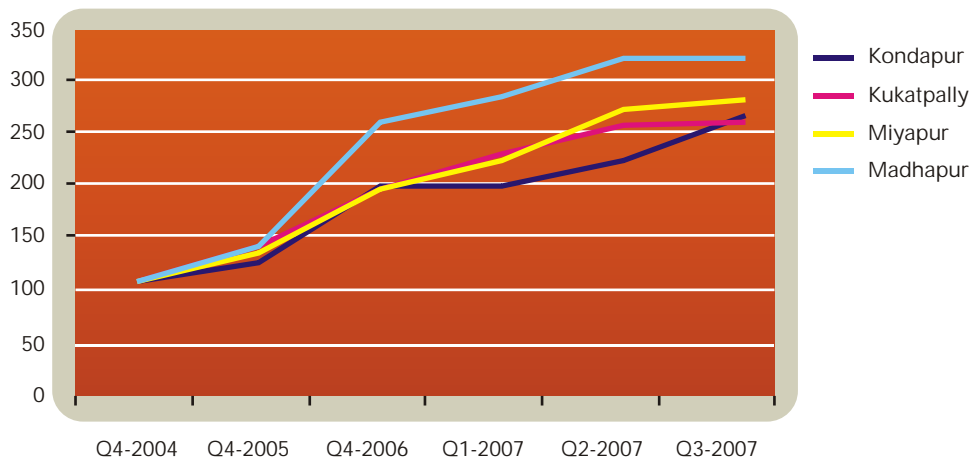
## Residential Property Rates in Prime Residential Markets of West Hyderabad

Location	Capital Values (Rs./sq.ft.)	Average Rentals for 2 BHK (Rs./month)	Market Outlook
Gachibowli	4250	10000-14000	R
Kukatpally	2800	8000-10000	R
Miyapur	2400	6000-8000	R
Nallagandla – Tellapur	4250	-	R
Kondapur	4000	15000-20000	R
Madhapur	3800	15000-20000	R

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.

## Property Price Movement (Q4 2004 - Q3 2007) West Hyderabad



Source: ICICI HFC Mortgage Valuation Services

Assumption: 100 as a base reference no. for Q4 2004





## Central Hyderabad

### Major Locations:

Secunderabad, Punjagutta, Somajiguda, Begumpet, Lakdi-ka-pool, Narayanguda, Banjara Hills, Jubilee Hills

- Being the link between Hyderabad & Secunderabad, central zone of this city has witnessed development in commercial and retail sector
- One can see a good blend of masses & classes in Central Hyderabad
- Retail developments like Central, Allukas, Lifestyle & Shoppers Stop have been the growth drivers in these areas
- It also covers Secunderabad & Cantonment portion
- Secunderabad has some commercial markets such as Rashtrapati Road, Monda Market, General Bazaar
- Cantonment is the army area & commercial development is not permitted
- Punjagutta, Somajiguda, Begumpet have seen a huge growth of office space

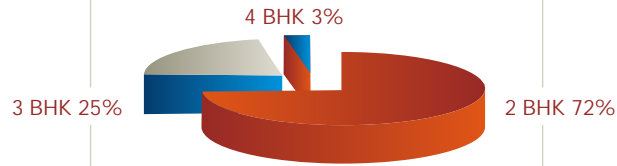
### Growth Stimulators

- No major residential developments observed in this part of Hyderabad except for a couple of projects under construction like SMR Elegance at Mettuguda, Sree Mahalakshmi Meadows at Lakdi-ka-pool, Sri Tara Jeeth Residency at Narayanguda
- These projects offer good quality construction and amenities in line with the present trend
- Commercial development of close to 0.35 million sq.ft. is estimated to come up in this part of Hyderabad

## Residential Market in Central Hyderabad

Average Apartment Size of 2 BHK in sq.ft.	1100
Average Apartment Size of 3 BHK in sq.ft.	1500
Average Apartment Size of 4 BHK in sq.ft.	2600
Total Supply (in mn. sq.ft.) by Dec. 2009	1.87
Total Supply (in no. of units) by Dec. 2009	1500
Source: ICICI Property Services Note: The areas mentioned are built-up areas	

## Distribution of 2, 3 & 4 BHK in Central Hyderabad



Source: ICICI Property Services

## Prime Residential Projects in Central Hyderabad

Name of the Project	Developer	Capital Values of 3 BHK as on Feb 2008 (in Rs.)	No. Of Units	Date of Completion
SMR Elegance	SMR Builders & Developers	53 Lacs onwards	540	Ready
Sri Tara Jeeth Residency	Sunil Constructions	56 Lacs onwards	81	Jan-10
Sree Mahalakshmi Meadows	Choice Builders	75 Lacs onwards	85	Dec-08
Lords House	Nivee Properties	2.90 Crores onwards	18	Nov-08
City Whispers	Maruthi Constructions	1.30 Crores (4 BHK Villa)	14	Dec-08

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.

## Residential Property Rates in Prime Residential Markets of Central Hyderabad

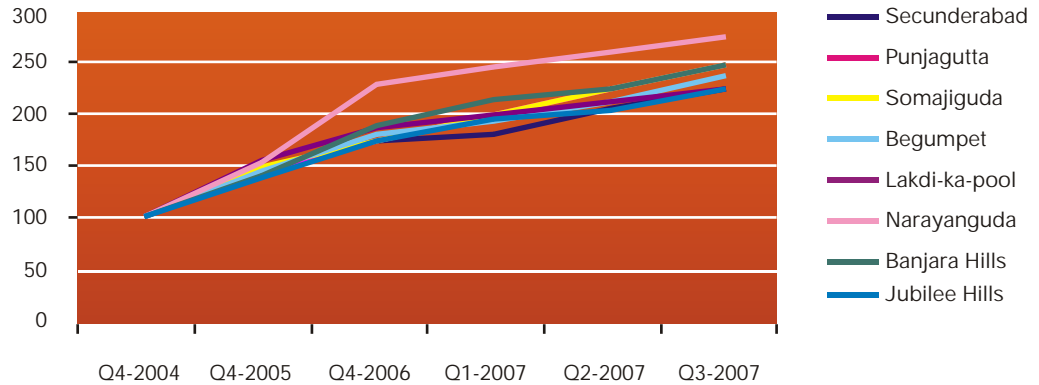
Location	Capital Values (Rs./sq.ft.)	Average Rentals for 2 BHK (Rs./month)	Market Outlook
Secunderabad	3500	8000	S
Punjagutta	4800	10000-15000	S
Somajiguda	4500	10000-15000	S
Begumpet	4500	10000-15000	S
Banjara Hills/Jubilee Hills	5200	20000-25000	S

Source: ICICI Property Services

\*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates are subject to change at any given point of time.



## Property Price Movement (Q4 2004 - Q3 2007) Central Hyderabad



Source: ICICI HFC Mortgage Valuation Services  
Assumption: 100 as a base reference no. for Q4 2004

## Location Attractiveness Index

	Infrastructure (connectivity, roads, proximity to markets, schools)	Residential Cost	Proximity to/ Presence of organised retail (malls/ popular high streets)	Proximity to Commercial Development (offices)	Future Infrastructure Development	Employment Generation
Madhapur- Kondapur	Good	High	Good	Good	Good	Good
Komapilly	Average	Medium	Good	Bad	Good	Good
Uppal-Dilsukhnagar	Good	Low	Good	Bad	Average	Average
Banjara Hills- Jubilee Hills	Very Good	Very High	Very Good	Good	Good	Bad
Mehdipatnam Attapur	Good	Medium	Average	Good	Good	Bad
Miyapur	Good	Medium	Good	Good	Good	Bad



## Prime Residential Locations

North Hyderabad	South Hyderabad	East Hyderabad	West Hyderabad	Central Hyderabad
Alwal	Mehdipatnam	Tarnaka	Kondapur	Secunderabad
Kapra	Himayath Nagar	Tirumalghery	Kukatpally	Punjagutta
Kompally	Attapur	Malkajgiri	Miyapur	Somajiguda
Shamirpet	Rajendra Nagar	Amberpet	Madhapur	Begumpet
Medchal		Uppal	Nallagandla-Tellapur	Lakdi-ka-pool
Bachupally			Gachibowli	Narayanguda
				Banjara Hills
				Jubilee Hills

### Recommended Locations for Residential Real Estate Investment

Kondapur-Madhapur  
Miyapur  
Komapally  
Uppal  
Mehdipatnam  
Banjara Hills-Jubilee Hills

### Growth Corridor

Kondapur – Madhapur

Huge IT Development

All IT cos in Hyderabad are clustered around this area

Financial District

Integrated Townships in the pipeline

More than 25 big residential projects coming up

Proximity to International Airport

Key Notes: SS - Stagnant but likely to strengthen  
SW - Stagnant but likely to weaken  
S - Stagnant  
F - Falling  
R - Rising


***ICICI Property Services***  
(A division of ICICI Home Finance Company Limited)

For further enquiries, please mail us at:  
[propertyservices@icicihfc.com](mailto:propertyservices@icicihfc.com)

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"ICICI Securities Limited is proposing, subject to receipt of requisite approvals, market conditions and other considerations, a public issue of its equity shares and to file a Draft Red Herring Prospectus with SEBI."

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