

Hyderabad Residential Real Estate Overview

January 2013

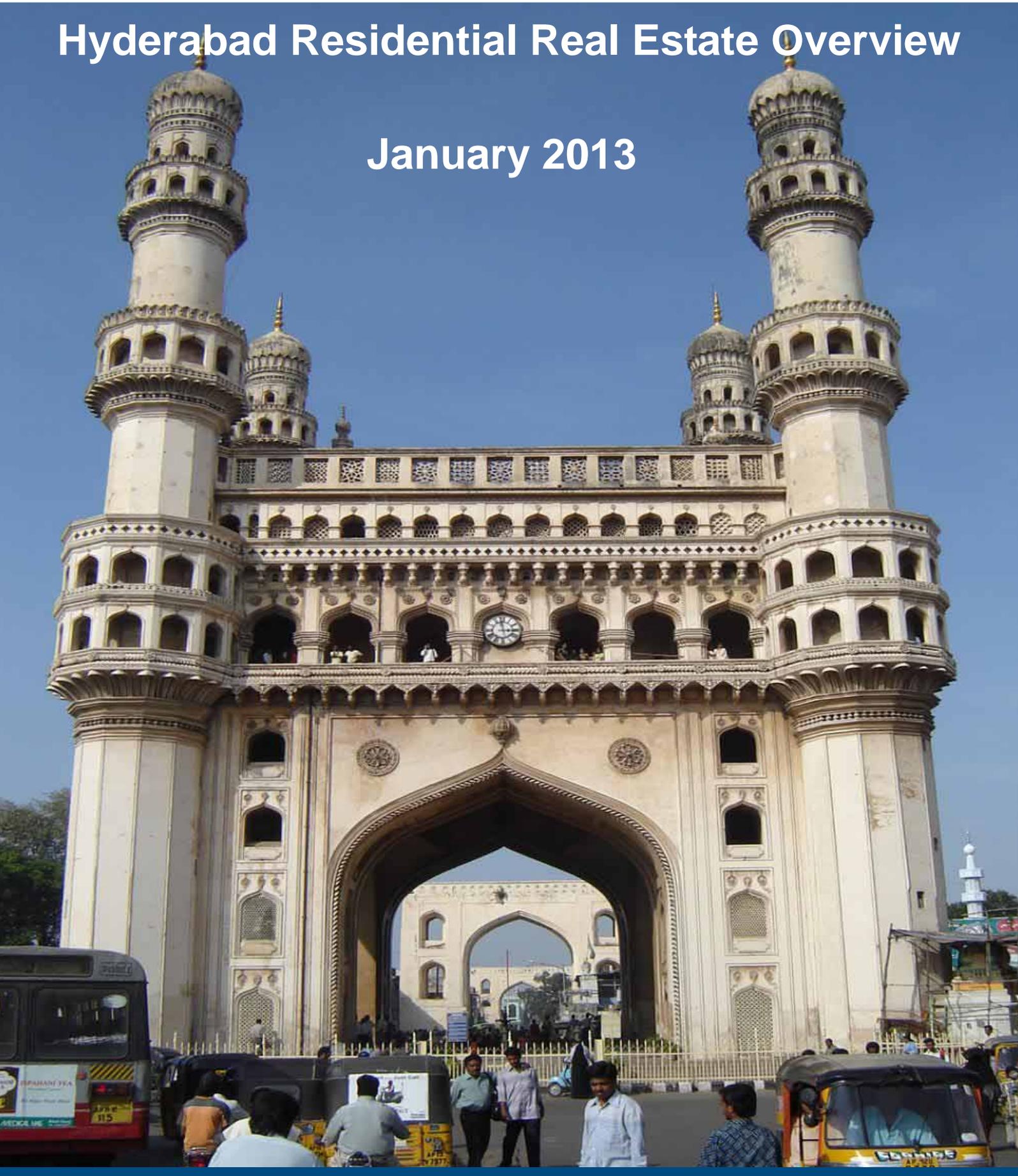


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The Hyderabad Residential Real Estate Overview takes a look at some of the key trends in the Hyderabad residential real estate markets. The report has been prepared based on a detailed market study in December 2012, by the ICICI PSG Research team.

- The realty market in Hyderabad, which witnessed a prolonged slump due to the global recession coupled with the prevailing political uncertainty, is today in a gradual phase of recovery.
- Our survey of the markets indicates an improved off-take in residential stock during CY 2012, with ready-to-move inventory finding takers.
- The Western/North-Western IT/ITES corridor has shown signs of recovery. New launches by prominent builders in this belt have received the desired response. We expect this belt to firm up over the next twelve months.
- The peripheral areas along the northern and eastern corridor are witnessing the development of value housing and budgeted villas. The realty markets along these regions have been relatively slow and we expect only a gradual off-take of existing stock.
- The region surrounding the International airport at Shamshabad is witnessing plotted development projects. This market is predominantly being viewed as an investment destination.
- The prevailing political uncertainty in Hyderabad has influenced the realty market. The report provides a perspective on how it is expected to impact the real estate scenario in the coming months.
- The report has been divided into six distinct zones: **West Hyderabad, North-West Hyderabad, North/North-East Hyderabad, East Hyderabad, Central Business District/Off Central Business District and South Hyderabad** on the basis of location and real-estate activity. It analyzes the key trends and provides a perspective of the prevailing market scenario.
- Further, the report tracks the trend in property prices for each of these micromarkets through an internal property price index data. It concludes with a Location Attractiveness Index, which grades each micromarket on the basis of certain key parameters like Infrastructure, Residential Cost, Proximity to Retail Establishments, Future Employment Generation Capacity etc.

Hyderabad is the capital and largest city of the Indian state of Andhra Pradesh. It occupies 650 square kilometres. The city is located on the banks of the Musi River on the Deccan Plateau. The population of the city is 6.8 million and that of its metropolitan area is 7.75 million, making it India's fourth most populous city and sixth most populous urban agglomeration. The Hyderabad Municipal Corporation was expanded in 2007 to form the Greater Hyderabad Municipal Corporation.

History

Hyderabad was established in 1591 by Muhammad Quli Qutb Shah. It remained under the rule of the Qutb Shahi dynasty until 1687, when Mughal emperor Aurangzeb conquered the region and the city became part of the Deccan province of the Mughal empire. In 1724 Asif Jah I, a Mughal viceroy, declared his sovereignty and formed the Asif Jahi dynasty, also known as the Nizams of Hyderabad. The Nizams ruled the princely state of Hyderabad for more than two centuries, in a subsidiary alliance with the British Raj. The city remained the princely state's capital from 1769 to 1948, when the Nizam signed an Instrument of Accession with the Indian Union at the conclusion of Operation Polo. The 1956 States Reorganisation Act created the modern state of Andhra Pradesh, with Hyderabad as its capital.

Administrative Framework

The Hyderabad Metropolitan Development Authority (HMDA) was formed by an Act of the Andhra Pradesh Legislature in the year 2008, with an area of 7,100 sq km under its purview. It is the second largest urban development area in India, after the Bangalore Metropolitan Region Development Authority (8,005 sq km). HMDA was formed by the merging of the following erstwhile entities: Hyderabad Urban Development Authority (HUDA), Hyderabad Airport Development Authority (HADA), Cyberabad Development Authority (CDA) and Buddha Poornima Project Authority (BPPA).

HMDA was set up for the purposes of planning, co-ordination, supervising, promoting and securing the planned development of the Hyderabad Metropolitan Region. It coordinates the development activities of the municipal corporations, municipalities and other local authorities like The Hyderabad Metropolitan Water Supply & Sewerage Board, Andhra Pradesh Transmission Corporation, Andhra Pradesh Industrial Infrastructure Corporation, Andhra Pradesh State Road Transport Corporation, and other such bodies.

The HMDA also maintains and manages the Hyderabad Management Development Fund, allocating finances based on the plans and programs of local bodies to undertake development of amenities and infrastructure facilities.

HMDA has 4 zonal offices, located in Medchal, Shankerpally, Ghatkesar and Shamshabad.

Census 2011 Key Highlights

As per provisional reports of Census India, population of Hyderabad in 2011 was 6,809,970; of which males and females are 3,500,802 and 3,309,168 respectively. Although Hyderabad city has a population of 6,809,970; its urban/ metropolitan population is 7,749,334.

Total Population in Hyderabad	7,749,334
Number of Males	3,985,240
Number of Females	3,764,094
Average literacy rate	82.92%
Male literacy rate	86.14%
Female literacy rate	79.51%

Source: Census 2011

Nehru Outer Ring Road

Nehru Outer Ring Road or ORR is a 158 kilometer, 8-lane ring road expressway encircling the city of Hyderabad. It is being built by HMDA at a cost of INR 6,696 crores with an assistance of INR 3,123 crores from Japan International Cooperation Agency. The expressway is designed for speeds up to 120 kmph. A large part, 124 kms of the 158-km was opened in December 2012. It provides an easy connectivity between NH 9, NH 7, NH 4 and state highways leading to Vikarabad, Srisailam and Nagarjunasagar.

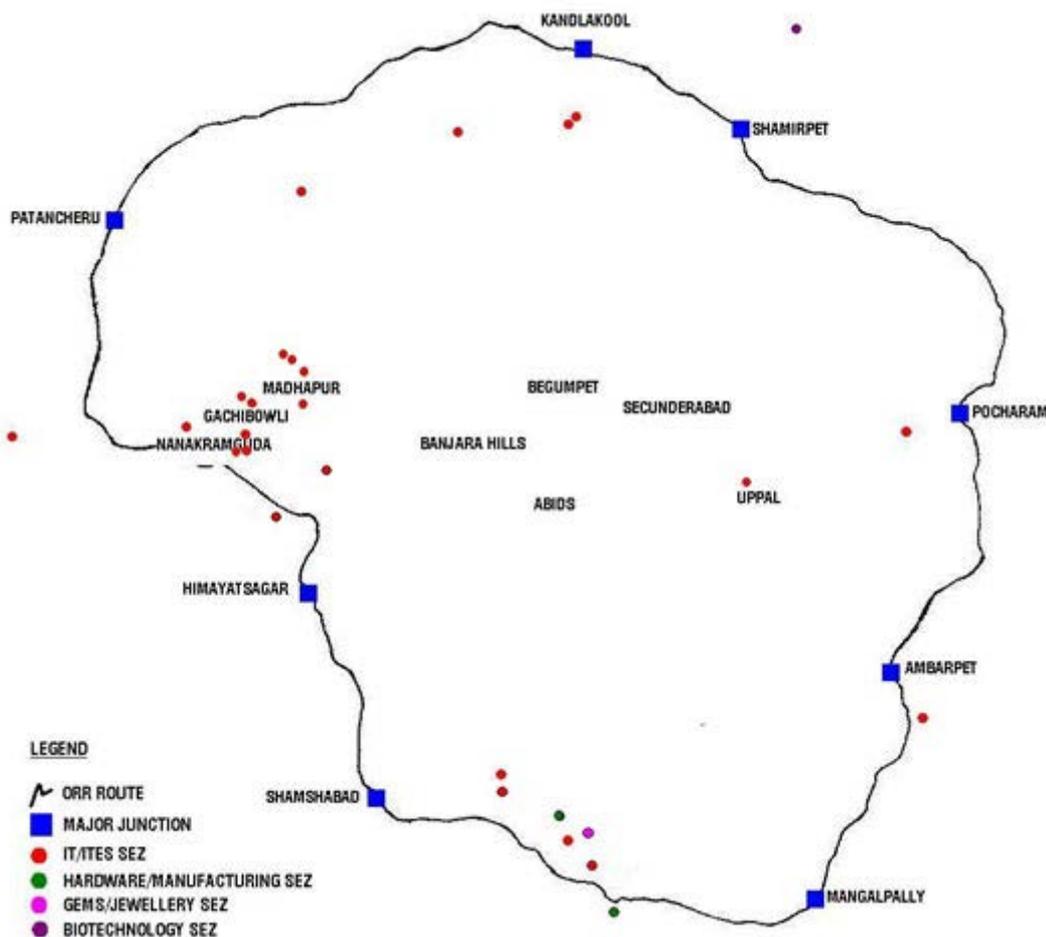
The road aims to improve connectivity and decongest the traffic flow on the existing major arterials between the outer suburbs of Greater Hyderabad. The current status of the ORR is as given below:

Completed segments

- Gachibowli to Shamshabad (22 Kilometers)-November 2008
- Shamshabad to Pedda Amberpet (38 kilometers)-2010
- Narsingi to Patancheru (23.7 kilometers)-June 2011
- Patancheru to Shamirpet(38 kilometers)-December 2012

Under Construction

- Shamirpet to Pedda Amberpet (33 kilometers)-June 2013



Source: Department of Commerce, Ministry of Commerce and Industry, Government of India, HVS Research, ICICI Property Services Group

Hyderabad Metro

Hyderabad Metro is a rapid transit system, currently under construction. It is being implemented entirely on a Public Private Partnership (PPP) mode, with the state government holding a minority equity stake. The Phase I of the project includes 3 lines covering a distance of around 71 km. The Phase-1 of the project envisages connecting

- Miyapur-L.B.Nagar (29.87 km)
- Nagole-Shilparamam (26.51 km)
- JBS-Falaknuma (14.78 km)

The metro rail stretches between Nagole and Mettuguda (8 km) and between Miyapur and S. R. Nagar (12 km) are targeted to become operational by December 2014.



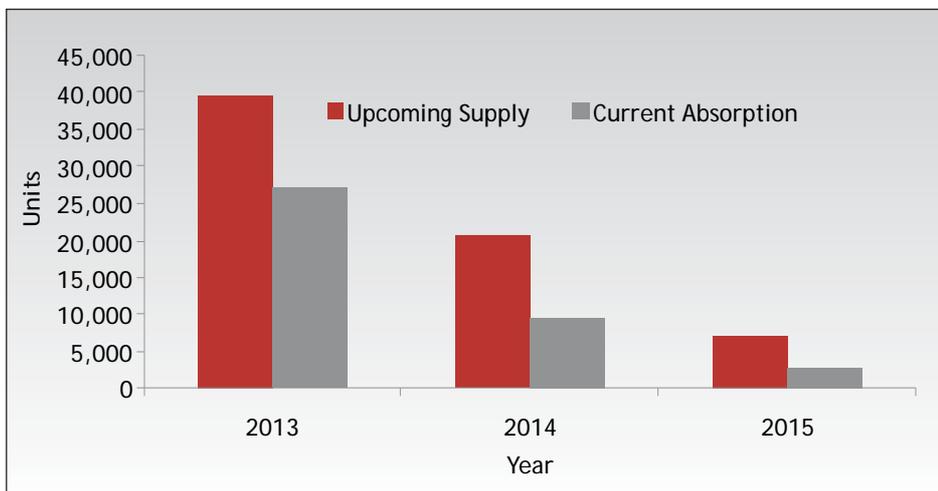
Source: www.hyderabadmetrorail.in

Short Term	10-12 months	Stagnation in capital value.
Long Term	50-60 months	5%-7% YoY appreciation in capital value with an upward bias on a conservative note.

The realty markets in Hyderabad, which witnessed a prolonged slump due to global recession coupled with the prevailing political uncertainty, is today in a gradual phase of recovery. Weak sentiments had dented the markets for over three years, leading to an over-supply situation across the city. Our survey of the markets indicates an improved off-take in residential stock during CY 2012, with ready-to-move inventory finding takers. New launches by prominent builders along the IT/ITES corridor, during the last two-quarters have received a good response, indicating a cautious optimism prevailing in the markets. We expect the market to remain stable, with existing stock witnessing an improved off-take across micromarkets vis-à-vis the previous years.

Over a 5-year horizon, we expect the markets to consolidate with a nominal appreciation of 5%-7% YoY, backed by its fundamental strengths such as affordability, good infrastructure and presence of the IT/ITES sector, which will propel the growth of the end-user segment in the city.

Upcoming Supply and Current Absorption Trend: 2013-2015



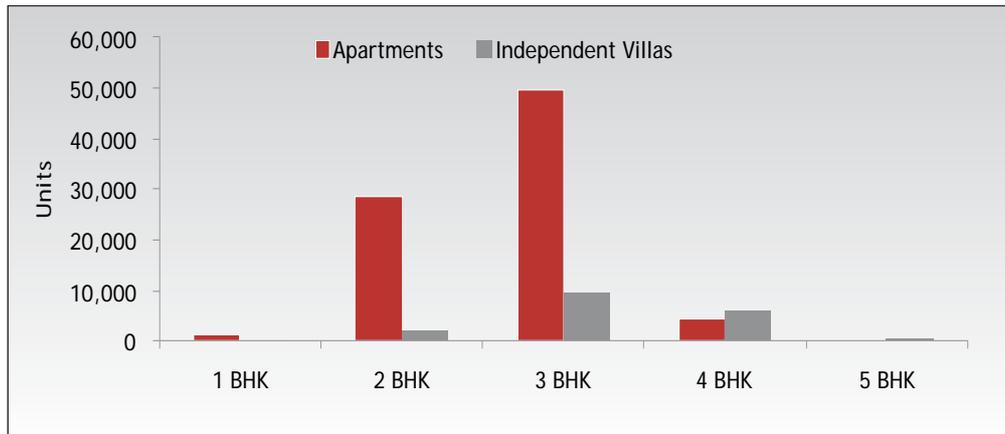
Source: PropEquity, ICICI Property Services Group

Note: Supply is based on completion year of the projects

Absorption figures are at current levels and are mentioned against respective supply figures

A fresh supply of approximately 39,500 units is expected be available in CY 2013. This is expected to keep the prices under check.

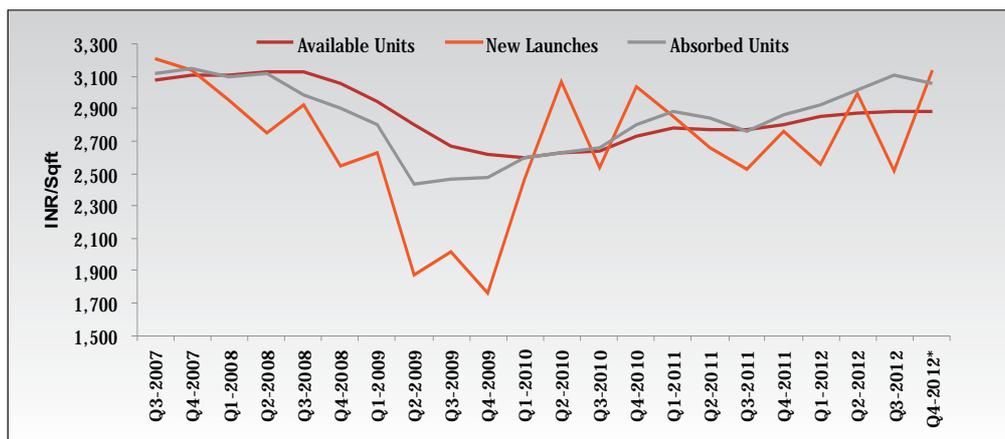
Hyderabad Residential Supply Break-Up: July 07-Oct 12



Source: PropEquity, ICICI Property Services Group

The residential supply break-up indicate that 3-BHK apartments are the most favored product, with approximately 50,000 units being developed during the last five years. The supply of 2-BHK apartments is about 28,600 units during this period.

Hyderabad Quarterly-Price-Trends



Source: PropEquity, ICICI Property Services Group

Note: Supply is based on completion year of the projects
 Absorption figures are at current levels and are mentioned against respective supply figures
 Note: (*) Q4-2012 updated till Oct-2012

Affordable Property Prices Vis-à-Vis Other Major Cities

The real estate market in Hyderabad is on a gradual path of recovery. There is a sense of cautious optimism, with residential sales witnessing an uptrend in CY 2012.

However, a prolonged slump of over three years (CY 2008-2011) due to the global recession followed by the political uncertainty in the state, had led to realty prices hitting an all-time low.

The property prices are yet to regain their peak values. Hyderabad is today in a phase of consolidation, with properties available at attractive valuations, while neighbouring cities of Bangalore and Chennai are witnessing a surge in real estate prices.

- **Availability of Large Land Banks**

The peripheral regions of Hyderabad contain large chunks of developable land, available at affordable prices. The development of the Outer Ring Road (ORR), The Metro Rail and the prevailing MMTS network will help improve connectivity and reduce travel time to various parts of the city.

The regions surrounding the 158-km Nehru Outer Ring Road is yet to witness inclusive growth. A healthy mix of commercial and residential development along this region would aid in the development of this belt as a future growth-corridor. Similarly the presence of land banks surrounding the International Airport at Shamshabad and along the eastern corridor indicate the prospects for the growth of the city over the next decade.

- **Has the Political Scenario Impacted the Realty Markets?**

The political unrest in the state due to the prevailing Telengana issue has impacted the realty markets in the years 2010-2011, with prices plummeting to an all-time low.

Real estate, which is essentially driven by sentiment, witnessed a loss of investor confidence with many IT/ITES companies shelving their expansion plans and opting for more conducive cities like Bangalore. The apprehensions on the future of the city, led to a pile-up of inventory across segments, with many projects being stalled temporarily due to a lack of buyer interest.

The consumers have gradually begun to accept the prevailing uncertainty and their renewed interest indicates a reaffirmation of their faith in the inherent strengths of the city, such as good infrastructure, improved connectivity and affordable real estate prices. This has helped the markets recover smartly, with a healthy off-take in residential stock witnessed in CY 2012. New launches by prominent builders have also received the desired response, creating a sense of optimism in the markets.

The off-take in the commercial and retail markets continue to remain cautious and the recovery is expected to be gradual.

Our analysis and survey of the markets indicate that the changing political scenario in the state may have a temporary impact and would not be sustained, unlike the past.

The city is gradually developing immunity to the prevailing uncertainty!

- **Common-Area Loading Factor: A Lack of Standardization**

The Common-Area loading or Efficiency Ratio, which refers to the difference between Super Built-Up Area and Built-Up Area of an apartment, has not been clearly defined.

Common-Area loading is a localised phenomenon, with different regions across the country adopting varying percentages.

The southern markets are often considered conservative with an average common-area loading 18% to 25%, depending on the builder, specifications and amenities offered.

However, during our survey of the markets, it was observed that the loading factor varied across developers and products offered, from 18% even up to 30%!

Though it may be accepted that a product with premium specifications will have a higher loading due to the amenities offered, a disparity in percentage loading within the same product segment is being observed. This effectively leads to an increase in the property cost.

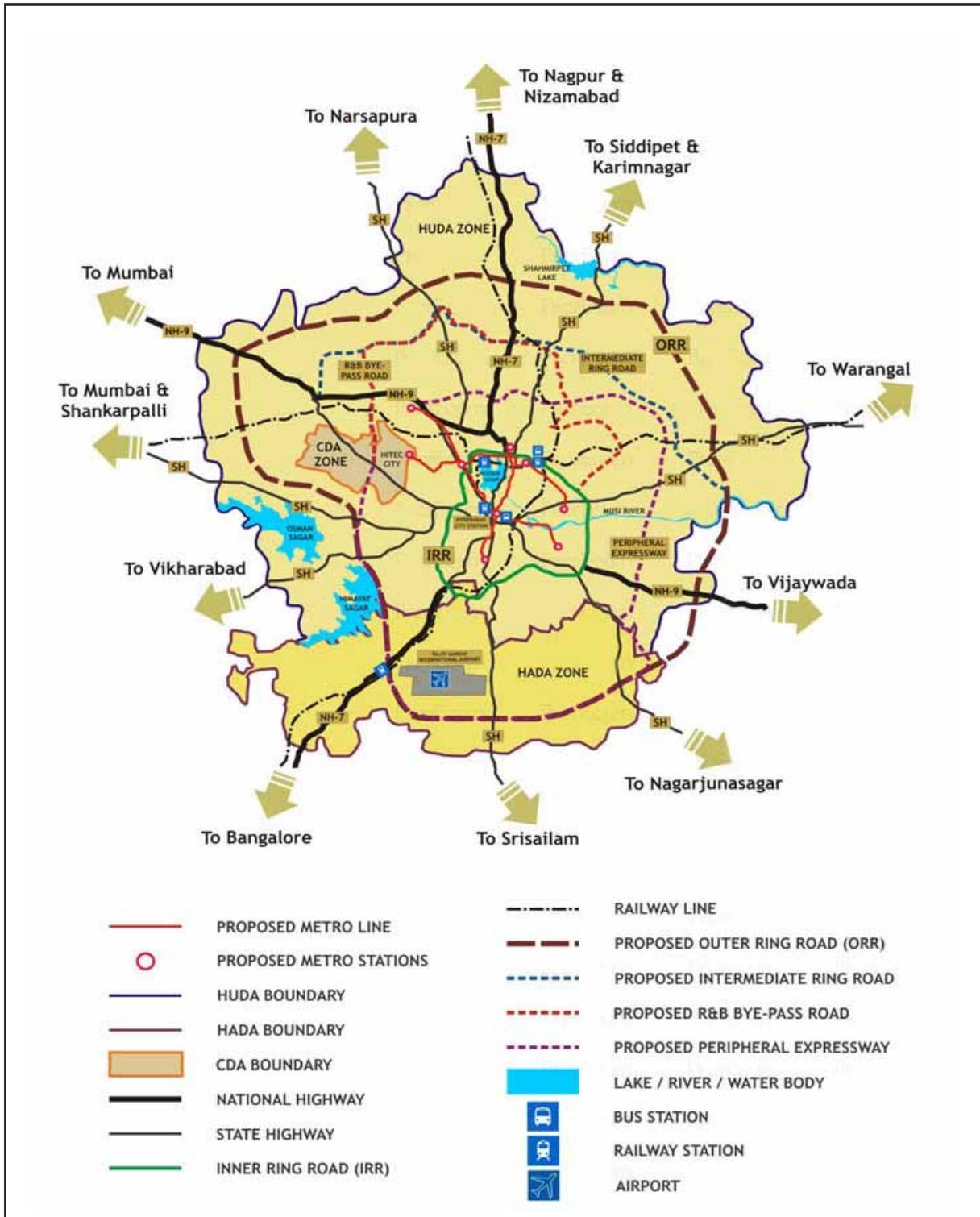
The real estate industry is a phase of evolution, wherein a system of standardization on aspects such as permissible common-area loading for a product, would help create transparency and build home-buyer confidence in the years ahead.

A need for regulation is the call-of-the day!

Thus after analysing the macro-trends in Hyderabad Realty, we delve deeper and analyse the micro-trends.

MAJOR LOCATIONS IN HYDERABAD

We have classified the real estate space in Hyderabad into six distinct zones: **West Hyderabad, North-West Hyderabad, North/North-East Hyderabad, East Hyderabad, Central Business District/Off Central Business District and South Hyderabad** on the basis of location and real estate activity.

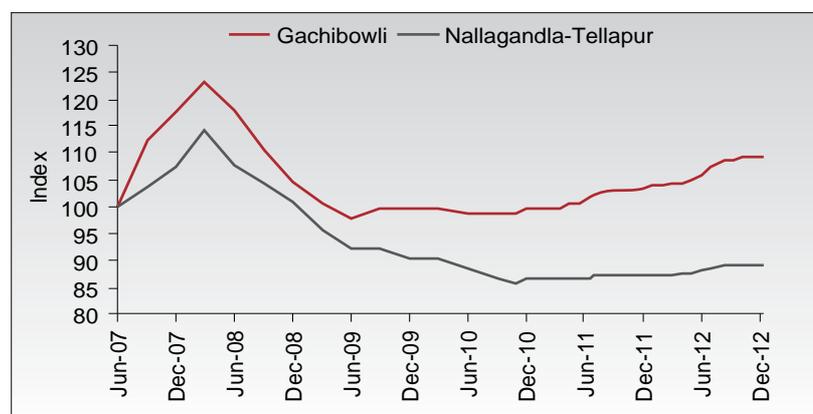


Source: PropEquity

Major Locations: Gachibowli, Nanakramguda, Narsingi, Manikonda, APPA Junction, Khajaguda, Kismatpur, Hyderguda, Gopanpalli, Tellapur, Nallagandla, Kokapet and Gandipet.

- Gachibowli is witnessing development of products in the price-band of INR 3,000 psf-INR 4,000 psf, depending on the location, builder and specifications. Recent launches in this region have received the desired response. We expect this micromarket to firm up in the coming quarters.
- The region surrounding Nanakramguda is witnessing development in the higher mid-segment. Projects are in the price-band of INR 3,500 psf-INR 4,500 psf, depending on the location, builder and specifications. We expect a gradual off-take of inventory in projects nearing completion.
- APPA Junction, Narsingi and Kismatpur are emerging as alternate residential destinations along the western corridor. Its proximity to the ORR and the IT/ITES hub of Gachibowli has led to a spurt of residential development in these locations. We expect infusion of fresh supply over a twelve-month horizon.
- Mid-segment properties at Narsingi and APPA Junction are in the price-band of INR 2,600psf-INR 3,300 psf. Kismatpur and Hyderguda are witnessing the development of villa projects in the price-band of INR 1.5 crore/unit-INR 3.5 crore/unit. We expect this product segment to remain stable in the coming quarters.
- The micromarket of Manikonda is witnessing the development of an integrated township. The upcoming retail development is expected to provide a certain impetus to the growth of the surrounding micromarkets, which currently lacks social infrastructure facilities.
- Manikonda and Khajaguda are witnessing the development of higher mid-segment properties in the price range of INR 3,500 psf-INR 4,200 psf, depending on the location, builder and specifications. We expect a gradual off-take of existing stock in the coming months.
- Gopanpalli is witnessing development in the mid-segment. Products in the price-band of INR 2,300 psf-INR 3,000 psf are finding takers. Fresh supply of residential stock is expected in the coming months.
- Tellapur is witnessing the development of mid-segment and villa projects. Sale of mid-segment projects is expected to remain sluggish due to presence of sufficient supply in the surrounding micromarkets, closer to the IT/ITES hub of Gachibowli. Villa projects are expected to witness a relatively better off-take due to limited supply in the surrounding micromarkets.
- Kokapet and Gandipet are predominantly witnessing development of villa projects in the price-band of INR 1.5 crore/unit-INR 3 crore/unit. While sales of mid-segment properties may witness a moderation, the off-take of properties in the villa segment is expected to remain stable over a twelve month horizon.

Price Trends in West Hyderabad*

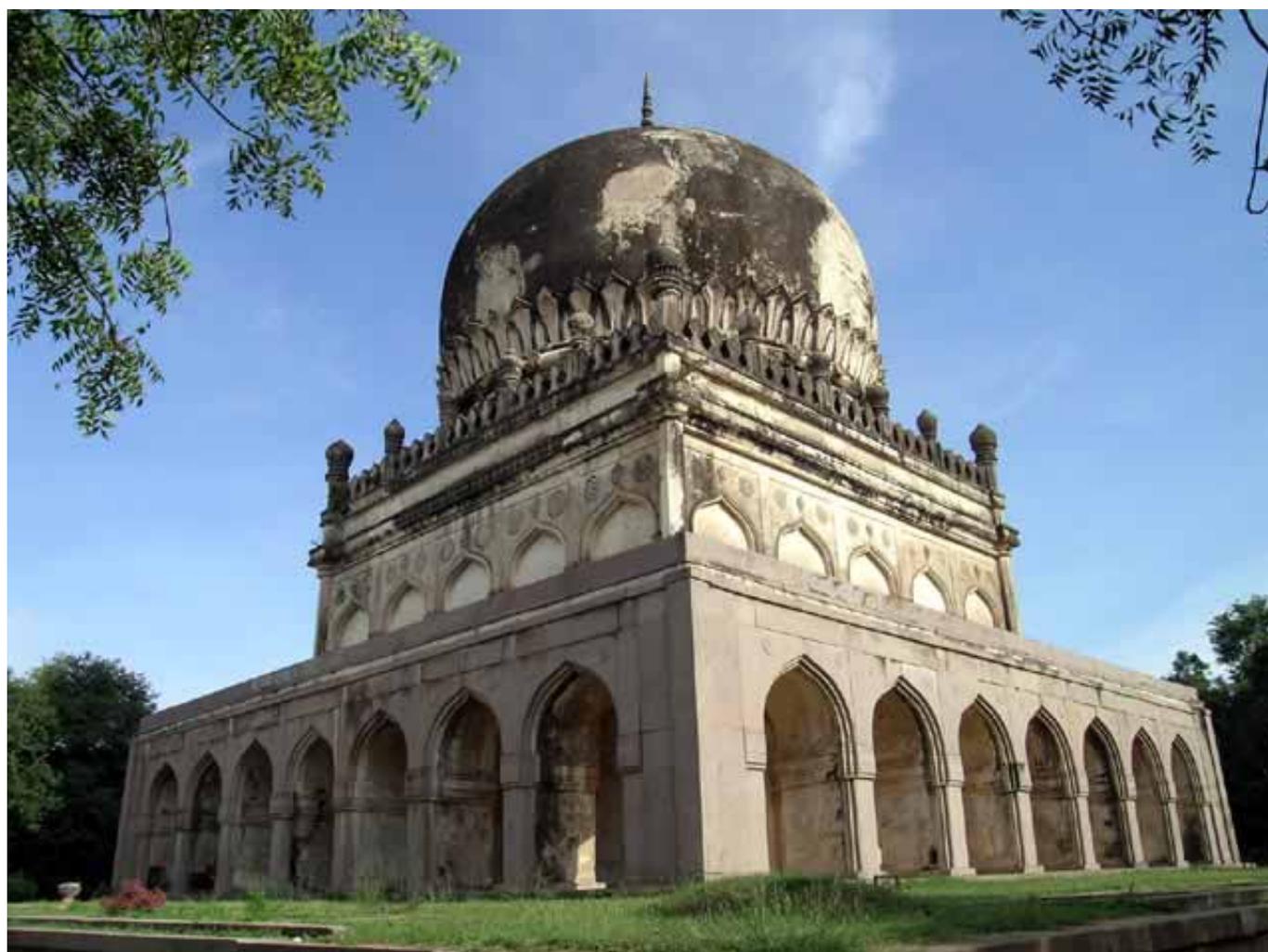


*Assuming 100 as a base for June'07
Source: ICICI Mortgage Valuation Group

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

Location	Average Capital Values (INR/sft.)	Rentals for 2 BHK (INR/month)
Gachibowli	3,000-4,000	10,000-12,000
APPA Junction	2,800-3,300	8,000-10,000
Gopanpalli	2,300-3,000	6,000-9,000
Tellapur	2,300-2,800	6,000-8,000
Narsingi	2,500-3,000	6,000-9,000
Kokapet	2,400-2,750	6,000-8,000

***Indicative mid market segment
Source: ICICI Property Services Group*



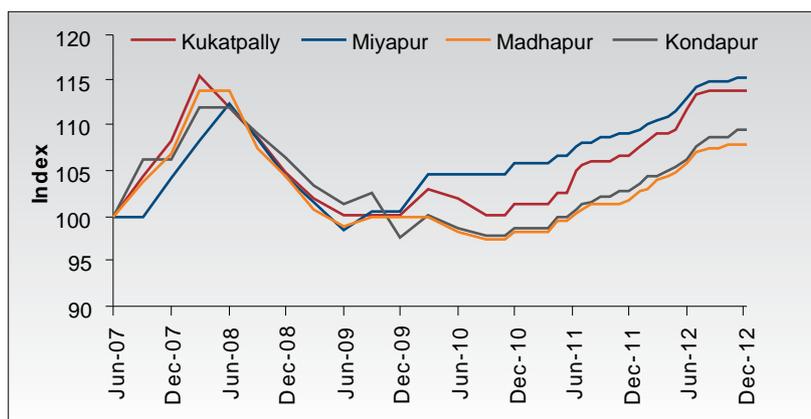
Qutub Shahi Tomb

Major Locations: Kukatpally, Hydernagar, Madhapur, Hi-Tech City, Kondapur, Chandanagar and Miyapur.

Key Highlights:

- Kukatpally has evolved into an attractive realty market, due to the presence of landmark residential projects, commercial facilities and organised retail developments. Its proximity to the MMTS station and upcoming Metro rail network will provide further impetus to the growth of this micromarket.
- The region surrounding the Jawaharlal Nehru Technological University (JNTU) and the Malaysian Township are witnessing development of products in the higher mid-segment and premium segment. Sales of products in the higher mid-segment have been steady, while off-take in the premium segment has witnessed a moderation during the last two quarters. We expect the trend to continue in the coming months.
- The region of Hydernagar, off Kukatpally, is witnessing the development of products in the mid-segment. Properties are in the price-band of INR 2,800 psf-INR 3,500 psf, depending on the location, builder and specifications. We expect this micromarket to witness a marginal appreciation of 5% over a twelve-month horizon.
- The IT/ITES hub of Madhapur, Hi-Tech City and surrounding areas have emerged as a prime realty market due to the presence of SEZs, Grade-A commercial spaces and organized retail developments. The region is witnessing the development of products in the higher mid-segment priced between INR 4,000 psf-INR 5,500 psf. Fresh supply of residential stock is expected in the coming quarters. We expect this micromarket to firm up over a twelve-month horizon.
- Kondapur-Gachibowli Road is witnessing development of premium products in the price-band of INR 2 crore/unit-INR 4 crore/unit. Sales have been slow and we expect this trend to remain in the coming quarters.
- The Kondapur market largely houses smaller builder standalone projects, provided with basic amenities. These projects are priced at approximately INR 2,700 psf-INR 3,300 psf and are expected to hold their own over the next twelve months.
- Prominent builders have forayed the Chandanagar market with products in the mid-segment. We expect this market to remain stable in the coming quarters.
- The micromarket of Miyapur has products priced in the range of INR 2,500 psf-INR 3,000 psf, depending on the location, builder and specification. A builder has forayed the market with the concept of flexi-villas priced in the range of INR 3,000 psf-INR 3,300 psf.

Price Trends in North-West Hyderabad*



*Assuming 100 as a base for June '07
Source: ICICI Mortgage Valuation Group

Residential Property Rates in Prime Residential Markets in capital of North-West Hyderabad**

Location	Average Capital Values (INR/sft.)	Rentals for 2 BHK (INR/month)
Kukatpally	3,000-4,000	10,000-14,000
Madhapur	4,000-5,500	12,000-14,000
Kondapur	2,700-3,500	8,000-10,000
Miyapur	2,300-3,000	6,000-8,000
Chanda Nagar	2,500-3,200	8,000-10,000

***Indicative mid market segment*

Source: ICICI Property Services Group



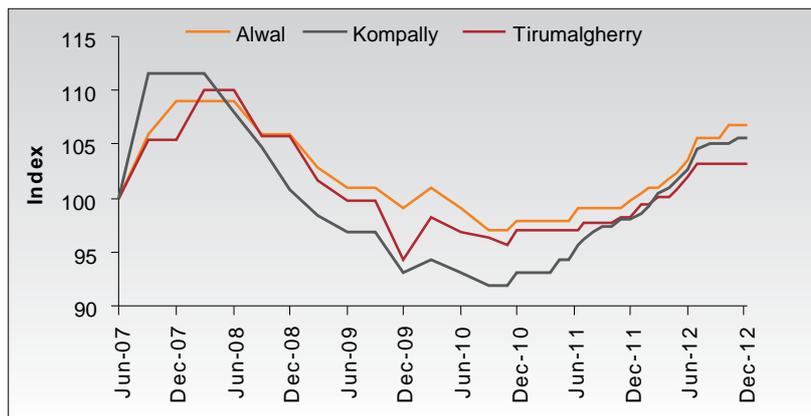
Golconda Fort

Major Locations: Sanatnagar, Balanagar, Bowenpally, Tirumulgerry, Kompally, Alwal, Sainikpuri, A.S.Rao Nagar and Bolaram.

Key Highlights:

- A prominent builder has forayed the Sanatnagar market with a product in the higher mid-segment. Properties in this region are in the price range of INR 3,500 psf-INR 4,000 psf. We expect a moderation in sales volumes while builders are expected to hold on to their prices in the coming quarters.
- Kompally is predominantly witnessing the development of villa projects in the price-band of INR 50 lac/unit-INR 1.25 crore/unit. We expect this product segment to firm up over the next twelve months.
- Value housing projects in Kompally have not received the desired response. Sales have been slow over the last twelve months and this trend is expected to continue in the months ahead.
- Alwal houses stand-alone projects in the price-band of INR 2,000 psf-INR 2,500 psf. We expect a gradual off-take of existing stock in this micromarket.
- A.S.Rao Nagar, in close proximity of Sainikpuri, is witnessing the development of affordable housing and villa projects. Products in the affordable segment are priced at approximately INR 1,900 psf-INR 2,200 psf, while villas are in the price range of INR 40 lac/unit-INR 60 lac/unit. The off-take in this market has been slow.

Price Trends in North/North-East Hyderabad*



*Assuming 100 as a base for June '07
Source: ICICI Mortgage Valuation Group

Residential Property Rates in Prime Residential Markets of North/North-East Hyderabad**

Location	Average Capital Values (INR/sft.)	Rentals for 2 BHK (INR/month)
Sanatnagar	3,250-4,000	10,000-12,000
Alwal	2,000-2,400	5,000-7,000
Kompally	2,000-2,750	6,000-8,000
Sainikpuri	1,900-2,200	5,000-7,000

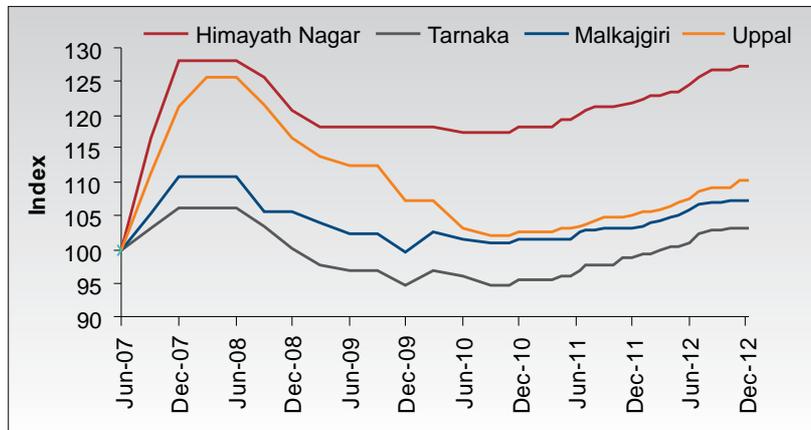
**Indicative mid market segment
Source: ICICI Property Services Group

Major Locations: Marredpalli, Himayath Nagar, Tarnaka, Malkajgiri, Uppal, Pocharam and Ghatkesar.

Key Highlights:

- Marredpalli has an inherent end-user segment due to its proximity to the CBD, existing trader community coupled with limited upcoming supply in the surrounding areas.
- The micromarket of Kavadiguda, in Marredpalli, is witnessing the infusion of fresh supply in the higher mid-segment. The products are in the price-band of INR 4,000 psf-INR 4,700 psf depending on the location, builder and specifications. We expect this micromarket to firm up in the coming months.
- Himayath Nagar has limited upcoming supply, priced at approximately INR 5,000 psf-INR 6,000 psf. We expect this market to hold its own over a twelve-month horizon.
- The region of Tarnaka houses government establishments, public-sector units and the campus of a prominent university. Products in this area are in the price-band of INR 2,300 psf-INR 2,800 psf. We expect a gradual off-take of the existing inventory in this market.
- Uppal/Bod Uppal is primarily driven by the unorganised sector. Independent houses built on plots of approximately 100 sq.yards to 250 sq.yards, sold at INR 25 lac/unit-INR 45 lac/unit, are finding takers.
- The micromarkets of Pocharam and Ghatkesar are witnessing the development of affordable housing and budgeted villas. Affordable housing projects are in the price-band of INR 1,800 psf-INR 2,200 psf, while villas are in the price range of INR 35 lac/unit-INR 60 lac/unit depending on the size of the property. Sales in these markets have been sluggish and we expect this trend to continue over the next twelve months. The Infosys campus in the region has influenced some off-take in stocks. The market may witness a gradual evolution with further development of IT/ITES facilities in the years ahead.

Price Trends in East Hyderabad*



*Assuming 100 as a base for June '07
Source: ICICI Mortgage Valuation Group

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

Location	Average Capital Values (INR/sft.)	Rentals for 2 BHK (INR/month)
Marredpalli	4,000-4,700	10,000-14,000
Himayath Nagar	5,000-6,000	12,000-15,000
Tarnaka	2,300-2,800	6,000-8,000
Uppal	2,000-2,300	5,000-7,000
Pocharam	1,900-2,300	4,000-6,000

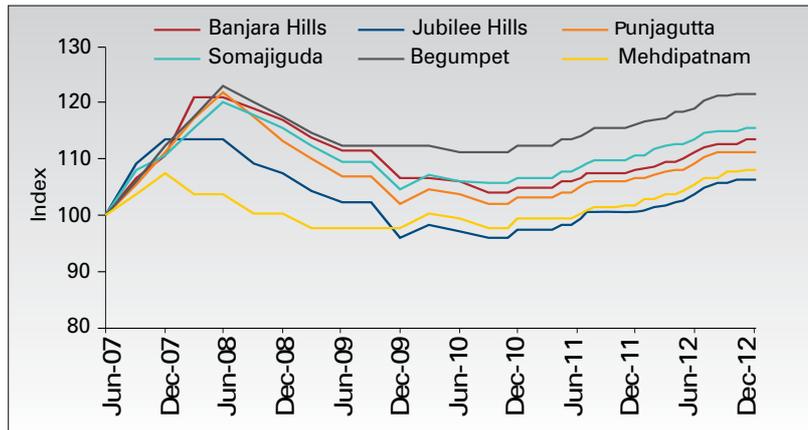
**Indicative mid market segment
Source: ICICI Property Services Group

Major Locations: Jubilee Hills, Banjara Hills, Kavuri Hills, Panjagutta, Begumpet, Somajiguda, Necklace Road, Mehdiapatnam and Ameerpet.

Key Highlights:

- Kavuri Hills houses smaller standalone projects priced at INR 4,000 psf-INR 4,500 psf. This market is expected to remain stable due to presence of limited upcoming supply.
- Begumpet is witnessing the development of premium projects in the price-band of INR 5,000 psf-INR 7,000 psf. The micromarket is expected to remain stable over a twelve month horizon.
- Jubilee Hills and Banjara Hills are the most sought after locations in the Hyderabad realty market. There remains an inherent demand for independent bungalows in these areas.
- High-Rise apartments being developed on smaller land parcels are priced at approximately INR 6,000 psf-INR 10,000 psf, depending on the location, builder and specifications.
- A prominent builder has launched its super-luxury project in the Jubilee Hills area. The project with over 130 units is priced at over INR 10 crore/unit, solely catering to the Super High-Net-Worth segment in the city.

Price Trends in Central Business District/Off Central Business District*



*Assuming 100 as a base for June'07
Source: ICICI Mortgage Valuation Group

Residential Property Rates in Prime Residential Markets of Central Business District/Off Central Business District**

Location	Average Capital Values (INR/sft.)	Rentals for 2 BHK (INR/month)
Jubilee Hills	6,000-8,000	20,000-25,000
Banjara Hills	6,000-9,000	20,000-25,000
Kavuri Hills	4,000-4,500	12,000-16,000
Begumpet	5,000-7,000	15,000-20,000
Ameerpet	6,000-8,000	15,000-20,000

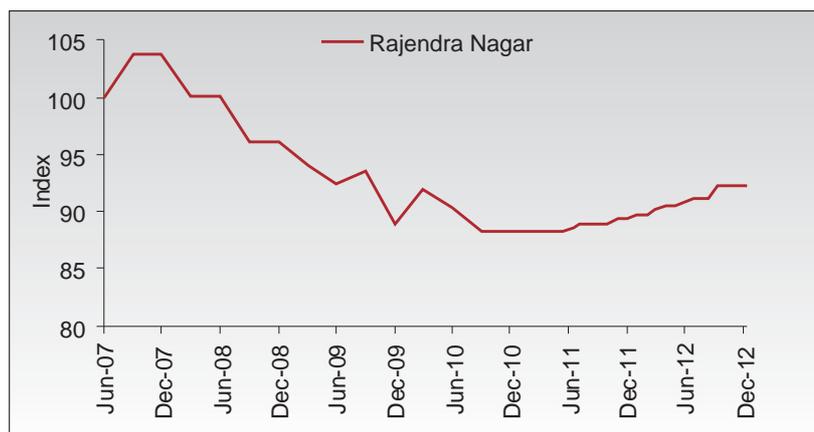
**Indicative mid market segment
Source: ICICI Property Services Group

Major Locations: Shamshabad, Shadnagar, Khatedhan Industrial Area and Rajendra Nagar.

Key Highlights:

- The real estate development along the southern region is in a relatively nascent stage. The region surrounding the Hyderabad International Airport at Shamshabad is witnessing development of numerous plotted development projects.
- The micromarket of Shamshabad, Shadnagar and surrounding areas are attracting investors, with buyers purchasing into land parcels with a long-term view.
- Plotted developments located off Shamshabad Airport, along the Sri Sailam Highway are priced at approximately INR 1400/sq.yard-INR 2,000/sq.yard, while properties along the Bangalore Highway are in the price-band of INR 1,500/sq.yard-INR 3,000/sq.yard.
- Builders have also forayed into this market with the affordable villa concept, priced at approximately INR 40 lac/unit to INR 70 lac/unit depending on the size of the property. We expect sales in this segment to remain slow.
- A prominent builder has launched its plotted development projects on Bangalore Highway near Nandigama. This is expected to influence off-take in this micromarket in the months ahead and also firm up demand for plots in the vicinity.

Price Trends in South Hyderabad*



*Assuming 100 as a base for June'07
Source: ICICI Mortgage Valuation Group

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

Location	Average Capital Values (INR/sft.)	Rentals for 2 BHK (INR/month)
Shamshabad	1,900-2,300	5,000-7,000

**Indicative mid market segment
Source: ICICI Property Services Group

We have short-listed seven prime locations within Hyderabad and critically examined them on various parameters like infrastructure, residential costs in the region, future employment prospects etc. as detailed in the matrix below.

Location Attractiveness Index

	Gachibowli	Madhapur	Kukatpally	Chandanagar	Kompally	Marredpalli	Jubilee Hills
Infrastructure (connectivity, roads, markets, schools)	Above Average	Good / Low cost	Good / Low cost	Above Average	Average / Medium Cost	Good / Low cost	Good / Low cost
Residential Cost	Average / Medium Cost	Average / Medium Cost	Average / Medium Cost	Average / Medium Cost	Average / Medium Cost	Average / Medium Cost	Bad / High Cost
Proximity to Organised Retail	Below Average	Good / Low cost	Good / Low cost	Average / Medium Cost	Below Average	Good / Low cost	Good / Low cost
Proximity to Commercial Development	Good / Low cost	Good / Low cost	Good / Low cost	Average / Medium Cost	Below Average	Good / Low cost	Good / Low cost
Future Infrastructure Development	Good / Low cost	Good / Low cost	Good / Low cost	Above Average	Average / Medium Cost	Average / Medium Cost	Average / Medium Cost
Future Employment Generation	Good / Low cost	Good / Low cost	Average / Medium Cost	Below Average	Below Average	Below Average	Below Average



Source: ICICI Property Services Group

Explanatory Note: Kukatpally and Madhapur shows grey for a majority of the parameters (which is good), both locations could do better on residential costs. Similarly a maroon box for residential costs in Jubilee Hills indicates unattractive residential costs.

***Note:** The terms used to describe the segment are essentially report specific and not generalized terminology.

Affordable: Products in the budget of INR 25 lac/unit-INR 50 lac/unit.

Mid-Segment: Products in the price bracket of INR 50 lac/unit-75 lac/unit.

Higher Mid-Segment: Products in the price bracket of INR 75 lac/unit-INR 1.0 crore/unit.

Premium Segment: Properties in the price bracket of INR 1.0 crore/unit onwards

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