

State of Real Estate

For the month of April 2014

The month that was- General Elections fever impacted property transactions. While cash rich developers such across India (including Mumbai and Bangalore) have started closing land deals. And finally, the Big Boy –Unitech is targeting to ramp up its annual delivery/execution by 50%.

The key developments which took place in April 2014 –

- **Pricey realty deals:** Cipla's Yusuf K Hamied & KKR's Sanjay Nayar buy Breach Candy's Sea Face Park home at Rs 285mn. The sea-facing 3-bedroom apartments in Breach Candy's Sea Face Park is in South Mumbai, in what are the second most expensive apartment deals across the country.
- **Tata Housing buys KEC's Thane land parcel for Rs 2.25bn:** Company has acquired a 7-acre land parcel in Thane from KEC International for Rs 2.25bn. company is planning to develop the plot into a high-end luxury project.
- While Lodha group has bought an 88-acre lot in Thane for Rs 11.54bn (Rs 1.3bn an acre) from chemicals producer Clariant India.
- **Revised NCR plan will limit construction in green zones:** As per the revised plan for National Capital Region and sub-regional plan of Haryana will be reworked to ensure no tourism activities and only limited construction in natural conservation zones (NCZs).
- **Model code impacts property transactions across Karnataka:** The model code of conduct and the resultant curbs on carrying cash are stated to have impacted property transactions across the State, and this has been vouched by the Department of Stamps and Registration. [\(pg 7\)](#)
- **Demand for homes in Bangalore set to pick up in new FY:** With the start of the new financial year, the demand for residential options is set to go up. Enquiries have started picking up with increments and bonuses expected this month and with tax planning to be done for the fiscal. [\(pg 7\)](#)
- **Affordable housing to get a boost in Chennai:** The Chennai Metropolitan Development Authority (CMDA) has taken an initiative to invite the landowners owning 50 acres and above to join the government's initiative in improving the affordable housing stock in the state. The incentive for such projects is 50 per cent additional FSI in the built up area for the project. [\(pg 10\)](#)
- **Property funds sharpen focus on bigger cities:** Real estate-focused private equity (PE) funds are turning their attention to bigger cities. Reason: Lack of investment opportunities in Tier-II and -III cities and higher return possibilities in large ones.
- **Cash-rich realtors like RMZ, Shriram Properties & others exit partly completed projects at big discounts:** An extremely slow real estate market across segments is pushing debt-ridden, cash-strapped developers to exit partly completed projects and undeveloped land at massive discounts of as much as 40%. Builders having huge debt and unable to generate cash flow are ready to offer discounts to exit projects. [\(pg 7\)](#)
- **Unitech to increase spending on developing projects:** Unitech is increasing its construction spending so that it can deliver at least six million sq ft of developed area this financial year, a jump from its rate of four million sq ft annually in the past few years. [\(pg 4\)](#)

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Mumbai

- Pricey realty deals: Cipla's Yusuf K Hamied & KKR's Sanjay Nayar buy Breach Candy's Sea Face Park home at Rs 285mn.** Cipla's Yusuf K Hamied and private equity giant KKR's Sanjay Nayar have bought sea-facing 3-bedroom apartments in Breach Candy's Sea Face Park in South Mumbai, in what are the second most expensive apartment deals across the country. Both the deals, at Rs 285mn each, work out to be 124,000 per sq ft, falling just short of the odd Darshan Heights transaction last year and clearly defy the ongoing sluggishness in the property market.
- Tata Housing buys KEC's Thane land parcel for Rs 2.25bn:** Company has acquired a 7-acre land parcel in Thane from KEC International for Rs 2.25bn. company is planning to develop the plot into a high-end luxury project. The project has total revenue potential of around Rs 10bn, based on current property rates. The land parcel is expected to offer total development potential of 0.75 mn sq ft.
- Byculla market set for a makeover:** The Brihanmumbai Municipal Corporation (BMC) has given a go-ahead for the redevelopment of the over 156-year old Byculla market, also known as Sant Gadge Maharaj Mandai, which was founded in 1858 by the Meher family of Junnar. The market is all set to be razed for a modern complex which will house a market, space for the BMC and residential apartments. Currently, this market is in a chaotic state with no provision for sanitation and ventilation. Adding more to the problems of the locals are the narrow passageways, unavailability of proper booths and shops leading to accumulation of waste and discarded material, not only within the market but the road connecting the market, making this area highly unhygienic for all the end-users. The redevelopment model of the market is going to take into account all these factors.
- Lodha buys 88 acres in Thane for Rs 11.54bn:** In one of the biggest land deals in the Mumbai metropolitan region, the Lodha group has bought an 88-acre lot in Thane for Rs 11.54bn (Rs 1.3bn an acre) from chemicals producer Clariant India. The plot has a floor space index (FSI, permissible construction allowed on a piece of land) of eight million sq ft, making for a Rs 1,442.5 a sq ft deal. Consultants called it a good deal, as Thane commands prices of Rs 10,000 to Rs 12,000 a sq ft in residential projects. Lodha would have to spend additional amounts on approvals and various other matters, increasing the net acquisition price.
- Godrej Properties enters into partnership to develop residential project:** The company has entered into a partnership with Oxford Group and Ekta World to develop a residential project in Mundhwa, Keshavnagar and Pune. The project, spread over 43 acres, will offer approximately 2.8 million square feet of saleable area and will be developed as a premium residential development comprising one, two, three and 4BHK apartments. This would be a joint venture project for the Mumbai based real estate developer with the company getting 35 per cent of the profits from the project

Residential Projects - Recent and New Launches in Mumbai

Developer	Name of the Project	City	Location	Subvention scheme	Residential/ Commercial	Size (In Sqft)	Price/ unit	Possession
Vijat Group	Vijay Residency	Thane	Palm Street, Ghodbunder Road		Residential	2-3 BHK	Rs7800/sqft	
Mantri Realty	Serene	Goregaon East	Off Film City Road		Residential	1-2-3 BHK	Rs 8.5mn onwards	Nearing possession
Sheth Creators	Aurus Serenity	Malad West	Malad West		Residential	2-3-4 BHK	Rs 13500 psf	
Hiranandani	Rodas Enclave	Thane West	Off Ghodbunder		Residential	2-3-4-5 BHK	Rs 14.5mn	

			Road			onwards	
IndiaBulls	Golf City	Savroli	Khalapur Toll Plaza		Residential	Apartments	Rs 6000/sqft
Vijay Group	Orion	Ghobunder Road	Thane		Residential	3-4-5 BHK	Rs24-44mn onwards
L&T Realty	Emerald Isle	Powai	Mumbai		Residential	2-2.5-3-4 BHK	Rs18.2 mn onwards
Marathon Group	Marathone nexzone	Panvel	National Highway 4B	Y	Residential	2 BHK	Rs 5.7mn onwards
Sheth	Sheth midori	Dahisar East	Western Express Highway	20/80	Residential	1.5-2 BHK	Rs 10.0mn onwards
Gundecha	Zenith	Mulund West	P.K.Road		Residential	2-3 BHK	17.3mn onwards
Gundecha	Altura	Kanjurmarg West	LBS Road		Residential	2-3 BHK (888-981 sqft)	Rs 17500/sqft Ready possession
Gundecha	Montego	Andheri East	Sakinaka		Residential	1-2 BHK	Rs 6.8mn onwards
Kohinoor	Kohinoor city	Kurla West	Off LBS Road		Residential	2-3 BHK	Rs13380/sqft
Thakur Realty	Thakur Jewel	Kandivali East	Thakur Village		Residential	3-4 BHK	Rs 28.0mn onwards
Kalpatru	Aura	Ghatkopar (w)	LBS Marg		Residential	2 and 2.5 BHK (1143-1360 sqft)	Rs 12-15mn
Paranjape schemes	Royal Court	Andheri East	Sahar Road		Residential	2-3 BHK	Rs 28.0-36.2mn onwrad
Paranjape schemes	Prayog C.H.S Ltd.	Santacruz (E)	Prabhat Colony		Residential	2-2.5-3 BHK	Rs 28.8mn onwards
Paranjape schemes	Snehdeep	Goregaon East	Off Aarey Road		Residential	2 BHK	Rs 17.6mn onwards
Paranjape schemes	Vighnarajendra	Andheri East	Ceaser Road		Residential	2.5 BHK	Rs 18.0-19.3mn onwards
Rajesh Lifespaces	Grandeur	Powai			Residential	3-4 BHK	Rs51.75mn onwards
Rajesh Lifespaces	Altezza	Mulund West			Residential	2-3 BHK	Rs13.10mn onwards
Rajesh Lifespaces	Infinia	Malad West			Residential	2-3-4 BHK	Rs14.72mn onwards
Rajesh Lifespaces	Whitecity	Kandivali East			Residential	1-2-3-4 BHK	Rs7.94mn onwards
Rajesh Lifespaces	Tattva	Thane West			Residential	3-4 BHK	Rs17.18mn onwards
Sheth	Vasant oasis	Andheri east	Marol	25/75	Residential	1-2-2.5-3-4 BHK	9.44mn onwards Construction in full swing
Damji Shamji shah group	Mahavir Universe Phoenix	Bhandup (West)	LBS Marg		Residential	2-2.5-3-4 BHK (1160-2243 sqft)	Rs 13.3-25.7mn
Rustomjee	Urbania	Thane West	Near majiwada junction	Y	Residential	2 -3bhk	Rs 10.2mn onwards
Lodha	Lodha Golfinks	Palava			Residential	3 BHK	Rs 18.0mn onwards
Lodha	Palava		Kalyan-shil Road		Residential	1-2-exotica residence	Rs 4.0mn onwards
Vijay Group	Vijay galaxy	Thane west	Waghbil naka, G.B. road		Residential	1-2 BHK	Rs7.9mn onwards
Tata Housing	Gateway Towers	Mulund East	Nr. Mahada Bus Depot		Residential	2-3-4 BHK	Rs 18.0mn onwards
Gundecha	Zenith	Mulund West	P.K.Road		Residential	2-3 BHK	17.3mn onwards
Gundecha	Altura	Kanjurmarg West	LBS Road		Residential	2-3 BHK (888-981 sqft)	Rs 17500/sqft Ready possession
Hiranandani Estate	Brookhill	Thane west	Off Ghodbunder Road		Residential	4- BHK	Rs 29.5mn onwards Nearing Completion
Prithvi Edifice	Prithvi Presidio	Pune	Margarpatta City		Residential	2-3 BHK	Rs 6850/sqft

Source: PhillipCapital India Research

NCR

- **Godrej Properties looking to enter Noida real estate market :** Godrej Properties will invest Rs 1.5bn to develop a new housing project in Gurgaon. Part of the Godrej Group, the realty firm has formed a joint venture with Oasis Buildhome Pvt Ltd that owns the land. The company would develop 306 apartments in this project, which is spread over 4.5 acre and has a saleable area of 0.5 mn sq ft.
- **Revised NCR plan will limit construction in green zones:** As per the revised plan for National Capital Region and sub-regional plan of Haryana will be reworked to ensure no tourism activities and only limited construction in natural conservation zones (NCZs). These sensitive zones include Aravalis, riverbeds and major water bodies. According the NCRPB reports, green cover and water bodies almost equal to a quarter (23%) of Delhi's area was lost to development works and rabid urbanization in NCR.
- **GDA issues notice to 30 real estate firms:** large-scale violation of UP Apartment Act by developers, Ghaziabad Development Authority (GDA) has issued notices to over 30 realty firms. GDA has asked developers to submit a declaration in which they have to explain details of their projects, including plot size, number of floors and flats to be constructed, land title, facilities to be offered, etc. The authority will later crosscheck the details and examine whether construction is going on as per necessary approvals or not. As per the UP Apartment Act, developers have to share details of their projects within one month of approval of their building plans so that buyers are not misguided and deprived of their rights.
- **Haryana to consider ministry, NCR board findings before finalising plan:** After the National Capital Regional Planning Board (NCRPB) on Friday considered the sub-regional plan 2021 for Haryana districts falling with the national capital region, the state government told the board it would take into the account its observations as well as that of ministry of environment and forests (MoEF) before finalising the sub-regional plan. Haryana has to submit a compliance report before the Punjab and Haryana high court by May 9 on the status of its sub-regional plan vis-a-vis the NCRPB's observations. The HC has restrained the state government from issuing any colonisation licences, change of land use per missions till the time the plan was approved by the NCRPB.
- **Unitech to increase spending on developing projects:** Unitech is increasing its construction spending so that it can deliver at least six million sq ft of developed area this financial year, a jump from its rate of four million sq ft annually in the past few years. The company has nine million sq ft of delivery pending from the before 2009, when the economy started slowing. Overall, it has 12 million sq ft due for delivery. 37 million sq ft was under development, of which one-third was due for delivery. "At its peak, the company had delivered area of around nine million sq ft annually four years ago.

Residential Projects - Recent and New Launches in Delhi

Developer	Name of the Project	City	Location	Subvention scheme	Residential/ Commercial	Size (In Sqft)	Price/ unit	Possession
Amrapali	La Residentia	Greater Noida	Tech Zone IV, GH-06	40/60	Residential	2-3-4 BHK		Jun-15
Paras Buildtech	Paras Seasons	Noida	68, Expressway		Residential			
Sunworld	Vandita	Noida	Yamuna Expressway		Residential	1-2-3 BHK		Launching Phase II
Bulland Buildtech	Bulland Elevates	Greater Noida	Section 16 C		Residential	2-3-4 BHK		
Paras Buildtech	Paras Dew	Gurgaon	Dwarka Expressway		Residential	2-3-4 BHK		
Ace Group India	Ace Golfshire	Noida	Sector-150		Residential			Launching soon
Amrapali Group	Amrapali Silicon city	sector-76	Noida		Residential	2-3-4 BHK		Nearing possession
Super Tech Limited	Aapka Ghar	Greater Noida West	5 mins from Noida	Pay only 3-4 Lakh (2-3 BHK); get 5% cash back	Residential	2-3 BHK		
Agrante Realty Limited	Beethoven's 8	Gurgaon	Sector-107		Residential	2-3 BHK		Construction commenced
JM Housing	JM Florence	Greater Noida (West)	DV-GH-09C, Sector-Tech Zone-4		Residential	2-3 BHK		
Spaze	Spaze Privy	Gurgaon	Sector-72		Residential	2-3 BHK		
Privvy	The Address	Gurgaon	Sector-93		Residential	3 BHK		
Solitaire Realinfra Pvt. Ltd.	Le Solitairian		Yamuna Expressway		Residential	2-3-4 BHK		
Aditya builders	Aditya world city	Ghaziabad	NH-24		Residential	3 BHK	Rs 3.1090mn onwards	possession in 12 months
Pyramid Townships Pvt. Ltd.	Speedway Premium Residences	Jaypee greens sports city	Greater Noida west		Residential	2-3-4 BHK		Launching soon
Amrapali Group	Spring Meadows	Greater Noida (West)	GH-07 A, Tech Zone IV		Residential	1-2-3 BHK		Construction in Full Swing
Amrapali Group	Amrapali Zodiac	Sector-120	Noida	40/30/30; book penthouse or Ground floor get dream car free	Residential	2-3-4 BHK		Ready to move in
Amrapali Group	Amrapali Platinum	Noida	Sector-119	40/30/30; book penthouse or Ground floor get dream car free	Residential	2-3-4 BHK		Ready to move in
Amrapali Group	Amrapali Sapphire	sector-45	Noida	40/30/30	Residential	2-3-4 BHK		Ready Possession
Amrapali Group	Amrapali Eden Park	Noida	Sector-50	40/30/30	Residential	2-3-4 BHK		Ready to move in
Amrapali Group	Amrapali River Group	Greater Noida West	Next to Hindon River		Residential	2-3 BHK		Construction in full swing
Amrapali Group	Princely estate	Noida	sector-76	40/30/30	Residential	2-3-4 BHK		Nearing possession
Amrapali Group	Amrapali Verona heights	Greater Noida West	Greater Noida west	40/30/30	Residential	2-3-4 BHK	Attractive rates for mimited period	Construction started
Amrapali Group	Kingswood	Greater Noida West	Greater Noida west		Residential	2-3 BHK		Construction started
Amrapali Group	Amrapali Crystal Homes	sector-76	Noida	40/60	Residential	3 BHK	Rs 6.3mn onwards	Construction started
Amrapali Group	Leisure Park	Greater Noida West	Greater Noida west	40/60 (get waiver all charges)	Residential	2-3 BHK	Rs 3.1mn onwards	
Amrapali Group	Dream Valley	Greater Noida west	Greater Noida west		Residential	2-3 BHK	Rs2.7-3.5 mn onwards	Construction in full swing

Unitech	Unitech espace premiere	Nirvana Country 2	gurgaon	Zero pre-EMI offer for 18 months	Villa	Villa		
Super Tech Limited	North Eye	Noida	Sector-74	40/60	Residential	1-2-3-4 BHK	Rs4.3mn onwards	
Super Tech Limited	Ritz Chateau	Noida	Sector-74		Residential			
Eldeco Infrastructure & Properties Ltd.	Mystic greens	Greater Noida	Omicron		Residential	2-3 BHK	44.10 lacs onwards	
Sunworld	Arista	Noida	Noida Expressway	40/30/30	Residential	3-4-5 BHK	Rs 5250/Sqft	
Chintels	Serenity	Gurgaon	Sector-109		Residential	3-4 BHK		
Sarv Awas Housing Bhiwadi Private Limited	Aravali Gardens	Bhiwadi	Alwar Bypass Road		Residential	1-2-3 BHK	Rs 0.90-1.99mn onwards	Launching soon
Super Tech Limited	Romano	GH-01,Noida	Sector-118		Residential	2-3 BHK	Rs 3700/sqft onwards	
Super Tech Limited	Aapka Ghar	Greater Noida West	5 mins from Noida	Pay only 3-4 Lakh (2-3 BHK); get 5% cash back	Residential	2-3 BHK		
Aditya builders	White cottage	Noida	NH-24		Residential	3 BHK	Rs 3.190mn onwards	
Aditya builders	Willow	Noida	NH-24		Residential	3 BHK		
Aditya builders	Luxuria Estate	Ghaziabad	NH-24		Residential	2-3 BHK	Rs 2.545mn onwards	
SG Estates Limited	SG Impressions plus	Rajnagar Extension	Gaziabad		Residential	3-4 BHK	Rs 3.3mn onwards	Ready Possession
SG Estates Limited	SG Alpha tower	Sector- 9 Vansundhara	Gaziabad		Commercial	400 Sqft	Rs 3mn onwards	Ready Possession
SG Estates Limited	SG Homes	Sector- 3 Vansundhara	Gaziabad		Residential	2-3-4BHK	Rs 6mn onwards	Nearing possession
SG Estates Limited	Indigo SG Impressions 58-phase 2	Rajnagar Extension	Gaziabad		Residential	3 BHK	Rs 4.1mn	Nearing possession
SG Estates Limited	SG Grand Rajnagar Extension	Rajnagar Extension	Gaziabad		Residential	2-3 BHK	Rs 2.75mn onwards	Under Construction
SG Estates Limited	SG Benefit	Govindpuram	Gaziabad		Residential	1-2-3 BHK	Rs 2.3mn onwards	Launching soon
Ansal housing & construction Ltd.	Ansal highland park	Gurgaon	Sector 103	20% on booking next 2 year no EMI	Residential	2-3 BHK		Construction in full swing
SG Estates Limited	SG Oasis	Gaziabad	Sector 2B, Vasundhara		Residential	2-3 BHK		Coming soon
Kamp Developers	Kamp	Dwarka	Sector-21		Residential	2-3-4 BHK	Rs4250/sqft onwards	
Ajnara	Ambrosia	Noida	Sector-118	30:30:30:10	Residential	2-3-4 BHK	Rs4.336mn onwards	
Krish Infrastructure Pvt. Ltd.	Krish Harmony	Bhiwadi	Bhiwadi		Residential	Villas and Executive Floors		

Source: PhillipCapital India Research

Bangalore

- Model code impacts property transactions across Karnataka:** The model code of conduct and the resultant curbs on carrying cash are stated to have impacted property transactions across the State, and this has been vouched by the Department of Stamps and Registration. The decline is testified by the figures compiled by the Department of Stamps and Registration during March 2014 over the corresponding month of the last fiscal. While March 2014 saw a collection of Rs. 5.11bn as stamp duty and registration fee, the department collected Rs. 5.3bn last March. Significantly, this decline comes despite the department's annual revenue growing by 14 per cent in 2013-2014 over the previous financial year. The dip in registrations pertain mostly to individual homes, sites, and agriculture and non-agricultural land that command a higher market value compared to the guidance value fixed by the government, say insiders in the real estate sector. The vigilance on cash movement by the Election Commission has made people wary of carrying cash.
- Cash-rich realtors like RMZ, Shriram Properties & others enter partly completed projects at big discounts :** An extremely slow real estate market across segments is pushing debt-ridden, cash-strapped developers to exit partly completed projects and undeveloped land at massive discounts of as much as 40%. Cashing in on the opportunity are other cash-rich developers such as Kanakia Group, RMZ, Shriram Properties and the Salarpuria Sattva Group, which are actively negotiating for projects that are stuck for want of funding."Builders having huge debt and unable to generate cash flow are ready to offer discounts to exit projects.
- Demand for homes in Bangalore set to pick up in new FY:** With the start of the new financial year, the demand for residential options is set to go up. Enquiries have started picking up with increments and bonuses expected this month and with tax planning to be done for the fiscal. Zahed Mahmood, Director, Silverline Realty, feels that with the stock markets up, good offerings in the market, competitive pricing and assorted schemes, prospective buyers should look at buying homes from April to June-July. "Many developers are offering better deals to buyers now. Banks are providing tailor-made schemes such as the one where the interest can be paid on the completion of the project. There is also the tax benefit available on home loans. According to Moore, "While the enquiry level is just starting to pick up, the most immediate requirement is for homes in the south-east and north segments, with a reasonable demand in the Central Business District (CBD). According to research, the Rs 3-6 mn segment contributed maximum supply in the Bangalore market with 32 percent, followed by the Rs 10- 30mn (premium segment) with 24 percent." "The Bangalore real estate market is mostly end-user driven. We are finding a lot of demand for first homes in the city limits (within the Outer Ring Road). In the outskirts, investments in the affordable segment are strong.
- Godrej Properties to develop township project in Bangalore:** Godrej Properties Ltd, the real estate development arm of the Godrej Group, has entered into an LLP (limited liability partnership) to develop a residential township project in North Bengaluru. The 100-acre project would offer a potential saleable area of about 9.4 million sq ft. Like other projects, this township would be developed as a profit sharing partnership.

Residential Projects - Recent and New Launches in Bangalore

Developer	Name of the Project	Location	Subvention scheme	Residential/ Commercial	Size (In Sqft)	Price/ unit	Possession
Prisha Properties India Pvt. Ltd.	Orchids	Near Hebbal		Residential	2 BHK (1440-1630); 3 BHK (2050-3150 sqft), 4 BHK (3330 sqft)	Rs6.48mn onwards	
Sreenidhi Group	Jeevanadi Sanskar	Hebbal		Residential	2746-3309sqft	Rs 17.1mn onwards	May-14
Indium Properties	Indium Lake Forest	Mysore Road, Hejjala		Residential			
Green Home	The Trove	Near Electronic city		Residential			
Zonasha Building Landmarks	Zonasha Vista	harlur Road		Residential	1-2-3 BHK (780/1020/1350sqft)	Rs 3900/sqft	
Zonasha Building Landmarks	Zonasha elegance	harlur Road		Residential	2-3-4 BHK	Rs4.65mn onwards	
Mahaveergroup	Riviera	JP nagar 5th phase		Residential		Rs 7.8mn onwards	
Mahaveergroup	Tranquil	Whitefield		Residential		Rs 7.8mn onwards	
Mahaveergroup	Laurel	BTM 4th stage		Residential		Rs 5.7mn onwards	
Mahaveergroup	Oleander	Off Hosur road		Residential		Rs 4.8mn onwards	
Mahaveergroup	greens	Mysore Road		Residential		Rs 4.4mn onwards	
Mahaveergroup	cedar	Hesaraghatta road		Residential		Rs 3.5 mn onwards	
Mahaveergroup	Desire	off tumkur road		Residential		Rs 3.3mn onwards	
Mahaveergroup	fortune	off magadi road		Residential		Rs 2.8mn onwards	
Mahaveergroup	galaxy	off mysore road		Residential		Rs 2.9mn onwards	
Mahaveergroup	Maple	Kundalahalli jn., varthur main road		Residential	3 BHK and duplex	Rs 8.3mn onwards	
Mahaveergroup	Jonquil	J.P.Nagar, 6th Phase		Residential		Rs 6.2mn onwards	
Mahaveergroup	Oberon	JP nagar 5th phase		Residential		Rs 5.7mn onwards	
Mahaveergroup	Willet	Kumbena Agrahara		Residential		Rs 3.2mn onwards	
Mahaveergroup	Amaze	Kadugodi, Whitefield		Residential	2-3 BHK	Rs 4.5mn onwards	
Mahaveergroup	Ranches	Off Sarjapur Road		Residential	1-2-2.5-3 BHK		
SLS developers	Sunny gardens	Doddanakundi		Residential	2-3 BHK	Rs 4.1mn onwards	
SLS developers	Sapphire	marathahalli-sarjapur outer ring		Residential	2-2.5-3 BHK	Rs 3.7mn onwards	
SLS developers	Spencer	Horamavu		Residential	4 BHK	Rs 15.3mn onwards	
Hexa builders	Devarachikkanahalli	off Bannerghatta Road		Residential	2-3 BHK		
Golden Gate	Golden Homes III	Off Sarjapur Road		Residential	Villas (1795-4055 sqft)	Rs 6.45mn onwards	
Golden Gate	Panorama	Jayanagar		Residential	2-3 BHK	Rs 5.1 mn onwards	
Golden Gate	Golden Grand Phase-I	Yeshwanthpur Station		Residential	2-3 BHK	Rs 8.120mn onwards	Ready Possession
Azven Realty Pvt. Ltd.	Breathe	Next to Indus International School, Sarjapur		Residential	200 Hamlet Villas		
Fire luxur developers pvt. Ltd.	The Empyrean	NH 207		Residential	Villa	Rs 6.6mn onwards	
MJR	MJR Clique	Electronics city phase-I		Residential	2-2.5 BHK		
Artha Building Homes	Junan	off Bannerghatta Road		Residential	Villas	Rs 6.0mn onwards	
Mahaveergroup	Zephyr	Kodichikkanahalli		Residential	2-3 BHK	Rs 4.6mn onwards	
Uniworth Finvest Pvt. Ltd.	Uniworth Tranquil	Mysore Road		Residential	Villas	Rs 6.0mn onwards	
Arun Shelters	Arun Auroville	Off jakkur Main Road		Residential	3-4 BHK	Rs 20.0mn	Mar-15

						onwards
Prisha Properties India Pvt. Ltd.	Hanging Gardens	Near Hebbal	Residential	3-4 BHK (1860-4355 Sqft.)	Rs11.0mn	onwards
Prisha Properties India Pvt. Ltd.	Greens	Off Sarajapur Road	Residential	2-3 BHK	Rs7.1mn	onwards
DSR	DSR White Waters	Off Sarajapur Road	Residential	2-3 BHK		
Fortuna Constructions	Fortuna White Wings	Off HAL Airport Road	Residential			Possession in 2 months
Fortuna Constructions	Fortuna Krrish	Horamavu - Off Banasawadi Ring Road	Residential			Construction in Full swing
Fortuna Urbanscape Pvt. Ltd.	Fortuna Wind Flower	Sahakarnagar	Residential	2-3-4 BHK	Rs 8.0mn	onwards
DS- Max Properties Pvt. Ltd.	Attible	E. City	Residential		Rs1.444-3.680mn	
DS- Max Properties Pvt. Ltd.	Peenya	Opp. Rock Line Studio	Residential		Rs 2.627-4.271mn	
DS- Max Properties Pvt. Ltd.	Opp. Manyata	Tech Park	Residential		Rs 4.3-5.772mn	
Keerthi	Royal palms	Hosur road	Residential	2BHK-1250; 3BHK-1465-1745	Rs 4.5-6mn	onwards

Source: PhillipCapital India Research

Chennai

- **Affordable housing to get a boost in Chennai:** The Chennai Metropolitan Development Authority (CMDA) has taken a bold initiative to invite the landowners owning 50 acres and above to join the government's initiative in improving the affordable housing stock in the state. According to senior officials with CMDA, the incentive for such projects is 50 per cent additional FSI in the built up area for the project. Chennai's VGN Developers has already availed of this option but not on a larger plot size and sold all the units.
- **Sheltrex moves housing project to Oragadam:** Sheltrex Developers Pvt Ltd, a housing venture promoted by real estate investment company Brick Eagle Capital, has shifted its affordable housing project to a new location near Oragadam, following a dispute among the land owners at the previous site. The Brick Eagle incubated Sheltrex had a plan for developing an affordable homes project in Maraimalai Nagar. There were some dispute among the land owners and when the issue was about to affect around 300 customers, we stepped in and bought the entire stake in Sheltrex, and we were able to tie-up with Jarvinia for this site.
- **GMR announces completion of Chennai Outer Ring Road proj:** GMR Infrastructure t announced completion of Chennai Outer Ring Road Phase 1 project in Tamil Nadu, saying this will add Rs 1.18bn every year to the cash flow of the company. GMR has won the 29.65 km project through international competitive bidding.
- **CLB stays Aruna Hotels' Chennai property development:** The Company Law Board has granted an interim stay on the proposed joint development of Aruna Hotels' property in the heart of Chennai, after a stakeholder challenged the plan. In the interim order on April 9, the CLB advised the respondents, including M Shivaram, Chairman and Managing Director of Aruna Hotels; Kartick Shivaram, Executive Director; and the Directors S Kalyanam, CL Ravichandran, and Kamal Babbar, to refrain from selling or creating any third party interest in the property.

Residential Projects - Recent and New Launches in Chennai

Developer	Name of the Project	Location	20/80 scheme	Size (In Sqft)	Price/ unit	Possession
Intouch Construction & Infrastructure Pvt. Ltd.	Amora	Manapakkam		2-3 BHK	Rs 5.5-9.5mn onwards	Construction in full swing
Stepping stone	Steps stone	Kattupakkam		1-1.5-2-3 BHK	Rs 3190/sqft onwards	Construction in full swing
Stepping stone	Akshara's	Perumbakkam		2-2.5-3 BHK (821-1306sqft)	Rs 3490/sqft onwards	Construction in full swing
Mettupakkam Foundations pvt. Ltd.	Vruksha	Nanmangalam		1-2-3 BHK 440-1240sqft		
Mettupakkam Foundations pvt. Ltd.	Orchid	Keezhkattalai		2-2.5-3 BHK 833-1637sqft		
Mettupakkam Foundations pvt. Ltd.	Jayaram enclave	Madipakkam		2-3 BHK 786-1291 sqft		
Shantiniketan	Altair	Kelambakkam		1-2 BHK	Rs 1.589-1.901 mn	
Colour Homes	Kanchi Pattinam	Chennai-Bangalore Highway		Villas/ Villas plot	Rs 3.4-5.5mn onwards and Rs 1.2mn onwards plots	
Sumantha & co.	Sreshta	Kolapakkam		2-2 1/2-3 BHK (1150-1571 sqft)		construction in full swing (May 2014)
Unitech	Uniworld city	Nallambakkam		2-3 BHKUnihomes, Palm villas and aspen greens	Unihomes: Rs 2.3mn; Aspen gardens:Rs 5.1mn	

					onwards; Palm premiere:Rs 7.66mn onwards	
Ashok Group	Nanda Vanam	Near Porur		Villa Plots	Rs 4.0mn onwards	
SSM Builders & Promoters	SSM Nagar	Perungalathur		1 BR/ 2-3 BR	Rs 3000-3500/sqft	
ABS Estates	Sai Vignesh Nagar	Singaperumal Koil		Residential Plots		
Rajkham Builders	Akash Ganga	Pallikaranai	No registration and free modular kitchen	2-3 BHK-943-1668sqft		Nearing Completion
Rajkham Builders	Rajkham Orchid	Porur Near Ayyapanthangal		2-3 BHK (735-939)/1436 sqft		
SVVD green housing	Silver Bloom	Mogappair West		2 BHK (740-808 sqft)	Rs 2.5mn onwards	Nov-14
SVVD green housing	Thistle	Mogappair West		1-2 BHK	Rs 1.6mn onwards	Nov-14
VVB Estates	Artha Meadows	Off GST Road		2 BHK	Rs 1.995mn onwards	
VVB Estates	Artha Pristine avenue	Thirumangalam		2-3 BHK	Rs 3.595-4.995mn onwards	
Landmark construction	Orlando	Korattur		3 BHK (1600-1805sqft)		
Landmark construction	Aspects	Korattur		3 BHK (1660-1674sqft)		
Ruby Building Future	Ruby Elite	Santhoshapuram			Rs 6.17mn onwards	
Ruby Building Future	Ruby Landmark	Vandalur			Rs4.124mn onwards	
Ruby Building Future	Ruby Residency	Irumbuliyur			Rs2.26mn onwards	
Ruby Building Future	Ruby Pride	Pallikaranai			Rs4.874 onwards	
Ruby Building Future	Ruby Homes	Rajkilkpakkam			Rs3.95mn onwards	
Ruby Building Future	Ruby Deluxe	Mannivakkam			Rs2.77mn onwards	
Greata	Masken Heights	Velachery			Rs 8500/sqft	
Jain Housing and Construction Ltd.	Inseli Park	OMR-Padur	Pay 10% and balance on possession		Rs4.5mn onwards	Nearing completion
Jain Housing and Construction Ltd.	Alpine Meadows	Pallavaram	Pay 10% and balance on possession		Rs 4.2mn onwards	Phase I handover
Jain Housing and Construction Ltd.	Pebble Brook	Thoraipakkam	Pay 10% and balance on possession	2-3-4 BHK-996-2523sqft	no pre emi 200/sqft discount	
Jain Housing and Construction Ltd.	La Verde Mare	Perungudi	Pay 10% and balance on possession			launching shortly
Jain Housing and Construction Ltd.	ARJ Gardens	Mogappair West		Apartments 506-1572 sqft		
Jain Housing and Construction Ltd.	Avalon Springs	Potheri -Off GST Road		2-3 BHK (815-1258 sqft)		
Jain Housing and Construction Ltd.	Jains Westminster	Saligramam				
Avigna properties	Avigna	Anna nagar		Apartments/ Villas	Rs2.0mn /Rs 4.0mn onwards	
Shriram Properties	Shriram One city	Valarpuram		Villas	Rs5.0mn onwards	
Unitech	Unitech Gardens	Nallambakkam		2-3 BHK	Rs3.606mn onwards	
Isha Homes	Isha's Poriyagham	Alwarpet		3 BHK (1520-2233sqft)		
Colour Homes	Color Berry	Padur, OMR		2-3 BHK (973-1276sqft)	Rs 2950/sqft	
Shriram Properties	Shriram Shankari	Gduvancheri		1-2-3 BHK	Rs 1.7mn onwards	Dec-14
North town estates pvt ltd.	North -Town	Perambur		1-2-3 BHK 650-1396 sqft		Construction in full swing
Arinhant/ unitech	Greenwoodcity	Plots on Omr		1800-3500sqft plots		
Arinhant/ unitech	Greenwoodcity	Perambur		1-2-3-BHK-650-1396 sqft		Construction in full swing

Source: Media sources, PhillipCapital India Research

Commercial

- **Office space leasing falls by 5%, supply down 34% in January-March** : Office space absorption fell by 5 per cent, while supply declined by 34 per cent during January-March period as corporates continue to remain cautious about expansion, according to global property consultant CBRE. About 6.6 million sq ft of office space was completed in the first quarter of 2014 calendar year compared to about 10 million sq ft in Q1 2013. Leading cities continued to see heightened caution from corporate occupiers, resulting in subdued leasing activity during the first three months of the year. The majority of these deal closures took place for small to medium-sized office spaces.

FundFlows/Land Deals/Infrastructure announcements

- **IndiaHomes raises Rs 1.5bn from venture capital companies** : IndiaHomes, a property broking portal, raised Rs 1.5bn from US-based venture capital firm New Enterprise Associates (NEA) and two existing investors. Present in Delhi, Gurgaon, Noida, Mumbai, Bangalore and Kolkata, IndiaHomes plans to expand its presence in other major cities. Formed in 2009, this is the second round of private equity fund raising by the company. It had earlier raised Rs 1.2bn from Helion Venture Capital and Foundation Capital.
- **Xander Group invests Rs 3.7bn in Rustomjee**: Rustomjee received an investment of Rs 3.7bn or \$61.5 million in one of its group companies, Kapstone Constructions (KCPL) from the private equity real estate arm of the global investment firm, Xander Group Inc. The capital received will be utilised for reducing debt and for further growth of the Rustomjee group. KCPL is currently developing Rustomjee Urbania, an IGBC certified, 127 acre township in Thane area near Mumbai. The project is under a joint development pact between the company, which operates under the brand name Rustomjee Group, and a few landowners.
- **Milestone Capital sells Rs 1.45bn Pune property to HNI** : Milestone Capital Advisors has sold a 0.25 mn sq ft commercial property in Pune for about Rs 1.45 bn to a (HNI), marking a potential renewal of interest among such investors in assets that offer stable rental returns in addition to capital appreciation.
- **ACME gets order to construct national games village in Kerala** : The company has bagged the "order for constructing the 'Games Village' at XXXV National Games Kerala. ACME. won the bid at Rs 366mn. Besides ensuring less operational costs, pre-fabricated village can be relocated to any other site with only 10-15 per cent cost for dismantling an existing structure and re-assembling it .
- **Kolte-Patil Developers buys 30 acres of land in Pune for Rs 1.6bn**: The company has bought 30 acres of land in Pune for Rs 1.6bn to develop a housing project. The company would develop a residential housing project on this land .
- **Motilal Oswal invests Rs 10bn in realty projects**: Motilal Oswal has made its maiden investment from IREF II with Ahuja Developers in their upcoming residential project Prasadam at Ambernath (E) on the outskirts of Mumbai. In Bangalore the Fund has invested with Mahaveer Group in two residential projects located in Yelahanka and Bommanahalli. Yelahanka, in north Bangalore. The second project is located at Bommanahalli in south Bangalore, which is an established mid-income residential location with social infrastructure in place. "Both the transactions are in line with the Fund's strategy of doing Mezzanine structures with developers having proven track record. We are glad to associate with credible names like Ahuja and

Mahaveer,” said Sharad Mittal, Director & Head Real Estate Investments, Motilal Oswal Real Estate (MORE).

- **Property funds sharpen focus on bigger cities:** Real estate-focused private equity (PE) funds are turning their attention to bigger cities. Reason: Lack of investment opportunities in Tier-II and -III cities and higher return possibilities in large ones. According to industry estimates, since PE investments started in 2005, as much as \$14 billion has been invested in about 700 transactions with around 300 developers across 33 cities in India. From 33 cities, large PE investors' focus is now only in the top three or six markets.
- **DLF to raise Rs 9bn via CMBS; Crisil gives stable rating:** The credit rating agency has assigned 'AA(SO)/Stable' rating to the DLF's CMBS indicating high safety with stable outlook. In October last year, DLF had announced its plan to raise about Rs 10bn through issue of securities backed by mortgage of two retail assets as part of strategy to replace costlier debt, which stood at Rs 174bn two months back.
- **Shriram Properties to raise up to Rs 15bn equity:** The company has attracted \$300 million (Rs 18bn) from seven PE funds till now. the funds are ready to invest, given the market sentiment and poor returns, Murali said the company had demonstrated it was a good investment opportunity. ICICI Prudential exited with a 27 per cent internal rate of return. Another 12 million sq.ft, including 500,000 sq ft in commercial space, are under construction, at a cost of Rs 26bn. Murali said only 20 per cent of the space was in stock, the rest having been sold. The company will start delivering from the next six months to three years. He said there were 15-20 midsize PE funds ready to invest Rs 500-1000mn in a deal, 40 funds were ready to invest up to Rs 2bn and six were only looking for investment above Rs 2bn.
- **Singapore-based realtor to invest Rs 2bn in Lucknow project:** Singapore-based real estate developer Azea Property Investment (API) announced to invest Rs 2bn in a housing project in Lucknow. The project 'Azea Botanica' spread over 6.5 acres of land would be completed by 2016. It would construct 630 premium housing units in the project, but keep our flat prices affordable to buyers. AzeaGaia is a joint venture between API and Global Assets & Investment Alliances. The project would offer 2/3 BHK apartments with price tags starting upwards of Rs 5mn .

Regulatory/National Trends

- **Investment in realty sector dips 65% in 2013 at \$1.2 bn :** Investment in Indian real estate declined by 65 per cent to \$1.2 billion during 2013 but the country was able to retain 10th rank in Asia Pacific, global property consultant Cushman & Wakefield. Investment in real estate sector in India stood at \$3.4 billion during 2012. According to the report, investment in land was highest in India at \$838 million followed by office (\$247 million) in India during 2013. Investment in land suffered a decline of 61 per cent while office saw a decline of 77 per cent.
- **New home launches up by 43% in Jan-March: Cushman :** Over 55,000 housing units were launched in January-March period in top eight cities of the country, up by 43 per cent from the previous quarter. According to Cushman & Wakefield report that 55,438 units were launched in the first quarter of 2014 calendar year in the eight major cities of the country against 38,898 units in the previous quarter. The total estimated unit launches were recorded at 55,500 units across major eight cities of India with Bengaluru recording the largest number of units launched, an increase of 22 per cent from the previous quarter. Mumbai and Bengaluru together constituted around 50 per cent of the total unit launches in Q1 2014. Barring NCR and

Ahmedabad, all other cities saw a rise in total units launched in Q1 2014 over the previous quarter. NCR saw the sharpest decline in launches of new residential units with a drop of 18 per cent over the previous quarter.

- **India must adopt single window clearance for housing: C&W** : The realty firm has recommended a single-window clearance for housing projects to tackle rapid urbanisation. Execution of projects is one of India's main weakness; it truly fuels the culture of slower implementation. India must move towards a single window clearance so that 18-24 months are not spent on getting permissions.
- **11 million homes vacant against shortage of upto 25 million units**: Amid housing shortage of up to 25 million units in the country, National Urban Development Secretary Sudhir Krishna said there are 11 million homes that are vacant as per the latest census figure and out of that 10 per cent lies in the national capital region.
- **Hirco to write off 350 million pound Panvel, Chennai township investment** : Hirco Plc, the investment company listed on London's Stock Exchange's sub-market AIM, decided to write down its assets worth 350 million pounds (Rs 35bn) following foreclosure of its residential townships in Chennai and Panvel near Mumbai. The company has alleged that these assets are being auctioned and picked up by Niranjana Hiranandani "for a lot less than their last appraised value."
- **NHB to launch ratings for housing projects soon: RV Verma, Chairman** : National Housing Bank said it will soon come up with a rating for housing projects in association with banks, to help buyers make informed decisions. Using the rating ranging from 1-7 (seven being the best one) for a project, a potential buyer can make a more informed decision and go for the best project.
- **Below normal monsoon to spur labour flight to construction**: The availability of unskilled and semiskilled labour for construction and real estate sector is likely to increase if the prediction of below-normal monsoon by India Meteorological Department (IMD) this year comes true. Any shortfall in monsoon would adversely affect farm income and push marginal farmers and labour seek alternative avenues of earning. While agriculture supports over 50% of the Uttar Pradesh population, monsoon is the main source of irrigation in agriculture. Almost 84% and 70% of land holding in eastern and western UP regions is below one hectare respectively, which implies large number of marginal farmers.
- **RBI asks banks to draw up policy for property deals abroad**: The Reserve Bank of India has asked banks with offices abroad to formulate a policy for overseas real-estate transactions. It asked banks to ensure that all real-estate and property transactions at overseas centres are undertaken as per the board-approved policy. The RBI said it has come to its notice that some Indian banks have committed certain lapses while buying or selling real estate and taking or letting out property on lease or rentals in some places in foreign countries.

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