



PROPERTY ONE ASIA RESEARCH

HYDERABAD RESIDENTIAL REAL ESTATE MAY 2009 UPDATE

ASIA RESIDENTIAL

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MARKET OUTLOOK



RESIDENTIAL VALUES (Grade A)		
LOCATION	LEASE RENTAL (In Rs. Sq. Ft.)	CAPITAL VALUE (In Rs. Sq. Ft.)
North	2.8-3.2	2.4-3
East	2-2.9	1.8-2.6
West	2.4-2.9	2.2-2.7
Central	5	3-4
Secunderabad	2.7-3.9	2.5-3.4
Hi Tech City	2.5-3.4	1.6-1.8
RESIDENTIAL VALUES (Grade B)		
LOCATION	LEASE RENTAL (In Rs. Sq. Ft.)	CAPITAL VALUE (In Rs. Sq. Ft.)
North	12-15	10-12
East	8-12	6-10
West	12-16	8-12
Central	12-18	12-16
Secunderabad	13-16	8-12
Hi Tech City	8-13	7-10

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Hyderabad residential property market has been affected by the slowdown. Capital values have corrected by an average of 20% across all regions in Hyderabad. The Hi Tech city area have been majorly affected because of abundant supply in the area as the prices in Miyapur, Gacchibowli corrected by almost 25%.

Rental values in the various residential areas of Hyderabad has corrected by almost 30%. Lease Rentals in Miyapur and Nizampet have corrected by more than 20%, while some of the other popular places like Somajiguda and Madhapur have seen a decline by over 30%.

South Hyderabad comprises of the old city of Hyderabad and has some of the oldest residential localities. The area is highly congested and has almost 100% occupancy. There are hardly any transactions taking place in this area.

Hi Tech City is the upcoming residential area and almost 70% of new supplies are coming up in this area. The area houses the IT major TCS, Infosys, and Wipro to name a few. The area is also into close proximity of International Airport. The residential areas include Miyapur, Gacchibowli, and Shamsabad. The property prices have come down by almost 25 to 30% in the area. The average lease rental in area is around Rs. 8-10 per sq. ft. per month while the capital value ranges between Rs. 2200 to 3000 per Sq. ft.

West Hyderabad is the prime residential locality of the city and is also the commercial hub of the city and consists of technology park, industrial estates etc. Residential areas include Jubilee Hills, Banjara Hills, and Mehdiapatnam etc. The property rates have come down by almost 20% in the area. Jubilee Hills is the most expensive residential area and the capital value ranges between Rs. 5000 to 10,000 per Sq. Ft. In the Banjara Hills the capital value is around Rs. 2500 to 3500 per sq. ft. Rentals vary from Rs. 10 to 25 per sq. ft. per month.

East & North Hyderabad houses several academic institutes & other professional & degree colleges. The residential property rates in the area are not very high and the rental value ranges between Rs. 8-12 per sq. ft. per month while the capital value ranges between Rs. 2400 to 3000 per sq. ft.

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CAPITAL VALUE

Location	Grade A (In Rs. PSF)	Grade B (In Rs. PSF)
North Hyderabad		
Mushirabad	3000-3300	2700-3000
Punjagutta	2800-3250	2400-2850
East Hyderabad		
Amberpet	2000-2200	1800-2000
Habsiguda	2600-2900	2400-2600
Tarnaka	-	1012-1350
Central Hyderabad		
Abids	2700-3200	2200-2700
Himayat Nagar	2200-2950	2200-2500
Nampally	2700-3200	2200-2700
West Hyderabad		
Banjara Hills	3000-3500	2650-3000
Jubilee Hills	7500-10000	5000-7500
Langar House	2200-2500	1800-2200
Mehdipatnam	-	1418-1890
Secunderabad		
Begumpet	3400-3900	2900-3400
Bolarum	2800-3200	-
Marredpally	2750-3000	2500-2750
Trimulgherry	2000-2500	-
HI TECH City		
Gacchibowli	3000-3400	-
Khajaguda	2750-3500	-
Madinaguda	-	1650-1800
Miyapur	-	1620-2160
Nizampet	2500-2700	-

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The city of Hyderabad is highly saturated & congested. The occupancy rate within the city is almost 100%. Hardly any new construction is coming up within the city. The number of secondary transactions taking place within the city is comparatively low. The prices within the city have not undergone much change as hardly any transaction is taking place. The capital value in the city has corrected by around 12 to 15%. South Hyderabad is the old city of Hyderabad with no transactions taking place.

North Hyderabad has fewer residential areas & is mainly a commercial area. The property prices have not changed much in the region. The average capital value in the area is around Rs. 3000 per sq. ft. in a Grade A building while it's around Rs. 2600 per sq. ft. in a Grade B apartment.

East Hyderabad is a residential locality and the prices in the area has corrected by around 10%. The number of secondary transactions is fewer and capital value ranges between Rs. 2200 to 2700 per sq. ft. West Hyderabad is the prime residential area and the property prices in the area has corrected by around 14%. According to a real estate consultant fewer secondary transactions are taking place and market has become very sluggish. The average capital value in Jubilee Hills is around Rs. 7000 per sq. ft. while in Banjara Hills is around Rs. 3000 per sq. ft.

The latest residential property development has taken in the Hi tech city area of Hyderabad. The area is currently facing a demand supply gap as the supply has exceeded the demand. The price has corrected by around 20% in the area. The occupancy rate in the ready possession building is currently around 65%. The number of secondary transactions has even reduced in the area. Developers in the area are offering discounts on the basic price to push up sales. The average capital value in the area is around Rs. 3200 per sq. ft.

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LEASE RENTALS

LOCATION	GRADE A (In Rs. PSF)	GRADE B (In Rs. PSF)
North Hyderabad		
Mushirabad	8-10	10-12
Punjagutta	15-20	10-20
East Hyderabad		
Amberpet	10-12	8-10
Habsiguda	8-10	6-8
Central Hyderabad		
Abids	12-16	8-12
Himayat Nagar	14-18	8-14
Nampally	12-16	8-12
West Hyderabad		
Banjara Hills	18-25	12-18
Jubilee Hills	18-25	12-18
Mehdipatnam	7-10	5-7
Secunderabad		
Begumpet	14-20	10-14
Marredpally	13-16	10-13
Sanathnagar	8-10	5-8
HI TECH City		
Gacchibowli	10-15	7-10
Khajaguda	8-13	5-8
Miyapur	5-8	-
Nizampet	6-10	-

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UPCOMING PROJECT

Name of Developer	Project Name	Location	Date of Completion
Janapriya Engineering Syndicate	Nile Valley	Miyapur	6 months
	Metropolis	Motinagar	Phase I - 4 months Phase II - 6 to 9 Month
Lanco Group	Utopia	Shamsabad	Ready Possession
	Arcadia	Kowkur	5 Months
	Lanco Hill	Mani Kunda	Resi - Jan'10 Comm - 2011-12
Saket Engineers	Sriyam	Bahadiapally	Dec-09
	Pranaam	O.R.R.	Dec-09
SMR Holdings	Symphony	Gacchibowli	Mar-10
	Hi Lands	Miyapur	Mar-10
	Fountain	Miyapur	Mar-10
Aparna Constructions	Aparna Heights II		
	Aparna Sarovar	Gacchibowli	
	Aparna Cyber Commune	Gacchibowli	

No new construction is coming up inside the city as the city is highly crowded and has no availability of land. There are very few developers in the city as the concept of township & multi storied apartment is new for the city. Newer constructions are coming up in the outskirts of the city in the areas of Gacchibowli, Miyapur, and Shamsadabad etc. These areas are either in close proximity to the IT Hub of the city or near to the international airport.



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ABOUT PROPERTYONE ASIA

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