

THE Q1 2013 RESIDENTIAL REAL ESTATE MARKET BANGALORE



PREDICTING THE COMING YEARS MARKET TRENDS





Prepared from information sourced by the Research Department of LJ Hooker India
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This report contains 3 separate and distinct sections for review:

1. Macro-economic review and predictions for the 2013 market
2. A Snapshot - Statistical report of the Bangalore residential market
3. Primary, project by project source data

To the Reader,

Welcome to LJ Hooker's initial research report for 2013. This report is compiled to give our readers an understanding of the overall residential market in Bangalore, particularly as it affects sales volumes and prices for the balance of this year.

Our research department tracks sales from almost 470 projects across Bangalore and the primary data forms Part 3 of this report. We do not claim that this represents every project but it is the majority of major projects that we see as being of significance in the micro market in which they are located.

In Part 2 of the report we analyse the data and in Part 1 we look at the general economic conditions and how it might have an affect the real estate market.

We hope you find this report to be of interest and would encourage you to make contact with our team should you wish for a more detailed briefing.

Our best wishes for a prosperous year 2013.

Kind Regards,

Alexander Moore

Chief Executive Officer (India)

IMPORTANT NOTES -TO BE READ IN CONJUNCTION WITH THIS REPORT

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PART - 1

EXECUTIVE SUMMARY - MACRO MARKET CONDITIONS

INTEREST RATES

The elephant in the room for home buyers in 2013 is clearly interest rates and where they are headed. Will the RBI relax the rate further, and could we perhaps see a benchmark rate as low as 7% this year?

A rate cut of 1.0% provides increased affordability for the buyer by over 10%; in effect it's the same as a 10%+ cut in the developer price.

It's hard to see the central government's logic with the current positioning of the Prime rate. On the domestic front, the growth is slow (sub 6%) and inflation contained, but internationally rates are a fraction of India's. The only reason would seem to be the use of the Prime rate to try and keep some strength in the underperforming Rupee, which is trading at historic lows.

The financial markets seem confident that we will see a drop in the rate this year (probably by April and maybe in two or more 0.25 tranches) and our belief is it will hold at around 7.0-7.5% - still too high but an improvement on the 2011/12 scenario.

NEWS FLASH – as at the day of printing (29th Jan) there has been the first 0.25 rate cut



HOME LOAN AVAILABILITY AND LVR

The liquidity in the market and government policy in regards to LVR (loan to valuation ratio) are two key factors for buyers of residential property.

LVR now caps at a maximum of 80% after the government regulated against 'top ups' and extensions that for some time extended this to 90%. This of course doubles the saving time required for new buyers to enter the market - given that a huge amount of the market stock is targeted at first home buyers this significantly slows the sales velocity of product.

General liquidity in the major banks has been an issue throughout 2012 with banks borrowing around ₹140,000 Cr from the RBI per day. Currency leakage from the country also affects the liquidity with some ₹79,000 Cr exiting from April-Dec 2012. The RBI has lowered the CRR requirement to ease this but it hasn't fully solved the problem. This is one reason banks are not marketing aggressively for new customers for their home loans (through packaged deals).

FOREIGN DIRECT INVESTMENT (FDI)

The Central government finally appears to be pushing through much needed reforms with regards to foreign direct investment in the Indian market. FDI is one of the fastest ways to grow a new economy and the slowness of India in embracing this (and its chronic over regulation) has had a profound impact on growth numbers.

Since its introduction in 1991 FDI has grown despite the regulatory morass, but in 2012 we saw a decline of about 43% on the prior year. FDI into India is barely 20% of the FDI into China.

The 2012 reforms saw a freeing up of regulation in a number of sectors (Aviation, Broadcast, Multi brand retail), but the major change was a 100% allowance for FDI in single brand retail.

At the time of printing the ground reality is still unclear as many state governments are threatening not to approve the local investment which will render the central government policy meaningless.

There are also various court challenges, with the Supreme Court looking to test the constitutional validity of the legislation.

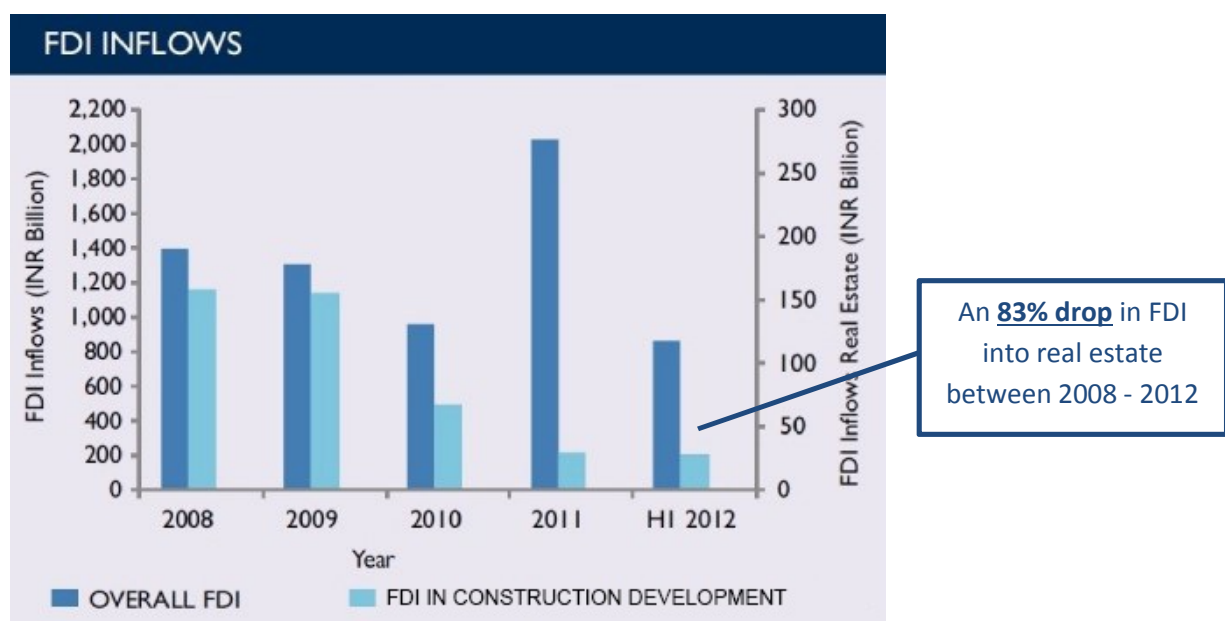
FDI affects the whole property market not just the retail sector; it has flown to all sectors of the market.

The chart below shows FDI into India in the last 5 years. You can see that general FDI has of course decreased in volume, but more importantly that the FDI into the real estate sector has dropped by a huge margin (some 80% in 5 years).

The issue of FDI into the RE sector concerns not just the government policy but also on the ground realities in regards to transparency, security and return.

Whilst some of the top Indian development companies have lead the way with fully auditable international standards many have not. This is reflected in the willingness (or lack thereof) of overseas investment entities to back local building companies in their projects. Some of the local developers to recently tie up with International Fund Managers are Embassy Group, Prestige, Puravankara and Century.

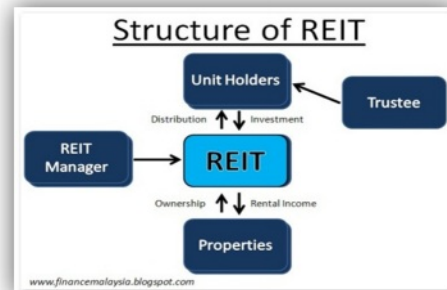
A number of funded construction deals that entered into the 'hot' market of 2006-2008 have seen the overseas partner looking for an exit strategy, and it is still the case that a significant number of tier 1 players are not in good enough shape to look at attracting the investment they need.



REAL ESTATE INVESTMENT TRUSTS

REIT's are a space to watch in 2013/14. These instruments allow for aggregated investments and can also provide alternate funding and exit strategies on assets across all classes.

REIT's provide a way to drive investor demand back into the market and are a great way to get broad base and stable investment back in the real estate market. Again, this is contingent on the Central government passing the required legislation.



REAL ESTATE INDUSTRY REGULATION

The Real Estate Regulation Bill (proposed for 2013) will unfortunately do little for home buyers other than increase costs and delivery times.

Some of the proposed regulations are sensible and by any measure should be the norm already, items such as no advance payments without a sale agreement (and by default full approvals) are very basic protections. Other considerations such as penalties for misrepresentation are covered in pre-existing acts regardless.

The primary problems with the proposed bill are on two fronts;

1. It increases the requirement for red tape and bureaucracy through additional regulation and registration requirements – this will just lead to additional costs, corruption and time delays.
2. There is a provision for all developers to lodge a mandatory project bond based on 5% of project value. All this will do is drive up the costs of delivering the product – which of course gets passed on to the consumer.

Realty regulation Bill to be tabled in Budget session

REALLY CHECK
The Bill, piloted by the housing ministry, proposes to establish a regulatory authority for ensuring fair practices. The Bill will also make it mandatory for the industry to use only 'target area' for the pricing of properties. This means that for the pricing of properties, the developer should use only the 'target area' and not the entire project area. The Bill also proposes to establish a regulatory authority for ensuring fair practices. The Bill will also make it mandatory for the industry to use only 'target area' for the pricing of properties. This means that for the pricing of properties, the developer should use only the 'target area' and not the entire project area.

Cabinet to take up Real Estate Regulation Bill soon

Bill will focus only on property transactions

REAL ESTATE REGULATIONS IN STATES
The Union Cabinet is expected to take up the Real Estate Regulation Bill during the monsoon session of Parliament. The Bill will focus only on property transactions and not on the entire real estate sector. The Bill will also make it mandatory for the industry to use only 'target area' for the pricing of properties. This means that for the pricing of properties, the developer should use only the 'target area' and not the entire project area.

TRANSPARENCY AND SAFEGUARD FOR BUYERS



A revised real estate regulation bill, which will bring transparency to the sector, will be presented in Parliament this winter session, says U.S. 100/100.

DR. P.S.N. RAO
The Confederation of Real Estate Developers' Association of India

SET THE RIGHT TONE

The Real Estate Regulatory and Land Acquisition Bills, which are likely to be moved in the ongoing Parliament's winter session, aim at bringing reformative steps for the sector, says RAJIV DOGRA.

The winter session of Parliament would witness the introduction of the Real Estate Regulatory and Land Acquisition Bills. The Real Estate Regulatory Bill, which is expected to be passed in 2013, will bring transparency to the sector. The Bill will also make it mandatory for the industry to use only 'target area' for the pricing of properties. This means that for the pricing of properties, the developer should use only the 'target area' and not the entire project area.

BUILDING CONFIDENCE
TRANSPARENCY
 • Buyers can check developer's antecedents – whether it is registered, its past projects, etc.
 • Developer will have to disclose information on project/flat – approved plan, covered area, cost, contractual agreement, timeline, etc. – on regulatory authority's website
ACCOUNTABILITY
 • Buyer can claim compensation for violations, delays by moving state regulator or appellate tribunal at centre
 • Errant developers will face stiff fines (10% project cost), imprisonment up to 3 years and can even lose licence
 • Buyers who default on payments will be penalised too

BRIEF PREDICTIONS FOR THE 2013 RESIDENTIAL MARKET

GENERAL COMMENT

Market sentiment is generally good and we are seeing relatively strong end user demand.

Whilst funding is not cheap it is reasonably available to most buyers, and we should see an easing of the rates throughout this year, which will dramatically assist with affordability.

Provided that the government (on a State and Federal level) do not do anything to adversely affect the basic conditions, we will see the market continuing to gain strength throughout this year.

The individual projects will perform at varying levels dependant on product type and the micro location.

As seen from the statistics in Part 2 of the report, the market appetite is for apartments at under 80 lacs, in accessible locations that feature good amenities. The depth of market increases exponentially as you drive the price point down. The lowest unsold inventory (by volume percentage) is the sub 20 lac sector with an unsold inventory of only 34% as opposed to 85% in the super luxury ₹10 - ₹15 Cr segment.

There is a general oversupply of villa stock and high end stock. Average (across market) sales velocity rates are still low (sub 5% average) and hopefully this year will see sales velocity rise to around 7% or so across the board. Prime, well priced stock in prime areas can/will perform at 20% or better.

LUXURY SECTOR

In the luxury and super luxury segments there is potentially an oversupply of stock being put into the market.

In these segments the market depth remains untested and we are seeing a deluge of stock in the ₹1.5 - ₹6.0 Cr range. As mentioned above, the super luxury sector has 95% of total volume showing as available unsold inventory, or around 66 months inventory on the books at present.

The situation arises where the finite number of buyers in the relevant niche simply migrates to the best product that is most aggressively priced and optioned. A good example of this is the Embassy Lake Terraces project that has seen excellent sales and has pulled buyers from less well designed, priced and promoted projects in the immediate area.

The basic facts tell us that this segment has a relatively shallow demand and is at present moving to a position of oversupply. It is unlikely that there is sufficient market traction to fully absorb the proposed supply in this segment in the proposed completion timeframes.

AFFORDABLE SECTOR

The Bangalore market has an extremely broad base with a huge number of first home buyers (young employed graduates) wanting to get into the market as end users. As long as a project is located within striking distance of work and amenities it will find buyers in this segment.

The sub ₹40 lac market is where the vast majority of buyer activity is, and this is where the market volumes are. Inventory is relatively low at 35 - 47%, and velocity rates are at between 5 - 6%. Existing inventory is approximately 1 year, which is quite manageable.

If the government provides some more taxation incentives (for the buyers) then this will further increase demand in the sector. If/when interest rates come down, it will be the affordable sector that bounces most strongly.

PART - 2

BANGALORE REAL ESTATE MARKET – SNAPSHOT

Executive Summary

- We have mapped 470 residential projects in the categories of apartments, villas, row houses, villaments, and plots. The 470 projects tracked showed a supply of approximately ₹1.3 lac units across the city and its suburbs with 42% of this stock observed to be unsold inventory as of end Q 4, 2012.
- In the Bangalore primary residential market apartments contribute 78% of the unsold inventory while the plot and villa segments contribute 10% each.
- Apartment projects contribute the prime share at 154 million sqft of built up space which is 82% of the total built-up area, contribution from villa projects adds up to 16% of the total built-up area.
- The average area of an apartment in the Bangalore market is quite large by national standards at 1,753 sqft, while that of row houses and villas were 2,831 and 3,545 sqft respectively.
- Average Price per sqft for an apartment in Bangalore is ₹4,457 (against the average size of an apartment which is 1,753 sqft). Excluding the CBD, the average cost of an apartment in Bangalore is ₹78.1 lacs and if we exclude the impact of the CBD, the price would reduce to ₹3,993 and the apartment cost reduces to ₹65.7 lacs.
- The Primary residential market of Bangalore shows a Sales Velocity of 5.4%, and at this sales velocity the market would need 17 months to clear the unsold inventory.
- Plotted developments have the highest sales velocity of 9.28% and only 10 months of inventory.
- In the Bangalore residential market, 32% of the overall market lies in a price range of ₹40 lacs - ₹60 lacs followed by 24% in a price range of zero - ₹40 lacs and 18% in the range of ₹60 lacs - ₹80 lacs. The remaining 30% of the supply lies in the price range exceeding ₹80 lacs.
- Whilst apartment stock is steady at 15 months supply there is 33 months supply of villa stock.
- Area wise the south east of Bangalore witnessed the maximum sales velocity of 5.3%, giving 15 months to sell down existing inventory.
- Of the new launches recorded in 2012, Sarjapur stands on the top in the list with a built up area of 12 million sqft followed by Hebbal, Whitefield and Electronics city respectively.
- Bannerghatta Road, Sarjapur Road, Yelahanka were the best performing locations with a sales velocity of 18%, 9% and 8% respectively.

Table 1 – Bangalore Residential Market Overview (by product)

	Total	Apartment	Plot	Row house	Villa	Villament
Total Number of Projects	470	346	52	11	58	3
Total Number of Units	128,689	97,400	21,253	902	8,698	436
Unsold Inventory Units (% of total)	53,587 (42%)	41,578 (43%)	5,648 (27%)	514 (57%)	5,541 (64%)	306 (70%)
Total Size in Million sqft	187.9	154.4	NA	2.5	29.8	1.2
Unsold Size in Million sqft	90.8	68.9	NA	1.4	19.6	0.9
Average Price PSF INR	NA	4,432	1,316	4,895	5,783	6,143
Average Size in sqft	-	1,753	NA	2,831	3,545	2,982
Value of unsold Inventory (Cr)	NA	30,755	NA	689	10,751	746

As a part of LJ Hooker's primary research into the supply of residential stock in the Bangalore market, we have mapped 470 residential projects in the categories of apartments, villas, row houses, villaments, and plots. Figures are as at close of year, 2012.

The data throws light on many macro trends that are being witnessed in the market including supply, demand, inventory and absorption rates.

A compilation and analysis of this data led to the following comprehensive report of the Bangalore residential real estate market.

The 470 projects tracked showed a supply of approximately ₹1.3 lac units across the city and its suburbs with 42% of this stock observed to be unsold inventory as of end Q 4, 2012

Of the 128,689 units of residential supply, apartments contributed the greatest volume with 76% of supply and plot and villa developments weighed in with 16% and 8% of the supply respectively.

The unsold units of stock totalled to 53,587; 78% of which were apartment units while plots and villa units shared 10% of the unsold inventory each.

Chart 1 – Supply

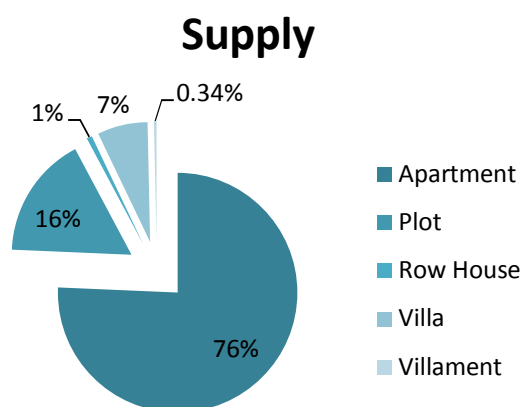
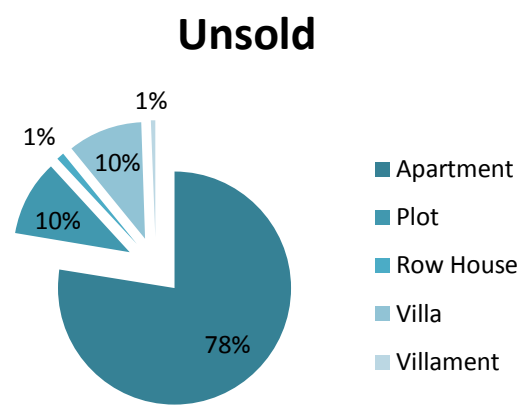


Chart 2 - Unsold Inventory



The primary market driver is clearly the apartment market with some 76% of supply and 78% of demand. Although the row house and villament concepts offer higher space standards and privacy than apartments and at a lower cost than a villa, they do not contribute much to the macro picture of residential market in terms of supply (barely 2% in total).

The below table details the supply of each product category with its market size in terms of built up area (in square feet). Apartment projects contribute the prime share at 154 million sqft which is 82% of the total built-up area, contribution from villa projects adds up to 16% of the total built-up area.

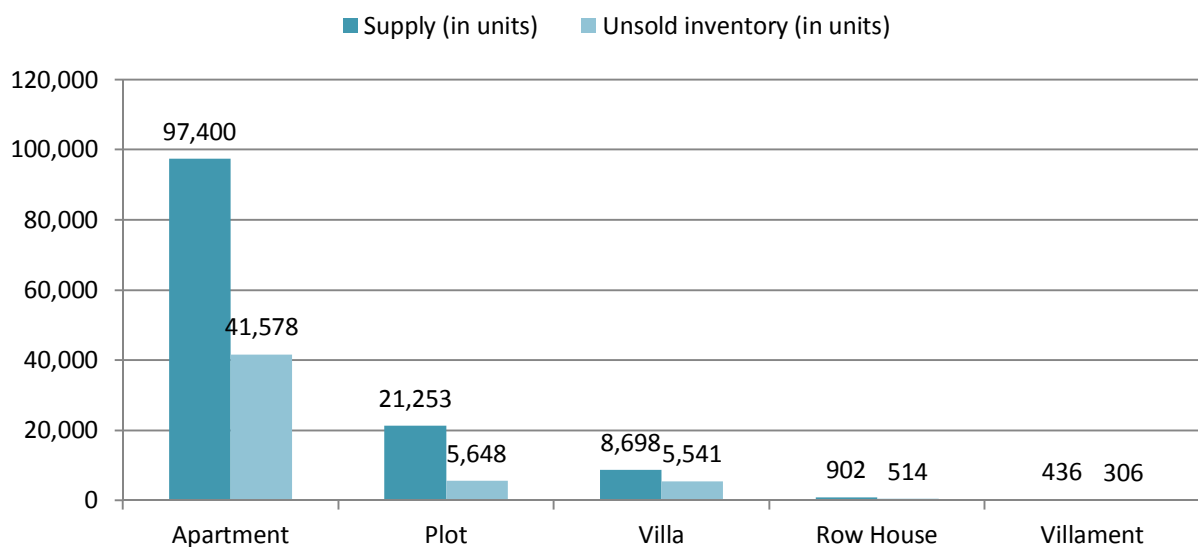
Table 2 – Inventory By Size And Value

Type	Supply (in units)	Unsold Inventory (in units)	Total Built up (in Mn. sqft)	Unsold Inventory (in Mn. sqft)	Capital Value (INR per sqft)	Average Area	Average Cost per unit in Cr
Apartment	97,400	41,578	154.41 (82%)	68.93 (76%)	4,432	1,753	0.78
Plot	21,253	5,648	NA	NA	1,316	NA	NA
Row House	902	514	2.54 (1%)	1.40 (2%)	4,895	2,831	1.4
Villa	8,698	5,541	29.77 (16%)	19.62 (22%)	5,783	3,545	2.0
Villament	436	306	1.15 (1%)	0.86 (1%)	6,143	2,982	1.8
Total	128,689	53,587	187.87	90.81	NA	NA	NA

The average area of an apartment in the Bangalore market is quite large by national standards at ₹1,753 sqft, while that of row houses and villas were ₹2,831 and ₹3,545 sqft respectively.

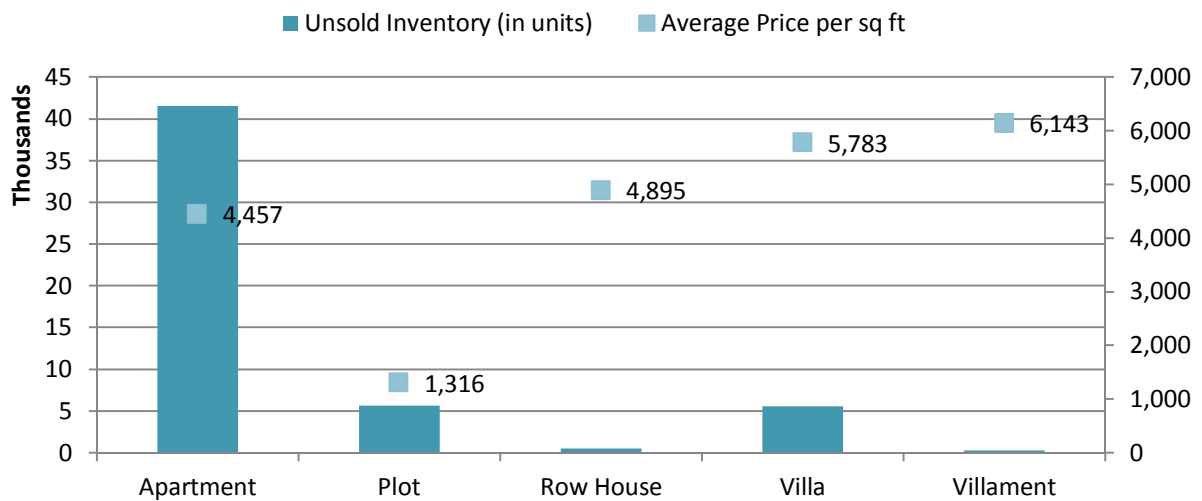
The average price per sqft for an apartment is ₹4,432 whilst the average (quite low still by tier 1 city standards), villa and row house prices were ₹5,783 and ₹4,895 respectively. Plotted site average price per sqft was ₹1,316 only.

Chart 3 - Unsold inventory with regards to its supply



The following chart shows the unsold inventory and the relative average price of each product.

Chart 4 – Price point against unsold inventory



In comparison to other cities, Bangalore has witnessed a higher percentage of villa developments. This is due to relatively higher land availability in the suburbs and a builder preference to do a lower risk development where they can register (and be paid) for the land component up front and then have a relatively low risk building contract. The figures suggest the market is not absorbing the quantity of villa's being produced, probably due to ticket size.

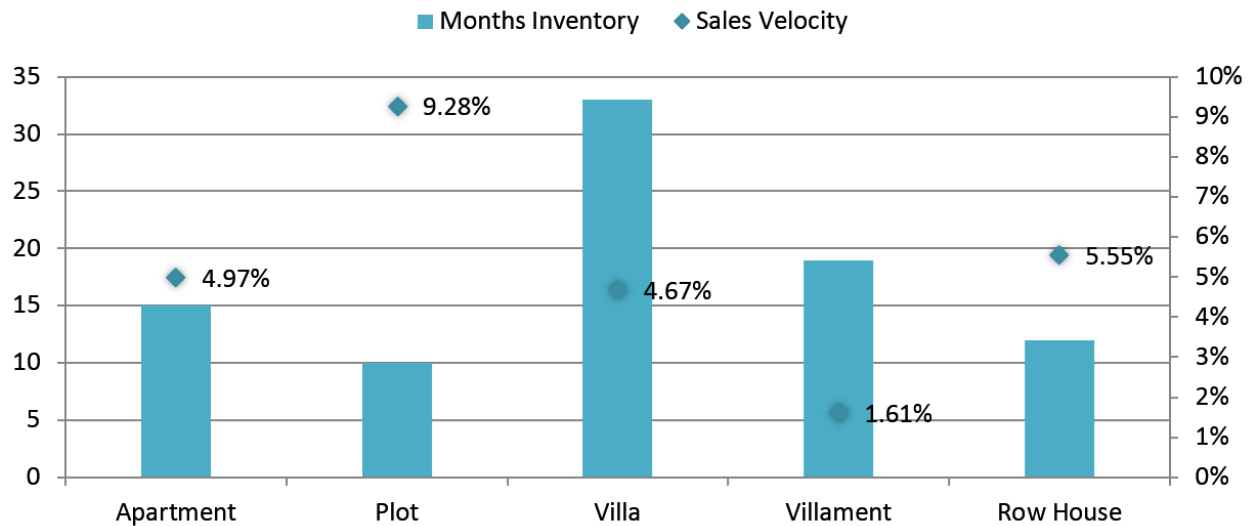
SALES VELOCITY

Sales Velocity describes the percentage of current stock in the market that is sold in the prescribed time interval, normally a one month period. In the primary residential market of Bangalore, the overall performance shows a Sales Velocity of 5.4%. That amounts to 13 units of sales per month per project as a ballpark average. At this sales velocity, the market would need 17 months to clear the current unsold inventory.

Table 3 - Sales Velocity in Market by Product Type

Suburb	Monthly sales (In units)	Sales Velocity	Months Inventory	Capital Value (INR per sqft)
Apartment	11	4.97%	15	4,457
Plot	37	9.28%	10	1,316
Villa	8	4.67%	33	5,783
Villament	3	1.61%	19	6,143
Row House	5	5.55%	12	4,895
Grand Total	13	5.40%	17	4,285

The highest sales velocity is with plotted developments with an inventory of 10 months and a velocity of 9.28%. It can be seen that apartments have an inventory that is under half that of villas (15 months vs 33 months).



SNAPSHOT BY TICKET PRICE

The price bracket analysis helps to define the market in terms of affordability and the areas of strong and weak demand within the city residential market.

In the Bangalore residential market, 32% of the overall market lies in a price range of ₹40 lacs - ₹60 lacs, followed by 20% in a price range of ₹20 lacs - ₹40 lacs and 18% in the range of ₹60 lacs - ₹80 lacs. The remaining 30% of the supply lies in the price range exceeding ₹80 lacs.

Table 4 – Snapshot by Ticket Price

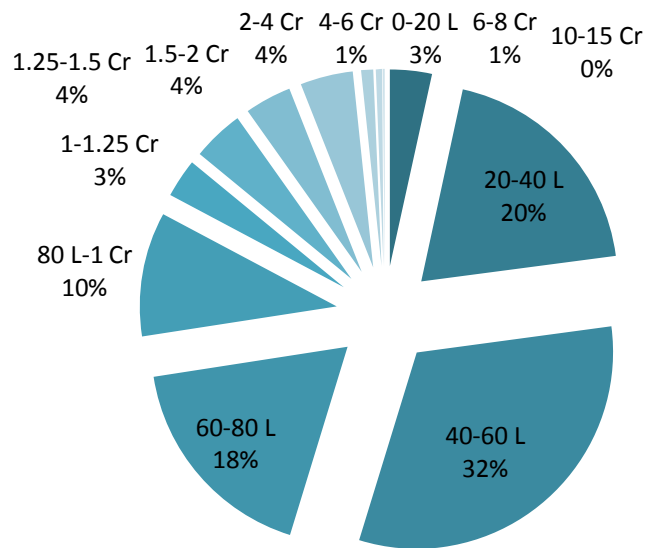
Cost Range	Supply (in units)	Unsold Inventory (in units)	Supply (in Mn. sqft)	Unsold Size (in Mn. sqft)	Capital Value (INR per sqft)	Average size
0-20 Lac	3,669	1,257	3.32	1.30	2,500	974
20-40 Lac	20,928	9,752	22.79	10.59	2,796	1,150
40-60 Lac	34,198	14,349	46.65	19.93	3,536	1,396
60-80 Lac	19,168	7,176	31.97	12.33	4,146	1,659
80 Lac-1 Cr	10,981	4,370	20.03	8.28	4,729	1,925
1-1.25 Cr	3,415	1,909	8.14	4.66	5,026	2,278
1.25-1.5 Cr	4,536	2,848	13.72	8.63	5,076	2,762
1.5-2 Cr	4,104	2,426	13.79	8.67	5,277	3,334
2-4 Cr	4,669	2,898	17.26	11.07	7,468	3,767
4-6 Cr	1,060	389	6.30	2.24	9,530	5,212
6-8 Cr	574	438	3.06	2.32	15,100	4,817
10-15 Cr	134	127	0.83	0.79	21,010	6,211

Note: Plots are not considered for tabulation

The snapshot by ticket price clearly shows the market depth is at the sub ₹80 lac price point. There is almost no supply sub ₹20 lacs so this would be an area for developers to be looking at as an opportunity.

The median point of the market is the ₹40 lacs - ₹60 lacs range where there is the highest supply as well as the highest demand.

Chart 6 – Ticket price weight of the market



PRICE WISE RESIDENTIAL MARKET PERFORMANCE

The below table displays the performance of each price range. Though the majority of the sales in the market falls in the middle segment which lies in the range ₹20 lacs - ₹80 lacs, it was observed that the ₹80 lacs - ₹1 Cr price range outperformed the market with a monthly sales average of 14 units, contributing a sales velocity of 6% with at least an 8 month inventory. This was followed by the ₹20 lac - ₹40 lac price range and the ₹40 lac - ₹60 lac price range.

Table 5 – Sales Velocity by Ticket Price

Cost Range	Monthly sales (In units)	Sales Velocity	Months Inventory	Capital Value (INR per sqft)
0-20 Lac	13	5%	14	2,500
20-40 Lac	12	6%	13	2,796
40-60 Lac	11	5%	12	3,536
60-80 Lac	12	5%	18	4,146
80 Lac-1 Cr	14	6%	8	4,729
1-1.25 Cr	10	6%	17	5,026
1.25-1.5 Cr	6	4%	34	5,076
1.5-2 Cr	7	4%	33	5,277
2-4 Cr	6	4%	32	7,468
4-6 Cr	4	4%	11	9,530
6-8 Cr	3	4%	11	15,100
10-15 Cr	0	1%	66	21,010

Chart 7 – Price Wise Performance

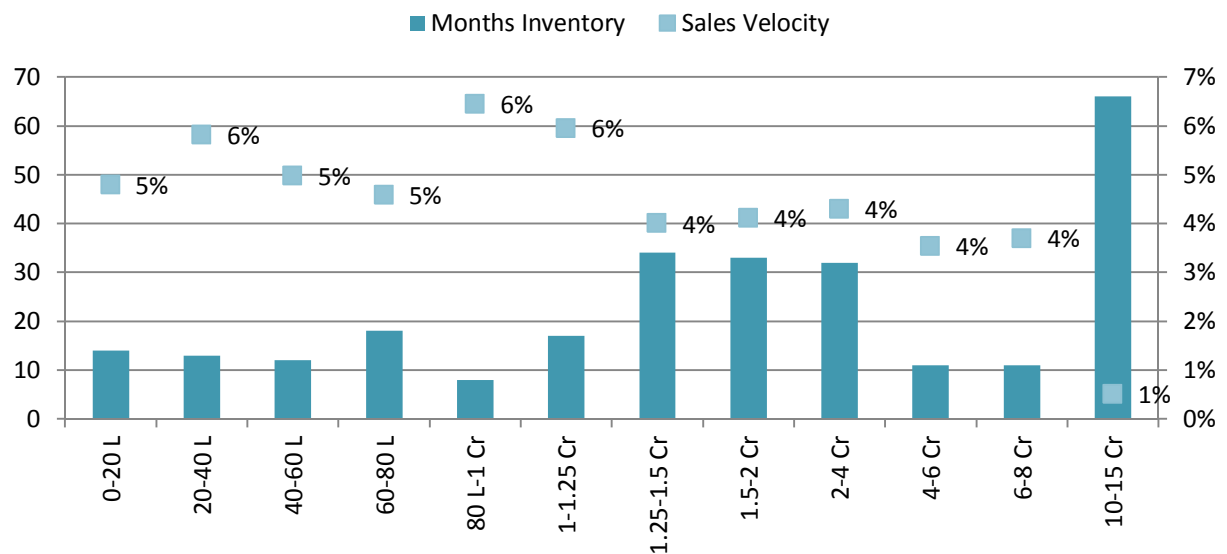


Table 6 – Ticket/Size/Rate Snapshot

Price Range	Average Ticket size in lacs	Average Size in sqft	Average sqft Rate
20-40 Lac	32	1,147	2,805
40-60 Lac	49	1,382	3,555
60-80 Lac	68	1,631	4,193
80 Lac-1 Cr	89	1,900	4,804
1-1.25 Cr	111	2,267	5,091
1.25-1.5 Cr	135	2,606	5,345
1.5-2 Cr	163	2,876	5,840
2-4 Cr	273	3,553	7,874
4-6 Cr	470	4,783	10,635
6-8 Cr	725	4,424	16,675
10-15 Cr	1276	6,211	21,010
Overall Average	102	1,804	4,514

Note: Villa and pots are not taken into consideration while tabulation

REVIEW OF MICRO MARKETS (BY AREA AND SUBURB)

To have a clearer understanding about the Bangalore residential market, we have categorized the market into micro markets with individual suburb and city locations detailed in the below chart.

Suburb	Locations
Bangalore - Central	Magadi Road, Indiranagar, Vittal Mallya Road, MG road, Richmond Road, Sankey Road, Andree Road, Kasturba Cross Road, Palace Road, Cunningham Road, Palace Cross Road, Off Brigade Road
Bangalore - North West	Yelahanka, Doddaballapur, Devanahalli, Jalahalli, Yeshwanthpur, Sahakara Nagar, R.T. Nagar, Rajajinagar, Kempapura Layout, Vidyananyapura, Nandi Hills, Malleshwaram, Allalasandra, RMV II Stage Extension
Bangalore - North East	Whitefield, Hebbal, Hoskote, K.R. Puram, Thanisandra Road, Hennur Road, Old Airport Road, Nagavara Circle, Marathahalli, Amruthahalli, Banasawadi, Jakkur, Brookefields, Horamavu, Rajankunte
Bangalore - South East	Sarjapur Road, Electronic City, Hosur Road, Bannerghatta Road, Begur Road, Chandrapura - Anekal Road, HSR Layout, Harlur Road, Jigani, Varthur Road, Koramangala, Bellandur, Hosa Road, Gunjur
Bangalore - South West	Kanakapura Road, Mysore Road, Banashankari, Uttarahalli, J.P. Nagar, Rajarajeshwari Nagar, Bannerghatta Road, Kengeri

Table 7 – Snapshot of market by Area Location

Location segment	Supply in units (No. Projects)	Unsold Inventory (in units)	Supply (in Mn. sqft)	Unsold Size (in Mn. sqft)	Capital Value (INR per sqft)
Bangalore - Central	1,312 (14)	339	3.37	1.48	15,938
Bangalore - North East	27,340 (124)	12,925	52.85	26.10	4,656
Bangalore - North West	20,828 (69)	8,578	37.11	17.12	4,659
Bangalore - South East	45,731 (177)	19,196	74.74	34.81	3,847
Bangalore - South West	12,225 (34)	6,901	19.81	11.30	4,566
Grand Total	107,436 (418)	47,939	187.87	90.81	4,664

Note: Plots are not considered while tabulating

As depicted in the above table, the majority supply of residential developments is located in the east quadrant of Bangalore with a built up area of 127.59 million sqft (which is 68% of the total supply of 187.87 million sqft) of which 60.91 million sqft is lying as Unsold Inventory which in percentage terms is 48% of the total supply in the Bangalore East quadrant.

The South East location segment saw 177 on-going residential projects followed by North East with 124 projects and North west with 69 projects.

The average price for residential built-up area across the market is ₹4,664 per sqft with south east having the lowest average of ₹3,847 per sqft and the CBD averaging almost ₹16,000 per sqft

Table 8 – Sales Velocity by Suburb

Location segment	Sales Velocity	Months Inventory	Capital Value (INR per sqft)
Bangalore - Central	1.9%	43	15,938
Bangalore - North East	4.7%	18	4,656
Bangalore - North West	5.2%	18	4,659
Bangalore - South East	5.3%	15	3,847
Bangalore - South West	4.7%	18	4,566
Grand Total	4.9%	17	4,664

Note: Plots are not considered while tabulation

The above table illustrates the market performance of each location segment in terms of its sales and the time required (at current absorption rates) to clear the current stock.

South east witnessed the maximum sales velocity of 5.3% giving a 15 month timing to sell down existing inventory.

North West stands second in sales performance with a Sales Velocity of 5.2% with an 18 month Inventory.

The CBD has a very low velocity (due to ticket sizes) and on the current mapped inventory would have a sell down time of 43 months.

NEW LAUNCHES IN CALENDAR YEAR 2012

Since most of the projects were launched in different years, it is difficult to compare the locations in terms of fresh sales and the new stock in the market.

To provide a clearer picture of this we have compiled a chart of all projects launched in 2012, and then reviewed each location segment.

The below table portrays the product wise distributions among the location segments in the year of 2012 there were 68 million sqft areas of supply were launched from 192 projects. Of this 50 million sqft (from 132 projects) was from apartment which is 74% of the total supply.

Table 9 – Projects Launched in 2012 by Area & Type

Location segments	Apartment Mn sqft (No. of projects)	Villa Mn sqft (No. of projects)	Row House Mn sqft (No. of projects)	Grand Total Mn sqft (No. of projects)
Bangalore - Central	1 (5)	NA (NA)	NA (NA)	1 (5)
Bangalore - North East	22 (44)	3 (7)	1 (1)	25 (53)
Bangalore - North West	6 (15)	5 (11)	1 (1)	11 (32)
Bangalore - South East	19 (55)	10 (16)	1 (1)	28 (86)
Bangalore - South West	6 (13)	0 (NA)	0 (NA)	6 (16)
Grand Total	50 (132)	17 (34)	1 (3)	68 (192)

Note: Plots are not considered for tabulation

Table 10 – Projects launched in 2012 showing Micro Market

Suburb - Size in Mn sqft	Location	Apartment	Villa	Row House	Grand Total
Bangalore - North East	Hebbal	8	NA	NA	8
	Whitefield	5	2	NA	7
	Thanisandra Road	4	NA	NA	4
	Hennur Road	3	NA	NA	3
	Old Airport Road	2	1	NA	3
	K.R. Puram	2	1	NA	3
Bangalore - North West	Yelahanka	2	2	1	5
	Nandi Hills	NA	2	NA	2
	Devanahalli	1	2	NA	3
Bangalore - South East	Sarjapur Road	7	4	1	12
	Hosur Road	2	4	NA	6
	Electronic City	7	1	NA	8
	Harlur Road	3	NA	NA	3
Bangalore - South West	Banashankari	3	NA	NA	3

The above table shows the locations where the launches were recorded in 2012. Sarjapur stands on the top in the list with a built up area of 12 million sqft followed by Hebbal, Whitefield and Electronics city respectively.

Chart 8 – Inventory By Type And Micro Location

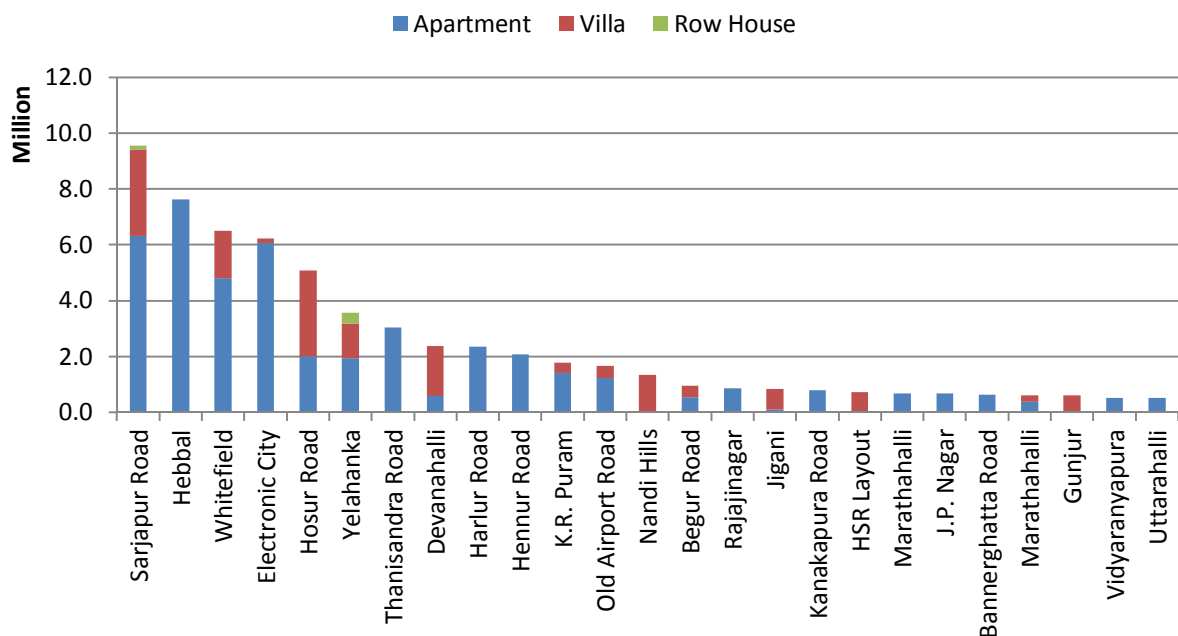


Table 11 - Projects launched in 2012 , Apartment Sales Velocity by Micro Market

Residential Pockets	Launches in Mn sqft (No. of Projects)	Monthly Sales in Unit	Sales Velocity	Months Inventory	Average Area	Capital Value (INR per sqft)
Hebbal	7.6 (10)	22	7%	15	2,655	6,054
Sarjapur Road	6.3 (21)	14	9%	16	1,560	3,921
Electronic City	6.1 (12)	20	6%	15	1,482	3,267
Whitefield	4.8 (14)	11	6%	14	1,778	3,757
Thanisandra Road*	3.0 (2)	26	6%	38	1,377	3,835
Harlur Road	2.3 (4)	15	6%	19	1,742	4,538
Banashankari	2.1 (5)	12	7%	8	2,021	5,486
Hennur Road	2.1 (6)	16	5%	30	1,331	3,615
Hosur Road	2.0 (6)	19	7%	14	1,268	3,037
Yelahanka	1.9 (6)	14	8%	5	1,797	3,958
K.R. Puram	1.4 (5)	10	5%	16	1,327	4,076
Old Airport Road	1.2 (2)	12	4%	24	2,443	4,950
Marathahalli	1.1 (4)	11	8%	28	2,031	5,148
Bannerghatta Road	1.0 (5)	13	18%	11	1,829	4,594
Rajajinagar*	0.9 (1)	55	14%	2	2,165	8,400
Kanakapura Road	0.8 (1)	15	3%	32	1,528	4,390
J.P. Nagar	0.7 (2)	13	11%	2	1,839	4,700
Devanahalli*	0.6 (1)	90	17%	0	1,105	3,000
Begur Road	0.5 (3)	11	8%	3	1,313	2,933
Vidyaranyapura	0.5 (2)	7	7%	34	1,645	2,900
Uttarahalli*	0.5 (1)	52	11%	1	1,104	3,500

The above table shows the key locations sorted as per its built up size that are launched in the year of 2012.

Bannerghatta Road, Sarjapur Road, Yelahanka outperformed in the list with a Sales Velocity of 18%, 9% and 8% respectively.

**These locations have shown higher monthly sales and Sales Velocity and it should not be considered for comparison since these locations have only one project such as Nickoo Homes, Pride Springfield, Brigade Orchard and One Bangalore West and they claim good sales due to the investor activities.*

Table 12 - Projects launched in 2012 , Non Apartment Sales Velocity by Micro Market

Type	Location	Supply in Mn sqft	Monthly sales	Sales Velocity	Months Inventory	Average Area	Capital Value (INR per sqft)
Villa	Sarjapur Road	3.10	14	6%	11	3,077	3,848
	Hosur Road	3.08	65	11%	5	2,576	2,650
	Devanahalli	1.78	15	9%	17	3,568	7,198
	Whitefield	1.70	7	10%	11	3,530	5,916
	Nandi Hills	1.34	12	5%	13	5,896	11,000
	Yelahanka	1.25	3	3%	11	4,361	8,600
	Jigani	0.73	4	3%	23	3,064	3,750
	HSR Layout	0.71	5	3%	37	3,573	6,140
	Old Airport Road	0.42	8	11%	6	5,396	6,720
	K.R. Puram	0.37	6	8%	5	5,200	9,100
	Jalahalli	0.32	10	11%	6	3,700	5,300
	Doddaballapur	0.30	16	7%	3	1,320	2,200
	Marathahalli	0.24	8	10%	2	3,083	4,300
	Varthur Road	0.23	7	7%	4	2,500	3,470
	Electronic City	0.16	10	11%	6	1,935	3,333
Row House	Yelahanka	0.40	12	6%	11	2,165	3,950
	Rajankunte	0.37	13	13%	4	3,600	4,670
	Sarjapur Road	0.14	16	25%	2	2,250	3,900
Plot	Sarjapur Road	NA	146	55%	1	NA	1,183
	K.R. Puram	NA	87	21%	2	NA	1,800
	Yelahanka	NA	83	16%	2	NA	2,000
	Hosur Road	NA	77	14%	5	NA	1,182
	Rajarajeshwari Nagar	NA	65	3%	23	NA	325
	Mysore Road	NA	60	8%	3	NA	2,300
	Begur Road	NA	58	18%	3	NA	450
	Devanahalli	NA	48	16%	3	NA	1,938
	Begalur	NA	23	5%	13	NA	720
	Jalahalli	NA	10	6%	10	NA	2,300
	Chandrapura – Anekal Road	NA	6	4%	27	NA	1,043

Table 13 - Sale and Rental details by Area and Micro Market

Bangalore - Central		
Location	Outright Price Range PSF	Rental Range per month
Cunningham Road	21050 - 21050	50000 – 200000
Richmond Road	19500 - 19500	30000 – 300000
MG road	19200 - 24000	40000 – 350000
Off Brigade Road	18000 - 18000	50000 – 150000
Vittal Mallya Road	17000 - 17000	50000 – 300000
Palace Cross Road	16000 - 16000	25000 – 150000
Palace Road	16000 - 16000	25000 – 150000
Indiranagar	7500 - 7500	20000 – 200000
Magadi Road	5200 - 5200	20000 – 40000

Bangalore - North East		
Location	Outright Price Range PSF	Rental Range per month
Brookfields	4990 - 4990	25000 – 150000
Thanisandra Road	3700 - 3970	15000 – 50000
Banasawadi	3650 - 5250	20000 – 50000
Marathahalli	3500 - 8190	25000 – 125000
Hoskote	3500 - 5000	15000 – 50000
Hebbal	3400 - 9000	25000 – 250000
Hennur Road	3100 - 6250	15000 – 75000
Old Airport Road (& Epsilon)	3100 - 10000	25000 – 400000
Jakkur	3100 - 4250	20000 – 100000
Horamavu	3000 - 3400	15000 – 50000
Whitefield	2799 - 5023	25000 – 250000
K.R. Puram	2700 - 5950	15000 – 75000

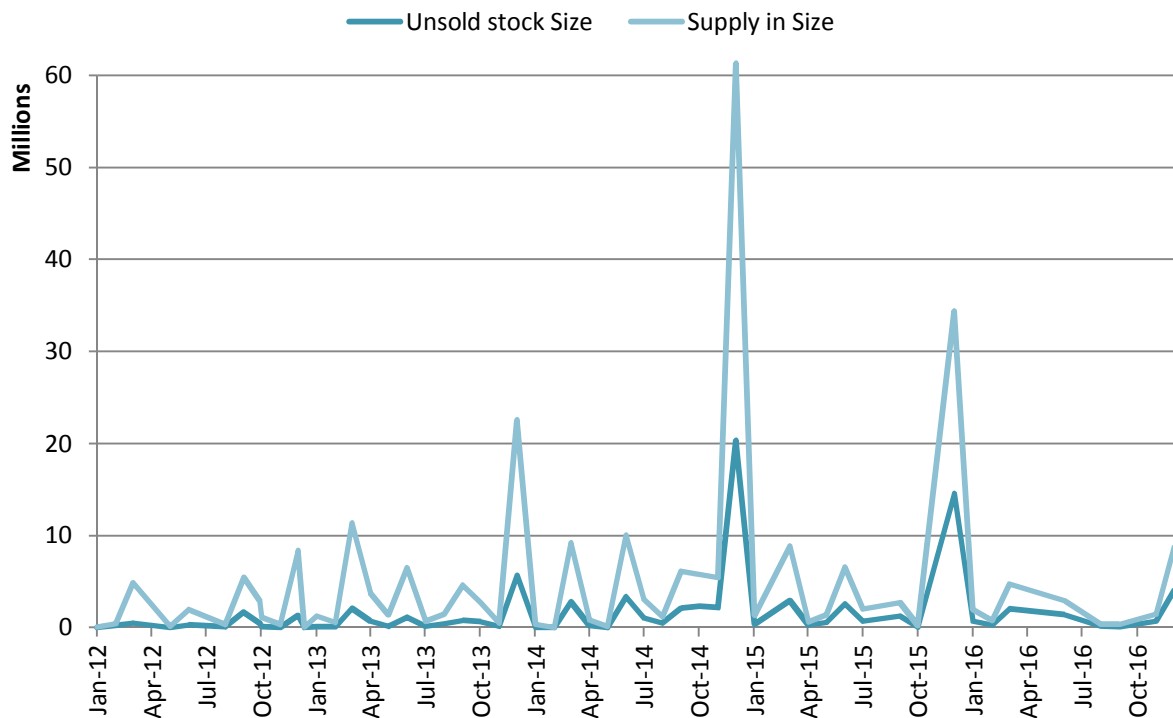
Bangalore - North West		
Location	Outright Price Range PSF	Rental Range per month
Malleshwaram	8340 - 8340	25000 – 100000
RMV II Stage Extension	6790 - 6790	35000 – 150000
Rajajinagar	6000 - 8400	25000 – 50000
R.T. Nagar	4290 - 7000	25000 – 75000
Sahakara Nagar	4100 - 5525	25000 – 75000
Devanahalli	2650 - 3925	35000 – 100000
Yelahanka	2500 - 5900	50000 – 150000
Yeshwanthpur	2250 - 5100	25000 – 100000

Bangalore - South East		
Location	Outright Price Range PSF	Rental Range per month
Koramangala	5250 - 7000	25000 – 150000
Harlur Road	3500 - 5750	20000 – 100000
Bellandur	3000 - 5300	20000 – 75000
Bannerghatta Road	2900 - 7490	20000 – 75000
HSR Layout	2700 - 8740	25000 – 100000
Electronics City	2100 - 5500	20000 – 50000
Sarjapur Road	2000 - 5950	25000- 100000
Banashankari	3500 - 8127	20000 – 50000
Rajarajeshwari Nagar	3500 - 3600	15000 – 50000
J.P. Nagar	3199 - 10491	25000 – 75000
Kanakapura Road	2800 - 7140	20000 – 50000

The rental values are mostly depended on its location as well as the other attributes such as the internal furnishing and the amenities which they offer.

In Bangalore city central and north east hold the maximum rentals since the large chunk of office spaces are located on these suburbs.

Chart 9 - On-going Residential Project Delivery Timeline



PART - 3

PRIMARY PROECT BY PROJECT SOURCE DATA

Apartments

Bangalore – Central							
Locations	Project	Builder	Possession date	Budget (₹)	Price INR/sqft	Sum Units	Unsold %
Andree Road	Prime	Vaishnavi Group	Mar-14	3 Cr onwards	10,250	19	89%
Bellary Road	Four Seasons Sth Four Seasons Nth	Century & Westcourt	Dec -14	4Cr-7Cr 7Cr-14Cr	20,300	48 60	90% 100%
Cunningham Road	Edwardian	Prestige Estates Projects (P) Ltd.	Dec-16	10 Cr	21,050	12	100%
Indiranagar	Admiralty Court	Gopalan Enterprises	Apr-14	1.2 Cr	7,500	40	85%
Kasturba Cross Road	Van Gough's Garden	Total Environment Building Systems	Dec-14	10.3 Cr	25,000	17	94%
Magadi Road	The Gardens	ETA Star Property Developers	Sep-13	2 Bhk-73 lacs, 3 Bhk-95 lacs	5,200	937	3%
MG road	Oasis	Embassy Group	yet to launch	7.83 Cr	19,200	26	100%
	Logos	Nitesh Estates	Nov-13	12 Cr -15.25Cr	24,000	16	63%
Off Brigade Road	Villa Maria	Skyline Constructions & Housing	Dec-14	12-Cr to 22-Cr	18,000	6	84%
Palace Cross Road	Rhapsody	Brigade Enterprises Ltd.	Sep-13	8 Cr Onwards	16,000	8	50%
Palace Road	Sonata	Brigade Enterprises Ltd.	Mar-14	4 Cr Onwards	16,000	16	81%
Richmond Road	Renata	Century Group	Dec-14	5 Cr- 11 Cr	19,500	36	67%
Richmond Road	Schon	Indraprasta Shelters	Dec-13	16 Cr	23,000	6	83%
Sankay Road	Park Avenue	Nitesh Estates	yet to launch			24	100%
Vittal Mallya Road	Kingfisher Towers	Prestige Estates Projects (P) Ltd.	Soft launch	12 -20Cr	17,000-22,000	83	49%
Bangalore - North East							
Locations	Project	Builder	Possession date	Budget (₹)	Price INR/sqft	Sum Units	Unsold %
Amruthahalli	Linea	Century Real Estate Holdings Pvt.Ltd	Dec-13	63.5 lacs	4,200	36	75%
	Patels Callisto	SVS Infrastructures	Mar-14	42-57 lacs	3,750	312	5%
	Beverly Park	Skyline Constructions & Housing Pvt. Ltd.	Mar-13	2 Bhk-44 lacs, 3 Bhk-73 lacs	4,300	258	5%
Banasawadi	Cruz Luxor	Bairavi Construction (Bangalore) Pvt.Ltd	Sep-13	1.2 Cr	5,250	90	70%
	Greendale Phase - II	Oceanus Group	Dec-13	2 Bhk-43 lacs, 3 Bhk-56 lacs	3,650	264	11%
	Power Tower	Sethna Group	Dec-12	2 Bhk 74 lacs	4,500	147	20%
Brookefields	Brentwood	Vaswani Group	Dec-15	2 Bhk-51 lacs, 3 Bhk-78 lacs	4,990	220	35%
Hebbal	1 North	DivyaSree *withdrawn	Dec-14	1.9 Cr	7,500	85	WD
	Regency Pinnacle Heights	Ashed Properties & Investments (P) Ltd.	Jun-13	2 Bhk-63 lacs, 3 Bhk-76-85 lacs	3,750	277	7%
	Splendor	ATZ Properties	Dec-13	3 Bhk-58 lacs	3,500	63	11%
	Marvel	Century Real Estate	Nov-12	66 lacs	4,550	88	7%
	Lake terraces	Embassy Group	Dec-16	3.08 Cr	8,188	470	36%
	Gladiola Gardenia	ATZ Properties	Dec-13	2 Bhk-38 lacs, 3 Bhk-68 lacs	3,400	66	3%

	Hanging Gardens	Prisha Properties India Pvt.Ltd	Jun-15	3 Bhk & pent houses-1.3 Cr-3.5Cr	5,500	120	80%
	Pebble Bay	B. Raheja Builders	Sep-12	3 Bhk-2.4 Cr, 4 Bhk-2.6 Cr	8,800	394	23%
	Ascent	Prasiddhi Group	Dec-13	48 lacs +	3,500	32	19%
	Misty Waters	Prestige Estates Projects (P) Ltd.	Jan-16	1.03 Cr	5,800	282	95%
	Latitude	RMZ Corp	Sep-14	3.51 Cr onwards	9,000	122	47%
	Sobha City - Casa paradiso	Sobha Developers Ltd.	Mar-16	3 Bhk 1.32 Cr - 1.52 Cr	5,354	328	80%
	Sobha City - Casa Serenita	Sobha Developers Ltd.	Mar-15	3 Bhk 1.05 Cr - 1.19 Cr	4,716	378	40%
	Mykonos	Sobha Developers Ltd.	Mar-15	3 Bhk-93 lacs-1.03 Cr	4,758	448	30%
	Avante	Vasathi Housing	Dec-14	2 Bhk-36 lacs, 3 Bhk-47 lacs	3,700	380	37%
	Water's Edge	Equinox Realty	Mar-16	3 Bhk-1.48 Cr, 4 Bhk-1.82 Cr	6,020	400	90%
Hennur Road	Anugraha	Bearys Group	Mar-12	90 lacs	6,250	156	3%
	Carnation	Einion Developers	Mar-12	2 Bhk-47 lacs 3 Bhk-56 lacs	3,800	144	8%
	Crystal Dee	New Dimensions	Dec-14	52.5 - 72.5 lacs	3,750	176	82%
	Altis	Elegant Properties	Dec-14	2 Bhk-55 lacs, 3 Bhk-71 lacs	4,250	208	90%
	Gold Summit	Satva Group	Sep-13	1.05 Cr	4,790	183	25%
	Aura	Mantri Group	Jan-15	38.5 lacs	3,990	426	16%
	Rhythem	Samruddhi Group	Dec-14	45 lacs	3,400	200	70%
	Enclave	Saroj group	Oct-13	40.68 lacs	3,200	70	34%
	Narida	Sree Maheswara Developers	Mar-14	52.8 lacs 73.3 lacs	3,200	52	38%
	Utsav Raaga	Kolte patil	Mar-15	38 lacs*	3,100	590	78%
Horamavu	Hydra	Venus Homes	Mar-13	38 lacs	3,400	32	19%
	GNR Royal	Srisaila Developers	Jan-12	39 lacs	3,300	50	20%
	Pride	Sahasra Builders & Developers	Dec-12	2 Bhk-40 lacs, 3 Bhk-43-46 lacs	3,000	40	10%
	Swami Vivekananda Heights	Swami Vivekananda Developers	Dec-12	2 Bhk-25 lacs, 3 Bhk-34 lacs	3,000	72	21%
Hoskote	VM Serenity	V.M.Constructions	Dec-12	2 Bhk-36 lacs, 3 Bhk-55 lacs	3,400	88	19%
	Exotica	Brigade Group	Sep-14	3 Bhk-1.45 Cr, 4 Bhk-1.88 Cr	4,590	474	60%
	Tranquility	Prestige Estates Projects (P) Ltd.	Dec-14	1Bhk-21.91 lacs, 2 Bhk-35-37 lacs, 3 Bhk-53 lacs	3,500	2321	8%
Jakkur	Lake Drive	Samruddhi Group	Mar-13	2.4 Cr	5,000	59	12%
	Breeze	Century Group	Dec-16	2 & 3 Bhk 80 lacs	4,250	304	95%
	Linea old name (United Beaumonde)	Century Group	Oct-13	3 Bhk 64 lacs	4,200	72	38%
	Palms	Mittal Builders (Bangalore)	Mar-14	2 Bhk 40 lacs	3,200	224	93%
K.R. Puram	Wings Royal	Venkat Estates Private Limited	Jun-13	2 Bhk-29 lacs, 3 Bhk-46 lacs	3,100	98	18%
	Classic	Canopy Dwellings Pvt. Ltd.	Dec-14	60 lacs	5,700	164	34%
	Seagull	DS - Max Properties Pvt. Ltd.	Mar-14	2 Bhk-22.77-25.30lacs	3,000	90	13%
	Green Fields	DSR Infrastructure Pvt. Ltd.	Jun-13	2 Bhk-30-31.9 lacs 3 Bhk-44-49.2 lacs	3,000	156	41%

	Kens Residency	Propzone India	Oct-13	2 Bhk-45 lacs, 3 Bhk-55 lacs	3,450	116	52%
	Magnifica	Satva Group	Dec-14	1.35 Cr	5,950	244	35%
	IVORY HEIGHTS	NCC Urban Infrastructure Ltd.	Mar-15	85 lacs	4,990	286	56%
	Tranquil	Oceanus Group	Nov-16	2 Bhk- 38 lacs	3,000	337	95%
	Water Front	Pashmina Builders & Developers Pvt. Ltd.	Dec-14	3 Bhk-91 lacs-98 lacs	4,000	600	42%
	Midtown Residency	Puravankara Projects Limited	Dec-14	2 Bhk-46 lacs, 3 Bhk-59-60 lacs	4,400	306	44%
	Radiant Lake View	Radiant Structures Pvt. Ltd.	Dec-14	2 Bhk 31 lacs	2,700	92	57%
	Ramanasri Maples	SVS Builders	Sep-13	2 Bhk-44 lacs, 3 Bhk-55 lacs	3,990	120	38%
	Splendid	Vars Builders Pvt.Ltd	Jul-13	2 Bhk-50 lacs, 3 Bhk-63 lacs	4,000	60	58%
Marathahalli	East Point	Assetz Homes	Jun-15	2 Bhk-75 lacs 3 Bhk - 90 lacs	4,750	400	90%
	Parimala Trinity	Vishnu Swaroop Projects	Aug-13	2 Bhk-40 lacs, 3 Bhk-54 lacs	3,500	185	70%
	Pebble Creek	Roma Builders	Dec-12	3 Bhk-70 lacs	3,800	59	5%
	Tech Vista	Prestige Estates Projects (P) Ltd.	Dec-15	3 Cr	8,190	19	95%
Nagavara Circle	Abodh Valmark	Valmark Developers	Aug-12	2 Bhk-53 lacs, 3 Bhk-72 lacs	4,050	200	30%
	Grandeur	ATZ Properties	Dec-12	3 Bhk-76 lacs	3,600	60	5%
	Karle Town Centre	Karle Infra Projects	Dec-14	3 Bhk-1.6 Cr, 4 Bhk-5.5 Cr	5,950	384	62%
	The Lemon Tree	Sai Balaji Builders (SBB)	Feb-13	2 Bhk 46.5 lacs	3,650	44	41%
Old Airport Road	Doublement	DivyaSree	Sep-14	1.3 Cr onwards	6,500	178	76%
	East Parade	Jain Heights & Structures Pvt. Ltd.	Dec-15	69 lacs	4,950	380	53%
	White Wings	Fortuna Construction	Sep-13	2 Bhk-43 lacs, 3 Bhk-58 lacs, 4 Bhk-1.4 Cr, 5 Bhk-1.4 Cr	3,950	180	40%
	Sanctum Annexe	Mahaveer Group - Reddy Structures Pvt. Ltd.	Jun-14	2 Bhk-38.5 lacs, 3 Bhk-41 lacs	3,100	60	42%
Thanisandra Road	Nikoo Homes	Bhartiya City Developers Pvt Ltd	Dec-15	29.41 lacs	3,970	2415	97%
	Serenity	The Monarch Group	Nov-14	2 Bhk-45 lacs, 3 Bhk-51 lacs, 4 Bhk-76 lacs	3,700	196	15%
	The Icon	G.Corp	Dec-15	82 lacs	4,750	1100	25%
Whitefield	Viva	Alpine Housing Development Co. Ltd.	Dec-13	2 Bhk-44 lacs, 3 Bhk-58 lacs	3,600	400	11%
	Aratt Premier	Arattukulam Developers	Mar-15	47.6 lacs	4,200	189	26%
	Marvel	BM Developers	Dec-13	2 Bhk -32.4 lacs	2,950	100	50%
	Sunrise	DSR Infrastructure Pvt. Ltd.	Dec-14	3 Bhk-65-80 lacs	4,025	228	88%
	Infinity	Foyer Group	Mar-13	2 Bhk-34.5-46 lacs 3 Bhk-50-57 lacs	3,600	230	9%
	Atlantis	Gopalan Enterprises	Dec-13	2 Bhk-48 lacs, 3 Bhk-73 lacs	4,200	388	40%
	Ruhe	Indraprastha Shelters Pvt. Ltd.,	Dec-13	1.45 Cr	4,795	23	78%
	Mera Homes	MRKR Constructions	Aug-14	2 Bhk-53 lacs, 3 Bhk-54-60 lacs	3,599	460	79%
	Flushing Meadows	Nitesh Estates	Sep-12	68.90 lacs - 85.10 lacs	4,000	200	16%
	Classic	Oceanus Group	Nov-16	58.5 lacs	3,690	230	100%

	Orchid Enclave	Galaxy Developers	Dec-12	2 Bhk-50 lacs, 3 Bhk-62 lacs	3,700	132	8%
	Parimala Sun Ridge	Vishnu Priya Group	Dec-14	89 lacs	3,800	280	13%
	Purab Manor	KMF Builders & Developers Ltd.	Mar-13	3 Bhk-42 lacs	3,000	238	29%
	Heights	Rakesh Builders & Developers	Dec-12	2 Bhk 53 lacs	4,100	115	55%
	Royal Woods Phase-II	Radiant Structures Pvt. Ltd.	Dec-13	38.6 lac - 50.4 lacs	2,799	86	47%
	Mystic Wind	Samruddhi Group	Dec-12	1.2 Cr	4,000	39	41%
	Orchid	Saroj group	Dec-13	45 lacs	2,900	48	21%
	Spring Dale	Shanders Group	Apr-13	2 Bhk-36 lacs, 3 Bhk-54 lacs	4,000	96	3%
	Esta	Skylark Mansions Pvt. Ltd.	Mar-14	2 Bhk-53 lacs, 3 Bhk-71 lacs	4,650	208	30%
	Square	SLS Developers	Dec-13	2 Bhk-40-43 lacs	3,400	248	14%
	Endeavour	SMR Developers Pvt. Ltd.	Dec-14	46.2 lacs	3,800	189	11%
	Vinay Galaxy	SMR Builders Pvt. Ltd.	Jun-12	3 Bhk-69 lacs	4,000	314	3%
	Habitech	Sobha Developers Ltd.	Mar-16	2 Bhk-88 lacs-1.10 Cr, 3 Bhk-1.11 Cr-1.61 Cr, 4 Bhk Duplex pent house-2.46 Cr-2.54 Cr	5,023	318	45%
	Sonestov Meadows	Nirman Sonestaa Builders	Jun-13	3 Bhk-42.9 lacs	3,300	400	13%
	Times Square	Splendid Constructions	Dec-13	1 Bhk 18 lacs	4,000	165	1%
	Sawan Mtb	SUMADHURA CONSTRUCTIONS	Apr-13	2 Bhk-43 lacs, 3 Bhk-53 lacs	3,800	224	12%
	Srinivasam	SUMADHURA CONSTRUCTIONS	Dec-14	46 lacs	3,725	230	90%
	Trifecta Esplanade	Ecstasy Projects Pvt Ltd (old name is Adithya construction)	Dec-13	38 lacs - 49.33 lacs	2,900	426	62%
	Elixir	VijayaSri Green Homes	Dec-13	2 Bhk-38 lacs, 3 Bhk-46 lacs	3,299	171	13%
	Vogue Residences	SJR Prime Corp	Dec-14	3 Bhk 88 lacs	4,190	224	95%

Bangalore - North West

Locations	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Allalasandra	Ananya	Mugdha Developers	Dec-12	1.25 Cr	5,600	40	5%
	Waterfront	Skyline Constructions & Housing Pvt. Ltd.	May-13	2 Bhk-38 lacs, 3 Bhk-50 lacs	3,500	100	8%
Devanahalli	Orchards	Brigade Enterprises Ltd.	Jun-14	60-71 lacs	3,000	526	4%
	Upscale The Villas	Hiranandani Upscale	Dec-15	1.33 Cr	3,925	2000	70%
	Broxia	Hoysala Projects Pvt. Ltd.	Dec-12	42 lacs	2,650	115	3%
	Corpus	Hoysala Projects Pvt. Ltd.	Dec-12	38 lacs	2,990	40	25%
	Urbana Auqa	Ozone Group (Bangalore)	Dec-14	2 Bhk-29.5 lacs, 3 Bhk-38 lacs	2,990	312	68%
Doddaballapur	Welworth City	Provident Group	Dec-14	2 Bhk-23.5 lacs, 3 Bhk-22 lacs	2,300	3350	55%
	Suhaana	Shriram Properties Pvt. Ltd.	Jun-14	57 lacs	3,850	386	40%
	Orchid	Vajram Group	Jan-13	3 Bhk-88 lacs	3,750	64	16%
	Bliss	Vrindavan Shelters Private Limited	Dec-13	2 Bhk-29 lacs, 3 Bhk-37 lacs	2,200	64	47%
Jalahalli	Casa Serene	Pratham Constructions	Dec-12	70 - 80 lacs	4,100	140	9%

	Splendor	DS - Max Properties Pvt. Ltd.	Dec-14	33 lacs	2,700	81	21%
	Kensington Gardens	Prestige Estates Projects (P) Ltd.	Dec-12	77 lacs	4,000	420	3%
	Prince Town	Kumar Properties	Dec-13	2 Bhk-27 lacs, 3 Bhk-36 lacs	3,500	714	40%
	sameeksha	Shriram Properties Pvt. Ltd.	Dec-15	2 Bhk-26 lacs, 3 Bhk-37 lacs	2,850	832	93%
	Elite	Sobha Developers Ltd.	Dec-13	3 Bhk 83 - 96 lacs	3,975	160	34%
Kempapura Layout	Platinum	Godrej Properties Bangalore	Dec-14	2 Bhk-1.9 Cr, 3 Bhk-2.4 Cr	6,750	135	65%
	Jharoka - II	Rohan Builders (I) Pvt. Ltd.	Dec-13	2 Bhk-48 lacs, 3 Bhk-64 lacs, 4 Bhk-96lacs	4,000	260	27%
Malleshwaram	Luxuria	Satva Group	Jul-14	1.85 Cr to 3.51 Cr	8,340	197	50%
R.T. Nagar	Tropical Tree	HM Group	Dec-12	1.68 Cr	7,000	74	34%
	Sunshine	Siroya Properties & Holding	Dec-12	3 Bhk-53 lacs	4,290	423	1%
Rajajinagar	One Bangalore West	Phoenix Mills	Mar-12	1.2 Cr	8,400	400	25%
	Povillion	Pride & Expert Group	Dec-12	95 lacs	6,000	64	3%
RMV II Stage Extension	Atria Platina	Puravankara Projects Limited	Apr-13	1.4 Cr	6,790	70	81%
Sahakara Nagar	Pyramid	Alpine Housing Development Co. Ltd.	Jun-13	2 Bhk-55 lacs, 3 Bhk-72 lacs	4,300	500	3%
	Center Park	Fortuna Projects	Jul-13	2 Bhk-49 lacs, 3 Bhk-57 lacs	4,100	221	30%
	Ace	Hoysala Projects Pvt. Ltd.	Dec-15	90 lacs	5,525	103	50%
Vidyaranyapura	Dreamz	Landmark Homes	Dec-15	28 lacs	2,600	320	88%
	Enclave	Mars Builders Bangalore	Nov-12	3 Bhk 1475 47.2 lacs	3,200	72	11%
Yelahanka	Patios	Arun Shelters Pvt. Ltd.	Dec-15	45 lacs	3,000	248	6%
	Crest	Canopy Dwellings Pvt. Ltd.	Dec-14	65 lacs	4,250	308	75%
	Saras	Century Group	Dec-14	2 Bhk 33.85 lacs 3 Bhk 54.72 lacs	3,200	61	66%
	Sheltons	Krishna Enterprises	Nov-14	54.5 lacs-1.9 Cr	4,150	286	38%
	Ariston	Legacy Group	Apr-14	1.01 Cr	4,000	58	21%
	Estilo	Legacy Group	May-14	3 Bhk-96 lacs, 4 Bhk-1.24 Cr	5,000	58	26%
	Clover	Mahaveer Group	Dec-13	2 Bhk-33.18 lacs, 3 Bhk-35.2 lacs	2,500	85	38%
	Nagarjuna Meadows Phase - II	NCC Urban Infrastructure Ltd.	Jul-14	2 Bhk- 50 lacs, 3 Bhk-56 lacs	3,992	522	52%
	Aries	Narayan Enterprises	Aug-13	2 Bhk-42 lacs, 3 Bhk-52 lacs	3,600	182	18%
	Columbus Square	Nitesh Estates	Dec-13	2 Bhk-72 lacs, 3 Bhk-86 lacs	4,600	390	64%
	Venezia	Puravankara Projects Limited	Mar-13	2 Bhk-54 lacs, 3 Bhk-66 lacs 4 Bhk 83-84 lacs	4,200	1322	4%
	Banksia	Pyramid Builders & Developers	Dec-13	19.77 lacs	3,000	144	10%
	Jasmine Terrace	Radiant Structures Pvt. Ltd.	May-13	2 Bhk 46 lacs	3,200	196	27%
	One North	Ramky Group	Dec-14	2 Bhk-32 lacs, 3 Bhk-40 lacs	3,000	674	50%
	Galleria Residences	RMZ Corp	Mar-14	85 lacs	6,600	322	41%
	Silver Nest	DS - Max Properties Pvt. Ltd.	Oct-13	2 Bhk-29 lacs, 3 Bhk-44 lacs	2,960	85	5%

	Celadon	Value Design Build	Jun-12	53 lacs	3,595	194	5%
Yeshwanthpur	Golden Grand	Golden Gate Properties Ltd.	Mar-12	2 Bhk-71 lacs, 3 Bhk-93 lacs	5,100	520	4%
	Cedar	Mahaveer Reddy Structures Pvt.Ltd	Jun-14	2 Bhk-23 lacs, 3 Bhk-29 lacs	2,250	164	50%
	Desire	Mahaveer Group - Reddy Structures Pvt. Ltd.	Jun-13	2 Bhk-20-24 lacs, 3 Bhk-27-29 lacs	2,250	160	46%
	Shanthi Nivas	RNS Infrastructure Limited	Dec-14	1.29 Cr	3,450	304	13%
	Aspire	Sobha Developers Ltd.	Dec-13	3 Bhk 75 to 77 lacs	3,875	192	11%
	Nakshatra	Vaishnavi Group	Apr-13	77 lacs	4,690	400	3%

Bangalore - South East

Locations	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Bannerghatta Road	Ananda Valmark	Valmark Developers	May-13	2 Bhk-44 lacs, 3 Bhk-57 lacs	4,050	150	20%
	Aspen woods	Innovative Infra Projects	Dec-13	49 lacs	3,600	224	18%
	Ashirwad	Maangalya Developers	Mar-13	2 Bhk-61 lacs, 3 Bhk-83 lacs	3,475	185	35%
	Laurel	Mahaveer Group - Reddy Structures Pvt. Ltd.	Dec-15	2 Bhk 53 lacs	3,650	160	19%
	Pinnacle	Mantri Group	Jul-15	2.27 Cr-3.34 Cr	7,490	144	30%
	Hyde Park	Nitesh Estates	Mar-13	2 Bhk-43 lacs	4,500	537	24%
	Pilatus	Paramount Properties	Dec-12	60-75 lacs	4,200	304	23%
	Raj Lakeview Phase II	Sun Builders	Mar-14	3 Bhk-1.2 Cr, 4 Bhk-1.65 Cr	5,500	176	60%
	Aristos	Raja Housing Ltd.	Mar-13	2 Bhk-47 lacs, 3 Bhk-61 lacs	3,800	312	59%
	Rhythm	Mahaveer Reddy Structures Pvt.Ltd	Feb-14	32 lacs	2,900	52	4%
	Vinay Meenakshi	SMR Holdings	Nov-13	2 Bhk-33 lacs, 3 Bhk-47 lacs	3,100	91	73%
	Vivarta Maagan	DAYA M K Developer Ltd.	Dec-12	57 lacs	3,800	160	11%
Begur Road	Aratt Vivera	Arattukulam Developers	Jan-14	33 lacs	2,500	256	9%
	Queens Pride	GR Developers	Nov-13	46.77 lacs	2,900	120	13%
	Rhyolite	Mahaveer Group	Dec-13	2 Bhk-38 lacs, 3 Bhk-47 lacs	3,500	255	9%
	RESHAN	Radiant Structures Pvt. Ltd.	Dec-13	2 Bhk 33 lacs 3 Bhk 41 lacs	2,800	100	25%
	Shine	Radiant Group	Dec-12	2 Bhk-37.7 lacs, 3 Bhk-42.4 lacs	2,800	164	3%
	Raj Serenity	SNN Builders Pvt. Ltd.	Dec-14	2 Bhk-32 lacs, 3 Bhk-59 lacs	3,600	1800	56%
	Stone Creek	SRR Homes	Dec-13	2 Bhk-44 lacs, 3 Bhk-56 lacs	3,500	60	43%
Bellandur	Sai Kutir	Apurva Raju Homes Development Pvt.Ltd	Mar-13	42 lacs	3,000	15	100%
	Cape Cod	Nitesh Estates	Dec-14	80 lacs	5,300	417	30%
	Infiniti	Century Enterprises	Dec-15	2 Bhk-51 lacs, 3 Bhk-67 lacs	4,550	0	100%
	Vista Lagos	Bhoomika Infrabuild Pvt.Ltd	Jan-13	2 Bhk -53 -62 lacs 3 Bhk - 64 lacs	3,600	46	41%
Chandrapura - Anekal Road	Vaibhav	Vbhc	Mar-13	2 Bhk-14 lacs, 3 Bhk-21 lacs	2,300	1840	24%
Electronic City	Infinity	Ajmera Housing Corporation (Bangalore)	Dec-13	2 Bhk-67 lacs	3,850	1200	15%
	Alta - Vista	Shanders Group	Oct-12	2 Bhk-72 lacs	4,000	196	10%

	Aratt Felicita	Arattukulam Developers	Oct-13	41 lacs incl. registration	2,850	254	4%
	Aratt Riqueza	Arattukulam Developers	Oct-14	2 Bhk-48 lacs, 3 Bhk- 58 lacs	2,800	224	77%
	Aspire	Esteem Group	Sep-15	2 Bhk-35-45 lacs, 3 Bhk-52-59.5 lacs	3,500	120	100%
	Placid	Asset Builders	Dec-12	22 lacs	2,300	88	20%
	Commune 1	Commune Properties India Pvt Ltd	Dec-14	1 Bhk-22.2 lacs 2 Bhk-28.9 lacs 3 Bhk-42.41 lacs	2,400	380	93%
	Cuppertino	Concorde Group	Mar-13	3 Bhk-1.2 Cr, 4bhk-2.3 Cr	5,500	182	8%
	South Scape	Concorde Group	Jun-12	2 Bhk-31 lacs, 3 Bhk-41 lacs	3,175	129	2%
	E-City Elegance	CVK Infratech Pvt. Ltd.	Mar-14	42 lacs	3,500	126	20%
	Elixir	Daady's Builders Pvt. Ltd.	Mar-12	3 Bhk-50 lacs	2,500	279	7%
	E City	Godrej Properties	Mar-15	38 lacs	3,350	750	74%
	Elena	Mahendra homes	Dec-13	2 Bhk 48 lacs 3 Bhk 59 lacs	3,200	77	52%
	Fiesta Homes	SJR Prime Corp	Jun-14	1 Bhk-17.98 lacs, 2 Bhk-29.88 lacs, 3 Bhk-37-41 lacs	3,350	380	80%
	City	Foyer Group	Mar-13	2 Bhk-24-29 lacs 3 Bhk-34 lacs	2,500	164	18%
	Shruthi Nivas	G.R.Construction	Dec-12	2 Bhk-34 lacs 3 Bhk-37.7 lacs	2,900	40	8%
	Ganga Vertica	Goel Ganga Group	Dec-12	2 Bhk-58 lacs, 3 Bhk-68 lacs	3,850	298	3%
	Eco City	Kotaria Buildtech Pvt. Ltd.	Jan-13	1 Bhk-11 lacs, 2 Bhk-17 lacs	2,100	176	2%
	Brundhavan	Mayur House (Mayur Group)	Jul-14	2 Bhk-25-26 lacs	2,400	256	31%
	Prime City Phase - I	Prime Estate	Apr-13	2 Bhk 38 lacs	2,600	392	30%
	Homes	Sai Sreenivasa Builders & Developers	Mar-12	32 lacs	2,600	30	3%
	Srinivasa Enclave	Sai Pujitha Constructions	Feb-13	2 Bhk-14-18 lacs	2,600	112	38%
	Signia	Shriram Properties Pvt. Ltd.	Mar-15	1 Bhk 24 lac 2 Bhk 63.58 lacs - 1.43 Cr	3,700	608	35%
	SUMMIT	Shriram Properties Pvt. Ltd.	yet to launch	16.77 Lacs - 39 lacs	2,750	900	100%
	Trillium	SJR Group	Mar-14	2 Bhk 46 lac 3 Bhk 67 lac	3,590	340	13%
	Aster	SK Projects	Dec-13	2 Bhk-28 lacs	2,650	108	30%
	Smondo 2.0 Neotown	Patel Realty	Dec-14	2 Bhk 31.63 lacs- 71.07 lacs	3,575	600	3%
	Smondo 3.0 Neotown	Patel Realty	Dec-14	2 Bhk 37-44 lacs	3,500	600	5%
	Raj Neeladri	SNN Builders Pvt. Ltd.	Dec-14	2 Bhk 48 lacs	3,500	103	66%
	Town Ville Neotown	Patel Realty	Dec-14	1 Bhk-30 lacs,2 Bhk- 46-47 lacs,3 Bhk-65- 1.7 Cr, 4 Bhk-1.89Cr	4,500	120	33%
	Uniworld Resorts	Unitech Limited	Dec-14	3 Bhk-88 lacs 4 Bhk-1.37 Cr	3,600	600	88%
	Rainbow	Vasavi Constructions & Developers	Dec-13	2 Bhk-20 lacs	2,350	52	21%
	Embassy	Vintage Shelters	Jun-12	42 lacs	3,000	88	9%
	Nest	VRR Builders	Apr-15	35.10 lacs- 48.15 lacs	3,000	250	98%
Harlur Road	Ultima	DSR Infrastructure Pvt. Ltd.	Oct-13	3 Bhk-62 lacs	3,500	166	56%

	Ferns Residency	Prestige Estates Projects (P) Ltd.	Dec-16	94 Lacs	5,000	814	98%
	Sai Poorna Luxuria	Srinivasa Developers	Dec-14	56 Lacs	3,600	168	91%
	Sai Poorna Premier	Srinivasa Developers	Dec-14	2 Bhk is Rs. 64.79 lacs onwards 3 Bhk is Rs. 72.07 lacs onwards	3,800	228	44%
	Eternia	Sobha Developers Ltd.	Dec-16	3 Bhk-1.27-1.70 Cr	5,750	107	61%
Hosa Road	Symphony	HM Group	Mar-12	2 Bhk-67 lacs,3 Bhk-95 lacs	5,200	300	24%
Hosur Road	Amity	Aakruti Concepts Pvt. Ltd.	Dec-13	2 Bhk -30.65 lacs-42.58 lacs,3 Bhk-44.26 lacs-49.38lacs	2,475	284	44%
	Aqua Heights	Pramuk Infracon	Dec-14	2 Bhk-47 lacs,3 Bhk-57 lacs	3,600	269	39%
	Dwellington	Shanders Group	Dec-15	2 Bhk-24 lacs,3 Bhk-42 lacs	2,600	406	80%
	Golden City	G.K. Shelter	Dec-14	2 Bhk-44 lacs	3,500	144	72%
	Royal Palm	Keerthi Estates Pvt. Ltd.	Dec-14	55 lacs	3,320	360	77%
	Brindavan Palms	Madhavaram Constructions	Apr-13	2 Bhk-42 lacs,3 Bhk-45 lacs	2,900	210	29%
	Platina	MJR Builders Private Limited	Jun-14	2 Bhk-45.8 lacs	3,500	281	25%
	Sarovana	Nisarga Builders	Mar-13	2 Bhk-19 lacs,3 Bhk-31 lacs	2,250	252	60%
	Maitri	Paras Group	Oct-14	2 Bhk-27 lacs,3 Bhk-28 lacs	2,400	192	29%
	Pristine	Pride & Expert Group	Mar-14	2 Bhk-30 lacs,3 Bhk-37 lacs	2,600	349	17%
	Greenage	Satva Group	Jun-13	2 Bhk-65 lacs,3 Bhk-77 lacs	5,300	1676	26%
	Aster	Shri Diya Projects (P) Ltd	Dec-13	27 lacs	2,200	80	50%
	Amuulya	Suavity Projects	Oct-12	2 Bhk 27 lacs	2,300	120	2%
	Chalet	Vmaks Builders Pvt. Ltd.	Jan-13	2 Bhk-30 lacs, 3 Bhk-42 lacs	2,450	112	22%
HSR Layout	27 Park Avenue	Assetz Homes	Dec-13	5.5 Cr	8,740	19	37%
	Rainbow Heights	DSR Infrastructure Pvt. Ltd.	Mar-12	2 Bhk-60 lacs	4,400	266	2%
	Evergreens	Ozone Group (Bangalore)	Dec-12	2 Bhk-40 lacs	4,190	912	1%
	Timber Leaf	Innovative Constructions Bangalore	Dec-13	2 Bhk-35 lacs	2,700	64	11%
Jigani	Horizon	Pride Group	NA	1 Bhk-11 lacs, 2 Bhk-18 lacs	2,100	132	17%
	Thyme Park	IVR Prime Developer	Mar-12	2 Bhk-33 lacs, 3 Bhk-47 lacs	2,400	452	13%
Koramangala	Pristine	Embassy Group	Jun-15	3 Bhk-1.6 Cr-3.34 Cr	6,200	424	50%
	Royale	Esteem Group	Mar-12	2 Bhk-93 lacs, 3 Bhk-1.56 Cr	6,000	170	5%
	Splender - 2	Esteem Group	Sep-14	2 Bhk-78 lacs, 3 Bhk-1.15 Cr	7,000	50	100%
	Wild Grass	Pioneer Shelters	Dec-12	1 Cr	5,250	37	19%
Marathahalli	Amara Courtyard	Abhinav Projects	Jul-13	70 lacs	4,100	96	14%
	Blossom	Kethana Eternal Projects	Sep-13	2 Bhk-48 lacs, 3 Bhk-60 lacs	3,800	130	9%
	Elixir	Adithya Constructions	Mar-13	33 lacs	3,900	90	61%
	Espana	Mantri Developers Pvt. Ltd.	Apr-13	3 Bhk-2 Cr	5,690	339	24%
	Mayfair	Srivathsa Constructions Pvt. Ltd.	Dec-13	2 Bhk-55-69 lacs	3,750	140	11%

	Pal Mera	Sraddha Builders	Dec-13	2 Bhk-50 lacs, 3 Bhk-58 lacs	4,200	205	1%
	Amrit	Samhita Constructions (Samhita Builders Pvt. Ltd.)	Mar-13	44 lacs	3,100	48	31%
	Shilpitha Splendour Annex	Maithri Developers	Sep-14	40.3 lacs	3,750	177	14%
	Avalon	SJR Group	Dec-13	3 Bhk 70 lacs	3,990	386	8%
	Unity	SJR Group	Jan-13	2 Bhk-26-27 lacs, 3 Bhk-35 lacs	4,190	437	1%
	The Pavilion	SJR Prime Corp	Jun-13	3 Bhk-80 lacs	4,690	74	82%
	Winston	Saveria Builders & Developers	Mar-13	2 Bhk-42 lacs, 3 Bhk-62 lacs	3,700	56	13%
Sarjapur Road	Bhuvana Greens	Prisha Properties India Pvt.Ltd	Dec-13	2 Bhk-52 lacs, 3 Bhk-78 lacs	3,900	220	5%
	Green Woods	BM Developers	Sep-13	2 Bhk-36 lacs	2,950	50	34%
	Leo	Confident Group	Dec-14	3 Bhk-65-85 lacs	4,200	243	8%
	Domicilia	Marvel Infrabuild Pvt.Ltd	Mar-13	69 lacs	4,000	64	3%
	Woodwinds	DSR Infrastructure Pvt. Ltd.	Mar-14	69 lacs	4,290	256	59%
	Sagar Nivas	G.R.Construction	Dec-13	2 Bhk-44 lacs, 3 Bhk-51 lacs	3,000	242	48%
	County	Heritage Homes	May-13	3 Bhk-51 lacs, 4Bhk-93 lacs	3,400	326	11%
	Dhavala	Krishvi Projects Pvt. Ltd.	Dec-14	2 Bhk-52 lacs,3 Bhk-66lacs,4 Bhk-90 lacs	4,500	185	86%
	Quartz 5	Kristal Group	Dec-14	40 lacs -55 lacs	3,000	32	75%
	Selenite	Kristal Group	Dec-14	2 Bhk 37.77 lacs 3 BHK 50.39 lacs	3,100	60	62%
	Lake View Homes	Aesthetic Group	Oct-12	2 Bhk 52 lacs 3 Bhk 66 lacs	3,300	36	11%
	jardin	Mana Projects	Dec-14	50 lacs	3,900	140	43%
	Seldon	Mana Projects	Mar-13	2 Bhk-39-55 lacs, 3 Bhk-65-78 lacs	3,675	70	6%
	Premero	Sunil Mantri Group	Sep-13	2 Bhk-62-65 lacs, 3 Bhk-85-1 Cr	4,500	253	18%
	Daffodils	Mayur House (Mayur Group)	Dec-13	2 Bhk-24 lacs, 3 Bhk-30 lacs	2,500	96	10%
	Mulberry Woods	Saran Developers & Infrastructure (I) Pvt Ltd.	Dec-13	1.5 Cr	3,950	108	44%
	Parkway Homes	SJR Prime Corp	Dec-15	1 Bhk-20 lacs, 2 Bhk-30-39 lacs, 3 Bhk-46-57 lacs	3,195	800	90%
	Pinnacles	Peninsula Infra Developments Pvt. Ltd	Dec-14	2 Bhk-24.5 - 26 lacs, 3 Bhk-34 lacs	2,000	208	62%
	Phoenix	Confident Group	Mar-13	3 Bhk-48-80 lacs	3,900	198	7%
	Sunnyside	Prestige Estates Projects (P) Ltd.	Dec-14	2 Bhk-64 lacs,3 Bhk-87-1.5 Cr, 4 Bhk-1.2 Cr	5,250	395	9%
	Pueblo	LGCL Pvt. Ltd.	yet to launch	3 Bhk-1.32 Cr	5,750	59	59%
	Navarathna	Puja Megastructures Pvt.Ltd	Mar-13	2 Bhk-42 lacs, 3 Bhk-50 lacs	3,700	135	47%
	Skywood	Puravankara Projects Limited	Jun-14	2 Bhk 81.81 - 89.02 lacs	4,500	730	14%
	Whitehall	Puravankara Projects Limited	Dec-15	1.12 Cr	5,950	192	95%
	Regent Park	SJR Prime Corp	Jun-16	52 lacs	3,590	1250	98%
	Roots	S.R.R. Homes	Mar-14	3 Bhk-75 lacs-1.2 Cr	4,000	84	43%
	Sai Poorna High - End	Srinivasa Developers	Mar-13	66 lacs	3,800	85	32%

	Callipolis	Saket Group	Mar-14	2 Bhk-70 lacs, 3 Bhk-85-1.12 Cr	4,500	204	25%
	Samethana Lake Front	SPL Housing Pvt. Ltd.	Oct-13	26-46 lacs	3,250	198	51%
	Sunshine	Samruddhi Group	Mar-15	2 Bhk 62 lacs	3,690	80	25%
	Senorita	Satva Group	Mar-15	89 lacs	5,290	350	6%
	Smrithi	Shriram Properties Pvt. Ltd.	Dec-14	28 lacs- 41 lacs	2,550	1278	40%
	Celestica	SJR Group	Aug-13	2 Bhk-60-64 lacs, 3 Bhk-75-78 lacs	4,890	207	24%
	PADDINGTON	SJR Group	Dec-15	62.62 lacs	4,490	256	61%
	Sky	Skanda Buildtech	Mar-13	3 Bhk-72 lacs	4,500	72	11%
	Marvella	Sobha Developers Ltd.	Sep-15	3 Bhk-1.25 -1.62 Cr 4 Bhk 2.99 -3.03 Cr	5,534	86	56%
	Swastika Phase 1 2 3	Sowparnika Projects	Oct-13	2 Bhk - 24 lacs	2,100	210	12%
	Sree Swarna Heights	Aesthetic Group	Nov-12	2 Bhk-45-50 lacs	3,150	36	28%
	Sukhshanti	Jain Farms Pvt. Ltd.	Oct-12	1 Bhk - 17.75 lacs	2,800	58	52%
	Parkwood	Vars Builders Pvt.Ltd	Jul-14	2 Bhk-45 lacs, 3 Bhk-56 lacs	3,400	220	80%
	Reserve	Vaswani Group	Dec-14	3 Bhk-1.1 Cr	4,990	236	21%
Varthur Road	JK Apartments	Aashish Developer & Builders	Dec-13	2 Bhk-47.5 lacs, 3 Bhk-58 lacs	3,150	216	23%
	BM Homes	BM Developers	Dec-13	2 Bhk-39 lacs	3,250	80	13%
	Gardenia	Keerthi Estates Pvt.Ltd (Bangalore)	Dec-13	2 Bhk-55 lacs, 3 Bhk-68 lacs	3,600	300	1%
	Rainbow MTB	Samhita Constructions (Samhita Builders Pvt. Ltd.)	Oct-12	2 Bhk-55 lacs, 3 Bhk-58 lacs	3,500	318	3%
	Habitat	Vishnu Developers	Dec-12	2 Bhk-31 lacs, 3 Bhk-37 lacs	3,000	88	50%

Bangalore - South West

Locations	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Banashankari	Forest View-Cedar	Sobha Developers Ltd.	Aug-16	3 Bhk-85-93 lacs	4,670	156	55%
	Forest View-Ebony	Sobha Developers Ltd.	Sep-16	3 Bhk 98 lacs- 1.19 Cr	4,913	156	30%
	Forest View-Maple	Sobha Developers Ltd.	Jan-16	3 Bhk 91 lacs- 1.1 Cr	4,630	240	33%
	Forest View-Oak	Sobha Developers Ltd.	Jan-16	3 Bhk 1.35 Cr - 1.43 Cr	5,090	152	31%
	Socrates	Suraj Group	Feb-13	3 Bhk-62 lacs	3,500	166	5%
	The Promont	Tata Housing Development Company Ltd.	May-15	3 Bhk-2.6 Cr, 4 Bhk-2.4 Cr	8,127	304	66%
Bannerghatta Road	WHITE ORCHID	Radiant Structures Pvt. Ltd.	Dec-13	2 Bhk 48.2 lacs 3 Bhk 58.4 lacs	3,699	88	89%
	Mozaria Grandeur	Sobha Developers Ltd.	Feb-16	3 Bhk 2.4 Cr - 3.68 Cr 4 Bhk 3.97 - 4.27 Cr	9,620	129	55%
J.P. Nagar	Prime Rose	Radiant Structures Pvt. Ltd.	Dec-14	2 Bhk 41 lacs 3 Bhk 59 lacs	3,199	48	8%
	Dew Flower	Sobha Developers Ltd.	Dec-14	3 Bhk-2.71 - 3.06 Cr 4 Bhk 3.79- 3.99 Cr	10,491	231	5%
	Terrace	Vaishnavi Group	Dec-15	3 Bhk-1.5Cr	6,200	249	24%
Kanakapura Road	Meadows	Brigade Enterprises Ltd.	Dec-14	1 Bhk 21 lacs 2 Bhk-27lacs,3 Bhk-32 lacs	2,940	1850	60%
	OMEGA	Brigade Enterprises Ltd.	Dec-14	2 Bhk -74.8 lacs 3 Bhk -91 lacs	4,390	520	90%
	CENTRAL	Century Group	Jun-15	2 Bhk 65 lacs 3 Bhk 80 lacs	4,650	139	53%

	Exaltus	Skyline Constructions & Housing Pvt. Ltd.	Oct-14	2 Bhk-40 lacs, 3 Bhk-53-55 lacs	2,950	310	70%
	Villas	Home Land Builders & Developers	Mar-14	2 Bhk-49 lacs,3 Bhk-62lacs,4 Bhk-71 lacs	4,300	95	77%
	Royale	Mantri Realty Enterprise	Oct-13	2 Bhk-48 lacs, 3 Bhk-53 lacs	3,750	200	30%
	Serenity	Mantri Group	Dec-15	66.31 lacs	4,690	1000	80%
	Caesar's Palace	Nitesh Estates	Mar-14	2 Bhk-56 lacs, 4 Bhk-1.13 Cr	4,750	516	56%
	Iris	Oceanus Group	Dec-15	2 Bhk-42 lacs, 3 Bhk-64 lacs	3,590	150	60%
	Highlands	Puravankara Projects Limited	Sep-12	58 lacs	3,490	1589	60%
	Surabhi	Shriram Properties Pvt. Ltd.	Sep-12	2 Bhk-19 lacs	2,800	552	5%
	The Magic Faraway Tree	Total Environment Building Systems Pvt. Ltd.	Dec-14	3 Bhk-2.5 Cr	7,140	74	46%
Kengeri	Willow Annexe	Mahaveer Group - Reddy Structures Pvt. Ltd.	Sep-13	2 Bhk-24 lacs, 3 Bhk-32 lacs	2,400	88	26%
Mysore Road	Olympia	Gopalan Enterprises	yet to launch	84 lacs	4,200	1500	100%
	Melody	Satva Group	Mar-13	66 lacs	4,290	308	8%
	Karel	Radiant Group	Oct-13	2 Bhk-30 lacs, 3 Bhk-44 lacs	3,399	160	16%
	Vachan	Vmaks Builders Pvt. Ltd.	Dec-13	3 Bhk-90 lacs	4,000	15	67%
Rajarajeshwari Nagar	Indus phase 2	Century Group	Dec-14	61 lacs	3,600	224	84%
	Arcade - II	Deccan Group	Dec-13	2 Bhk-36.25 lacs, 3 Bhk-48 lacs	3,500	108	17%
Uttarahalli	Swadesh	Jain Housing & Constructions Ltd.	Mar-13	2 Bhk-42 lacs, 3 Bhk-57 lacs	3,595	100	40%
	Lake	Mahaveer Reddy Structures Pvt.Ltd	Dec-14	2 Bhk-23.7 lacs	2,500	282	43%
	Springfields	Pride Group	Sep-14	2 Bhk-32 lacs, 3 Bhk-44 lacs	3,500	456	12%

Row House Developments

Location	Project	Builder	Possession date	Budget	Price INR	Sum Units	Unsold %
Indiranagar	Luminaire	LGCL Pvt. Ltd.	Mar-13	2.42 -3.35 Cr	8,500	72	63%
Brookefields	Urban Woods	Gopalan Enterprises	Apr-13	1.5 Cr	4,300	60	50%
Hennur Road	Serene Woods	Ramky	Dec-14	1.32 Cr	6,500	61	97%
Rajankunte	Jirah Serenity	Gritz Horizone	Jun-14	3 Bhk-2.1 Cr	4,670	102	54%
Yelahanka	Garden Bay	Prestige Estates Projects (P) Ltd.	Dec-14	84 lacs	3,950	184	71%
Electronic City	Crystal Cove	SJR Prime Corp	Dec-13	1.5-2.5 Cr	3,500	80	50%
Sarjapur Road	SUNSHINE	Aesthetic Constructions	Dec-13	95 lacs	3,900	62	60%
	Amtheyst	Kristal Group	yet to launch	1.37- 1.5 Cr	6,230	36	100%
	Spring Ville	Citrus Properties Pvt.Ltd	Jan-13	1.3 Cr	3,200	67	6%
	Orchids	Vaishnavi Group	Mar-13	1.44 Cr	4,590	108	68%
Kengeri	Malhar	Good Earth	Dec-14	3 Bhk-1.2 Cr	4,500	70	7%

Villa and Villaments

Bangalore - North East							
Location	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Banasawadi	North Wood	Krishna Enterprises	Feb-12	2.25 Cr	4150	72	89%
Hennur Road	Beautiful World	LGCL Pvt. Ltd.	Jun-13	1.95 Cr- 2.08 Cr	6850	29	21%
	One Street	LGCL Pvt. Ltd.	Dec-13	3 Bhk-1.06 Cr	5250	32	41%
Hoskote	Glen Wood	Prestige Estates Projects (P) Ltd.	Jun-15	1.6 Cr - 1.8 Cr	5250	75	51%
K.R. Puram	enclave	Hebron Developers	Apr-14	4.75 Cr	9100	72	44%
Old Airport Road	77 East (Villa)	DivyaSree	Jun-14	5.5 Cr - 10 Cr	6720	77	61%
	Grove	Embassy Group	yet to launch	6 Cr	12000	106	100%
Whitefield	Serenity	Adarsh Group	Dec-12	1.8 Cr	6900	171	53%
	Expansia	Arvind Infrastructure	Sep-15	1.11 Cr Apts. 1.92 Cr	4250	46	46%
	Samarpan	Chaithanya Projects Pvt. Ltd.	Dec-12	2.45 Cr	10670	121	22%
	Aster	Habitat Venture Properties	Dec-14	5.32 Cr	4725	150	60%
	Crest	Habitat Venture Properties	Dec-13	3 Bhk 1.5 Cr, 4 Bhk-1.5 Cr	4150	150	43%
	Mayberry - II	Prestige Estates Projects (P) Ltd.	Dec-15	2.0 Cr onwards	7500	126	54%
	White Meadows	Prestige Estates Projects (P) Ltd.	Dec-14	6 Cr	8000	282	32%
	Silver Oak	Prestige Estates Projects (P) Ltd.	Dec-14	2.5 Cr onwards	6900	60	58%
	Skylark Arcadia 2	Skylark Mansions Pvt. Ltd.	Jan-15	2.04 Cr onwards	6250	114	82%
	Villa Grande	Sterling Urban Developments	Dec-13	3 Bhk-2.71 Cr, 4 Bhk-3.9 Cr	7425	260	59%
	Maitri	Sycon Constructions	Dec-14	2.4 Cr	6000	65	62%
	Willow Farm	Value Design Build	Dec-12	3 Bhk-2.12 Cr	7200	70	100%
Bangalore - North West							
Location	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Devanahalli	Oaktree	Brigade Enterprises Ltd.	Dec-14	NA	NA	NA	NA
	Istana	Century Group	Dec-14	4.41 Cr	7900	121	54%
	Urbana Greens	Ozone Group (Bangalore)	Oct-15	1.5 Cr	6290	44	86%
	Lifestyle	Sobha Developers Ltd.	Dec-16	3.77 -4.90 Cr, 6.31-6.69 Cr	9400	165	85%
	The Retreat	Sai Satyasai Construction	Dec-14	1.95 Cr	5200	205	3%
	The Villas - Phase I	Hiranandani Upscale	Jun-14	3 Bhk-2.2 Cr, 4 Bhk-2.4 Cr	7200	57	91%
Doddaballapur	Eden Park	Artha Property	Jun-14	27.95 lacs - 39.95 lacs	2200	225	24%
Jalahalli	Gold County	Godrej Properties Ltd.	Mar-14	2.25 Cr	5300	87	71%
Nandi Hills	Golfshire phase 1	Prestige Estates Projects (P) Ltd.	Dec-15	6.25 Cr -7.25 Cr	11000	228	70%
Yelahanka	Aranya	Unitech	yet to launch	1.3Cr-3.7Cr	4319	32	100%
	Wintersun	Century Group	Jun-14	1.25 Cr to 2.67 Cr	4200	60	27%
	BOULEVARD	Embassy Group	Jul-15	5.3 Cr to 14 Cr	12900	170	70%

	Sawaan	RMZ Corp	Dec-13	3.8- 4.60 Cr	8700	34	100%
	Villa Valley	Edifice Builders Pvt. Ltd.	May-12	1.49 Cr	3500	38	16%
	ZED Earth	Biodiversity Conservation India (BCI)	Jun-12	3 Bhk-1.5 Cr, 4 Bhk -3.5 Cr	5700	120	68%
Bangalore - South East							
Location	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Bannerghatta Road	Crosswinds	Pride & Expert Group	Jun-14	3 Bhk-1.5 Cr, 4 Bhk-1.4-1.54 Cr, 5 Bhk-2.51 Cr	3900	384	92%
Begur Road	Bella Greens	DLF Limited (DLF Building India)	Dec-15	2.86 Cr		106	95%
Chandrapura - Anekal Road	Anu Felicity	Gk Infrastructure prospects Pvt Ltd.	Sep-15	54.2 lacs to 1.19 Cr	2900	132	100%
	Aangan	Apna Sarna Developers	Dec-12	70 lacs onwards	4110	100	48%
Electronic City	ICON LAURELS	Icon Infra Shelters (I) Pvt. Ltd.	Oct-14	63 lacs -68 lacs	3333	85	71%
Gunjur	Around the Mangoes	ND Laurel Developer (p) Ltd	Dec-14	1.95 Cr	6600	165	97%
Harlur Road	Zeus	Axr	Sep-13	3 Bhk-2.72 Cr	6030	38	89%
Hosur Road	Citrine	Artha Property	Aug-13	14.95 lacs - 33.95 lacs	2280	180	75%
	Golden Pearl	Global Developers	Dec-13	3 Bhk 80 lacs, 4 Bhk-1.2 Cr	5300	191	69%
	Reviera	Artha Property	Dec-13	73 lacs - 2.21 Cr	4200	150	79%
	En - Casa	Vakil Housing Development Corporation	Dec-14	Plots-26 lacs, 2 Bhk-88-1.5 Cr	2700	401	37%
	Villa Vivianaa (old name was Eldorado by alliance)	Jain Housing & Constructions Ltd.	Nov-14	2 Bhk - 80 lacs 3 Bhk-1.4 Cr, 4 Bhk-2.3 Cr	2600	740	81%
HSR Layout	Ashlar	LGCL Pvt. Ltd.	Jun-12	3.67 Cr	10000	63	3%
	stillwaters	RBD Homes	Sep-15	1.73 Cr to 2.58 Cr	6140	199	96%
Jigani	Anugraha Green Ville	Artha Property	Sep-14	3 Bhk-47 lacs, 4 Bhk-85 lacs	3500	204	75%
	Arbors By The Lake	Arbors Developers	Mar-14	4 Bhk-1.75 Cr-3.15 Cr	4000	80	63%
	Samskruti Maurya - Phase - I	Samskruti Builders Pvt. Ltd	Oct-14	3 Bhk-77 lacs, 4 Bhk-1 Cr, 5 Bhk-3.2 Cr	4000	500	70%
Marathahalli	Summer Fields	Prestige Estates Projects (P) Ltd.	Dec-15	2.59 Cr - 3.77 Cr	10000	36	78%
	Sunrise	SLS Developers	Dec-14	3 Bhk-1.4 Cr	4300	78	15%
Sarjapur Road	Sanskriti	Aishwarya Group	Dec-14	3 Bhk-1.25 Cr, 4 Bhk-3.2 Cr	2900	170	59%
	Brick Field Gempark	Artha properties	Dec-14	52.95 lacs	3500	335	88%
	Commune	Vaishnavi Group	Dec-15	3 Bhk 2.6 Cr 4 Bhk 2.8 Cr	5990	46	100%
	Kosmos	Fortune Projects	Jun-15	3 Bhk-1.8-2.03 Cr	5000	255	75%
	Grihasta	Artha Property	Dec-13	29.95 lacs	2900	450	47%
	Urban Greens	SRR Homes	Mar-14	62 lacs Onwards	3950	178	32%
Varthur Road	Green Park Regency Phase - 2	Astro Builders & Developers	Dec-13	98 lacs	3470	90	28%

Plotted Developments

Bangalore - North East							
location	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Hoskote	Cygnus	Confident Group	Sep-12	30-40 lacs	1100	130	3%
	Parijatha Meadows	Aureate Homes	May-11	NA	1250	174	29%
	Sun City	Galaxy Projects (India) Pvt.Ltd	Aug-12	4 lacs	325	244	4%
K.R. Puram	Grand Hill Phase - II	Aishwarya Homes	Sep-12	NA	1100	400	10%
	Golden Meadows	Ombalaji Housing and Infra Private Limited	Jun-14	18-52 lacs	1800	424	47%

Bangalore - North West							
location	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Chikkaballapur	North Park	Prasanthi Group	Aug-12	8-14 lacs	750	460	30%
Devanahalli	Gold Coast	Confident Group	Dec-12	1.3Cr	3500	130	5%
	Urbana Meadows	Ozone Group (Bangalore)	Jun-14	36 lacs	2900	318	37%
	Canvas	Sobha Developers Ltd.	Dec-13	56 lacs	3200	94	31%
	The Preserve	SRR Homes	Dec-13	12-24 lacs	975	265	38%
Doddaballapur	Park Dale	Prasiddhi Group	Dec-12	NA	1300	175	5%
	Enclave	Ma Thrusri Promoters	Dec-14	48 lacs	500	200	100%
Jalahalli	Sunshine Hills	Bluejay Developers	Dec-13	27-30 lacs	2300	180	57%
Yelahanka	Eden	Century Group	Dec-13	23.99 lacs - 47.98 lacs	2000	521	27%
Yeshwanthpur	Serenity	Sneha Developers	Dec-12	42-52 lacs	3500	45	27%

Bangalore - South East							
Location	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Anekal	Royal Retreat	S.R.R. Homes	Apr-12	11 lacs	222	130	46%
Bannerghatta Road	Elmwood	Classic Property Developers	Oct-12	NA	1500	400	2%
	Grand Villa	Prasanthi Group	Jan-13	NA	1335	1000	13%
Begalur	Earth Shine	Land Star (Jain Heights & Structures Pvt Ltd)	Dec-14	NA	720	450	67%
Begur Road	Golden Valley	NBR Land Developers & Builders	Feb-14	6-10 lacs	450	324	54%
Chandrapura - Anekal Road	Hyde Park	S.R.R. Homes	NA	16.27 lacs	1085	202	95%
	Oaks - Oaks Annex	Mahaveer Group	Jul-13	NA	1000	120	30%
Electronic City	Atlantis	Arattukulam Developers	Oct-13	NA	850	30	33%
Hosur Road	Celebrity Enclave	Swarnabhoomi Developers	Dec-14	NA	499	85	82%
	Eco Vista	Greater Bangalore Estates	Mar-12	7 lacs	500	90	33%
	Golden Enclave Phase - III	Global Developers	Oct-12	21-34 lacs	1500	600	3%
	Golden Mile	Bizpro Properties Pvt.Ltd	Dec-12	11-34 lacs	625	180	56%
	Grand Icon	Icon Developers & Promoters	Sep-14	30-80 lacs	1500	330	15%
	Aquamarine	Kristal Group	Dec-14	NA	1450	69	22%
	Lake Dew	Greater Bangalore Estates	Dec-12	5-6 lacs	160	80	5%
	Mist Valley	Concorde Group	Dec-14	12-24 lacs	750	1500	20%

	Meadows	NBR Land Developers & Builders	Dec-13	6-10 lacs	425	774	11%
	Paradise Phase - II	Apna Sapna	Dec-14	NA	1300	300	33%
	Green Field	Upkar Estates	Dec-15	NA	1500	1200	6%
	Meadows	Upkar Estates	Dec-15	NA	1500	600	17%
	Spring Field	Upkar Estates	Sep-15	NA	1400	1300	15%
	Whispering Woods	Vakil Housing Development Corporation	Jul-13	40*60-39 lacs	1300	900	1%
Sarjapur Road	Bliss County	Sree Construction	Sep-13	8.3 lacs	750	195	15%
	Green Valley	NBR Land Developers & Builders	Mar-12	6-20 lacs	650	800	13%
	Pine Woods	Peninsula Infra Developments Pvt. Ltd	Oct-13	47 lacs	1200	197	29%
	Malhaar	Shriram Land Development India Pvt.Ltd	Feb-11	16-34 lacs	1500	280	32%
	Urban Habitat	Habitat Venture Properties	Jun-12	NA	950	313	13%
	Vikas Nagar	Concept City Group	Dec-13	NA	850	281	22%
Varthur Road	Lifestyle	Reliaable Developers	Nov-12	46-60 lacs	2850	76	11%

Bangalore - South West

Location	Project	Builder	Possession date	Budget	Price INR/sft	Sum Units	Unsold %
Kanakapura Road	Napa Valley	Concorde Group	Oct-12	30 lacs	2000	50	80%
	Morganite	Kristal Group	Dec-12	NA	900	286	11%
Kengeri	Golden Valley	Prisha Properties India Pvt.Ltd	Dec-12	30-48 lacs	1750	112	5%
Mysore Road	artley	Bluejay Developers	Sep-13	NA	2100	129	31%
	Eagleton - The Golf Village	Chamundeshwari Buildtech Pvt. Ltd.	Dec-13	50 lacs	2500	1500	15%
	Green Terrains	Sneha Developers	Dec-14	NA	1050	300	33%
	Terrains	Sneha Developers	Jul-13	11 lacs	990	310	30%
Rajarajeshwari Nagar	Kadamba Township	Mcb Assetz	Dec-14	4 lacs	325	2000	75%



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