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MONTHLY REALTY WATCH

WEST INDIA - APR 2016





Key Insights

- ▶ West India witnessed a decline of 24% in launches of residential units in Mar'16, as compared to previous month. Pune outperformed in West with an increase of 85% in new unit launches during the month of Mar' 16, accounting for about 60% of the combined launches of Mumbai, Ahmedabad and Pune put together. However, launches in Mumbai remained subdued for the fourth consecutive month, whereas Ahmedabad witnessed no new launches during the month
- ▶ In Pune, prices have appreciated by around 2-18% in all localities. Viman Nagar has led this surge, witnessing an average increase of 18% on a Y-o-Y basis, backed by healthy sales
- ▶ While prices in Mumbai and Pune have been stable as compared to last month of previous year, Ahmedabad has witnessed a price appreciation of 4% over the previous year

News & Deals:

- ▶ IKEA made its entry in West India by leasing a 6-acre plot from Tata Group on the outskirts of Mumbai for an estimated cost of Rs.214 Crore
- ▶ Puravankara announced plans to invest Rs.480 Crore to develop a 20 acre-residential project in Mundhwa, Pune
- ▶ Japan International Cooperation Agency (JICA) is likely provide Rs.4,870 Crore assistance for Ahmedabad Metro Rail Project
- ▶ Construction activity of the ambitious 793-Km Nagpur-Mumbai super-expressway project is set to begin by the end of this year with the aim of completing the 1st phase by Dec'19 and making it fully functional by Dec'20
- ▶ Maharashtra Government is planning to undertake massive road development projects with an estimated cost of Rs.8,000 Crore, to be completed in next 3.5 years
- ▶ The upcoming Navi Mumbai Airport, after facing several roadblocks, is now expected to be operational by 2019
- ▶ Tata Housing will invest Rs.150 Crore in a 180 units residential project in Kalyan, Mumbai



West India : Key new launches Mar'16

Mumbai

Project Name	Developer	Micro Market	Type	Launch Units	Quoted Price (Rs ./sq.ft.)
The Trees	Godrej	Vikhroli	Apartment	257	11,642
Alta Vista	Spenta	Chembur	Apartment	184	13,000
BKC Phase II	Omkar	Kurla	Apartment	168	17,218
Metro 9 Residences	Sai Morya Infra Build	Thane West	Apartment	150	10,000
Avaha	TATA	Bhiwandi	Apartment	144	6,475
Sky	Safal Group	Chembur	Apartment	35	16,500

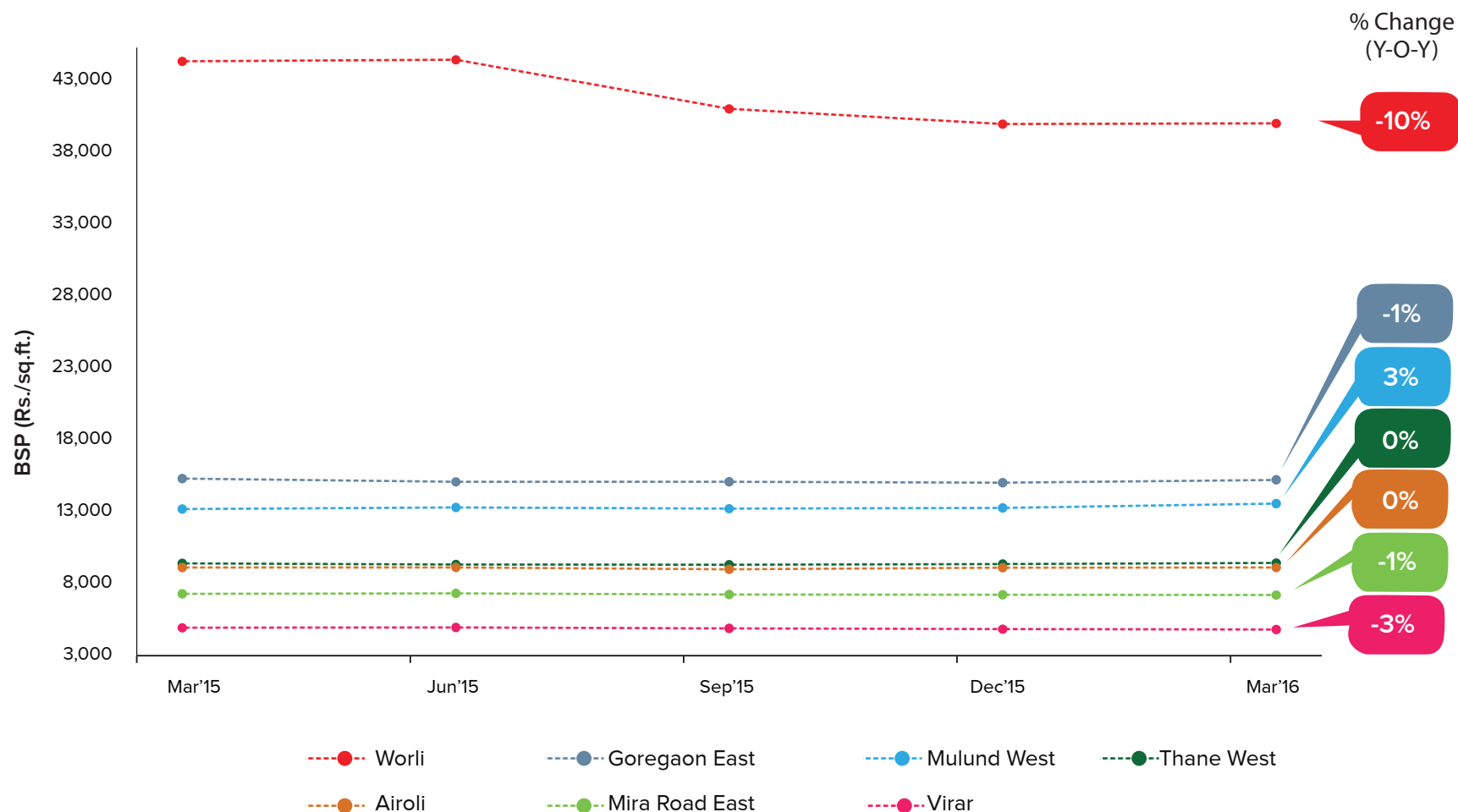
Pune

Purva Silversands	Puravankara	Mundhwa	Apartment	623	4,995
Aqua	Majestique Landmark and Mantra Properties	Phursungi	Apartment	274	3,090
Venice	Majestique Landmarks	Dhayari	Apartment	150	3,690
Raga Homes	Mahalaxmi	Chikhali	Apartment	132	4,000
Hill Shire	Guardian Developers	Wagholi	Apartment	96	4,000
Pinnacle	PGD	Mundhwa	Apartment	60	3,250



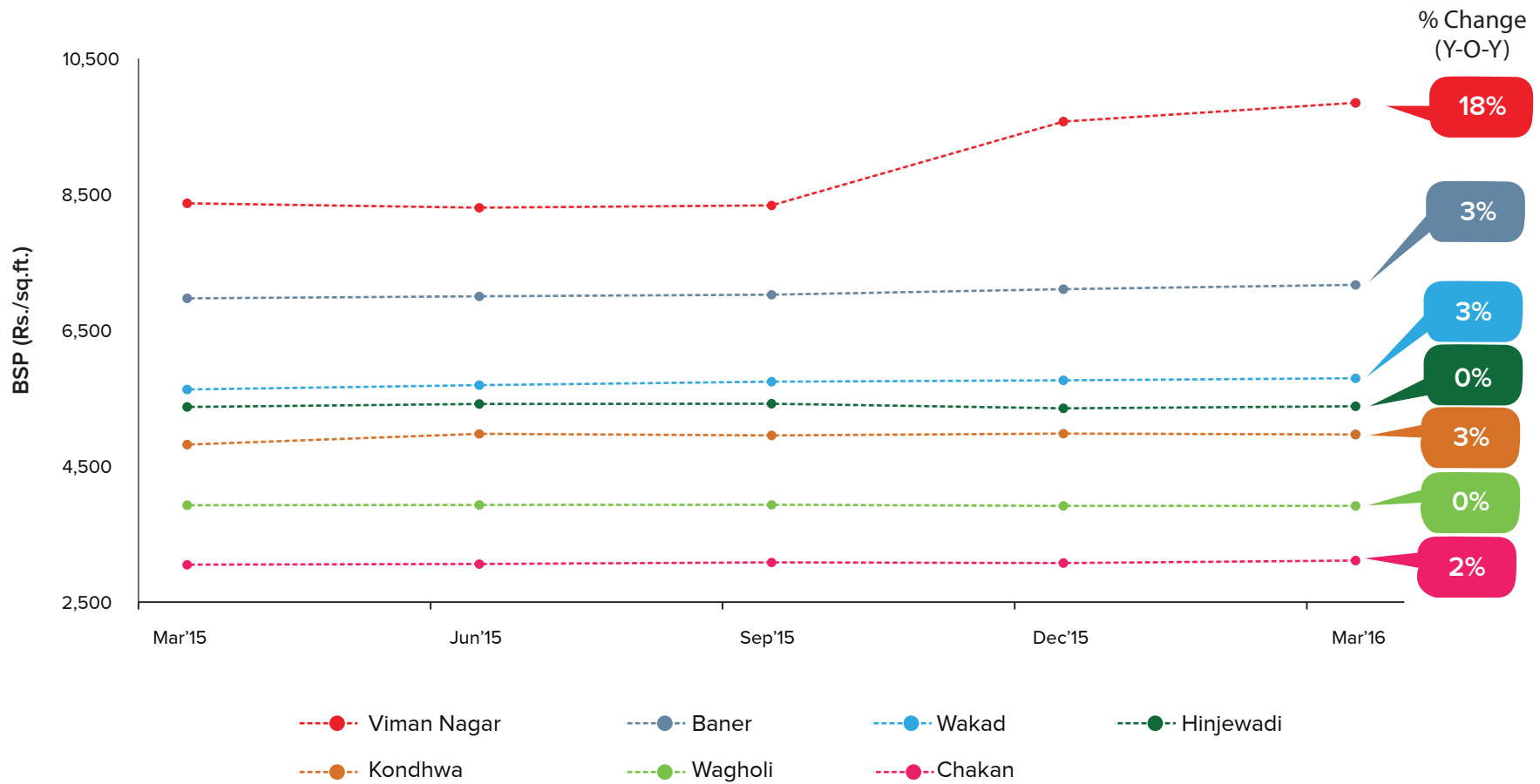
Price Trends

Key Localities in Mumbai





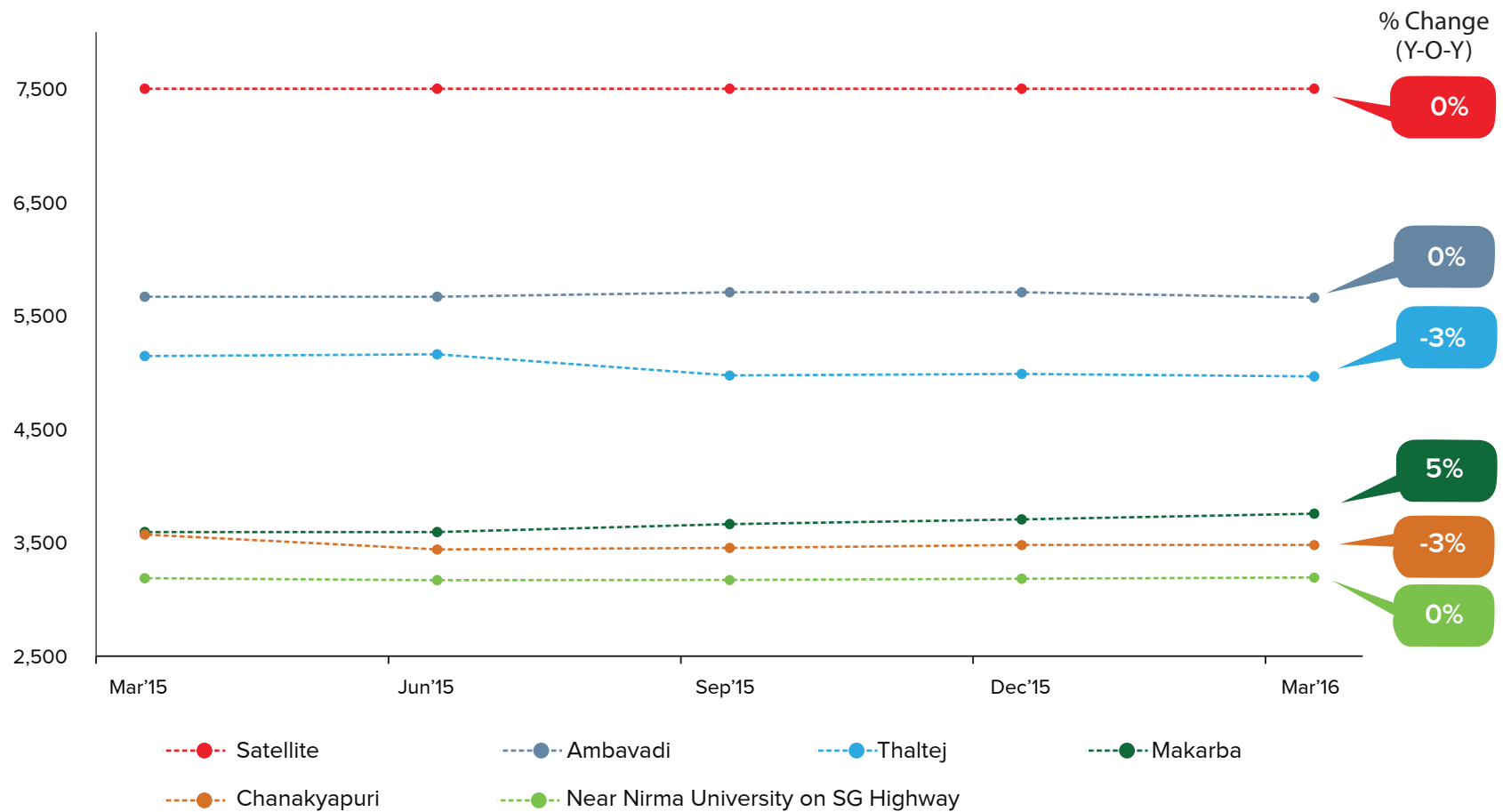
Price Trends Key Localities in Pune





Price Trends

Key Localities in Ahmedabad





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