

# Hyderabad Monthly Real Estate News Letter

**ANVI ADVISORS**  
A Nex-Gen Valuation Intelligence

**February 2023**



# Monthly Real Estate Newsletter

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## I-T raids on prominent construction companies of Telangana

In order to investigate over irregularities in return filings over the past 4 years, Income Tax departments carried out searches in Rajapushpa Properties Pvt Ltd, Muppa Projects India Pvt Ltd, Vertex Homes, Vasudha Pharma Pvt Ltd, Vashista Homes, Vanaja Housing Gardens, Vanaja Farms and Estates, Ekadanta Farms and Estates, Green Villa, Agro Pvt Ltd, North Point Agro Pharma, Vashista Infra Pvt Ltd, Vasudha Homes Pvt Ltd, Veda Bio, Vasudha Satellite Townships Private Limited, Vijetha Builders, VRR Infra and Vasudha Comfort Living Pvt Ltd.

News date: 01.02.2023

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## Hyderabad ORR project timeline depends on Telangana govt: Centre

Union Road Transport and Highways Minister Nitin Gadkari on Thursday told the Lok Sabha that timelines for taking up the Hyderabad Outer Ring Road (ORR) project depend upon the response of the State government in depositing the committed 50% share of the land acquisition cost.

News date: 01.01.2023

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## Telangana govt sanctions Rs 40 crore for IT tower in Adilabad

State Government sanctioned 40 cr for setting up IT tower on 3 acres of land on the outskirts of Adilabad.

News date: 03.02.2023

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### **Adibatla set to become Kokapet of east Hyderabad: Housing.com**

Adibatla has become a popular location for wealthy investors due to its proximity to Sagar highway, Srisailem highway and the Outer Ring Road, which helps it connect to Bongulur, Raviryal, and Srinagar.

Tata Advanced Systems and a Boeing defense space and security facility, 15,000 employees of the Tata Consultancy Services (TCS)-Adibatla campus are the major boosters for the current growth in the real estate in the area.

News date: 06.02.2023

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### **Mahindra & Mahindra to set up EV unit in Zaheerabad**

Mahindra & Mahindra (M&M) has announced plans to establish a Last Mile Mobility Electric Vehicle manufacturing facility in Zaheerabad as an expansion of its existing manufacturing operations. This state-of-the-art facility, which will be operated by M&M and its group companies, the Mahindra Group, is expected to involve an investment of approximately 1,000 crore Rupees and create employment for 800 to 1000 individuals

News date: 10.02.2023

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### **Tata Consultancy Services (TCS) is planning to open 8th centre in Financial District**

Tata Consultancy Services (TCS) is planning to open a new centre, which is its eighth one in the city's Financial District in six months and would initially employ 700 people.

TCS currently has over 90,000 associates till 2022.

News date: 10.02.2023

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## The state has attracted investments worth Rs 21,400 crore during Davos trip

The State has attracted investments worth around Rs 21,400 crore across sectors like data centres, life sciences, battery manufacturing, FMCG and GCCs during the recent World Economic Forum-2023.

Key Investments: Microsoft will set up a data centre at an estimated cost of Rs 16,000 crore followed by Bharti Airtel (Rs 2,000 crore), PepsiCo (Rs 1,500 crore), Eurofins (Rs 1,000 crore), Allox Advance Materials (Rs 750 crore) and WebPT (Rs 150 crore).

News date: 10.02.2023

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## Pattas for podu lands to be distributed from Feb-end

Chief Minister K Chandrasekhar Rao announced that pattas for podu lands spread over 11.50 lakh acres would be distributed to eligible recipients from the last week of February.

According to surveys, there are approximately 66 lakh acres of forest lands, with 11.50 lakh acres being designated as podu lands

News date: 11.02.2023

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## Rise in demand for residential rentals in Hyderabad: Anarock

Due to offices including those in IT/ ITeS sectors, have started calling back their employees, the southern cities of Bengaluru and Hyderabad have seen a rise in rentals to 5-10 % from 2019 to 2022

| AVG RENT FOR STANDARD 2BHK UNIT OF 1,000 SQ. FT. AREA (₹/MONTH) |        |        |          |
|---|--------|--------|----------|
| Area  | 2019   | 2022   | % Change |
| Begumpet  | 20,000 | 21,500 | 8        |
| Hitec City  | 23,000 | 24,600 | 7        |
| Banjara Hills   | 24,800 | 26,000 | 5        |
| Gachibowli  | 22,000 | 23,400 | 6        |
| Kondapur  | 18,500 | 20,000 | 8        |
| Myapur  | 15,000 | 16,000 | 7        |

| AVG PROPERTY PRICES IN HYDERABAD IN LAST 5 YEARS |                   |
|--|-------------------|
| Year   | Price (Per sq.ft) |
| 2018   | ₹ 4,128           |
| 2019   | ₹ 4,185           |
| 2020   | ₹ 4,195           |
| 2021   | ₹ 4,372           |
| 2022   | ₹ 4,620           |

News date: 20.02.2023

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### Gland Pharma plans Rs 400 crore expansion in Telangana

Gland Pharma Limited on Monday announced that it would invest over Rs 400 crore in its existing biopharmaceutical facility in Genome Valley to expand its capabilities to manufacture biologicals, biosimilars, antibodies and recombinant insulin.

This project investment is estimated to be about Rs 400 crore and expected to generate employment to about 500 personnel

News date: 21.02.2023

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### Pharma City will turn Hyderabad into global life sciences hub: KTR

The Hyderabad Pharma City, which would be an integrated cluster for pharmaceutical industries with thrust on R&D and manufacturing, will transform the State capital into a life sciences hub in the world, said IT & Industries Minister KT Rama Rao.

Rama Rao said that a few court cases are pending with regard to establishing the city, which would be cleared soon. "Pharma City is coming up in over 10,000 acres. So far we have not allotted any piece of land to any pharma company. Once the doors for Pharma City are opened, Hyderabad will be in a position to tackle pandemics like Covid-19

News date: 22.02.2023

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### KTR launches Welspun's textile unit in Rangareddy district

Rama Rao inaugurated Welspun's advanced textile facility in Chandanvelly. With an investment of Rs 500 crore, this facility is Welspun's second investment in the same area after setting up a flooring facility valued at Rs 1,500 crore two years ago. The plant will manufacture spunlace, which is used in hygiene and family care, among others

News date: 23.02.2023

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### Bristol Myers to set up drug development centre in Hyderabad

Bristol Myers Squibb (BMS) is investing 100 million USD in setting up its global science and technology innovation centre in Hyderabad

News date: 23.02.2023

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### HMDA notifies colony park for sale, faces residents' ire

Hyderabad Metropolitan Development Authority (HMDA), in its recent notification for the e-auction of land parcels, has put on sale a plot earmarked for colony park, triggering protests from the local residents.

The 484-square yard plot in Bachupally mandal of Medchal-Malkajgiri district was offered by HMDA for an up-set price of ₹40,000 per square yard, in its notification of February 6.

News date: 23.02.2023

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### Sanofi to set up Global Medical Hub in Hyderabad

Sanofi, a vaccine maker announcing its Global Medical Hub in Hyderabad. It will provide operational support worldwide.

News date: 24.02.2023

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### Jubilant Group to open state-of-the-art facility in Hyderabad

Jubilant Bhartia Group will set up a state-of-the-art facility in the Genome Valley, Hyderabad. With the entry of Jubilant, Hyderabad will host all major CROs in India and the city has emerged as the "life sciences research capital"

News date: 25.02.2023

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### Bharat Serums and Vaccines Limited (BSV) is planning to set up a state-of-the-art injectable facility in Hyderabad

One of the leading vaccine manufacturers in the country, Bharat Serums and Vaccines Limited (BSV) is planning to set up a state-of-the-art injectable facility in Hyderabad. The company has acquired 10 acres of land in Genome Valley, the life sciences hub, which is India's first organized cluster for life sciences R&D and clean manufacturing activities.

News date: 26.02.2023

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## Foxx Life Sciences plans to invest Rs 200 crore in Telangana

US headquartered Foxx Life Sciences plans to invest Rs 200 crore in Telangana to expand its capabilities in pharmaceutical single-use technology for drug manufacturing. Foxx Life Sciences is a private organization providing custom single-use systems for the research, biotech, and pharmaceutical industries, including bag, bottle, flask, and carboy assemblies, filtration and fluid management solutions, laboratory safety products, plastic labware, gaskets, hoses, as well as stainless steel and glassware.

News date: 27.02.2023

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## Hyderabad sees maximum sale of new homes in south India: PropTiger report

In 2022, Hyderabad witnessed the maximum sale of new homes in South India, according to the latest report of PropTiger, an online real estate brokerage company. It revealed that the sales in the city reached 35,372 units followed by Bengaluru at 30,470 and Chennai at 14,100. The localities of Tellapur, Gundlapochampally, Kollur, Puppalaguda and Kokapet were the most preferred localities among homebuyers during the fourth quarter of 2022.

News date: 22.02.2023

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## Hyderabad absorbs 2.1 lakh sq ft mall space in H2 CY22: CBRE

CBRE South Asia, an arm of the US-based commercial real estate services and investment firm, has said that the Hyderabad real estate market has absorbed 2.1 lakh sq ft of investment-grade malls in H2 CY22. This indicates more and more shoppers returning to physical retail shrugging off the Covid-19 fears.

The fashion and apparel segment has led the way with a share of 51 per cent, followed by the food and beverage segment with 25 per cent and hypermarket space with 10 per cent.

News date: 20.02.2023

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# Thank You



**A Nex-Gen Valuation Intelligence**

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