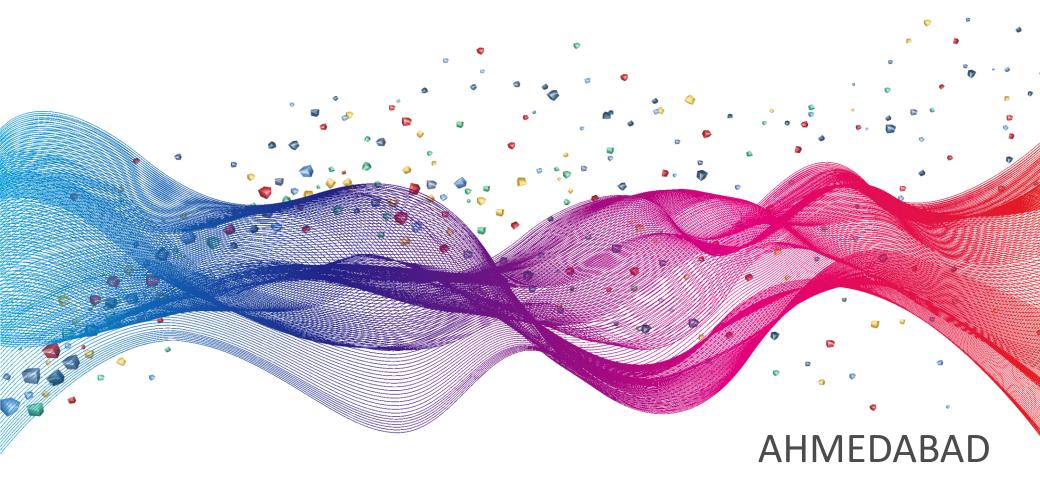


Independent Non-brokerage Realty Research Company

Strategic Partner: **dmg::information**



RESIDENTIAL REAL ESTATE MARKET

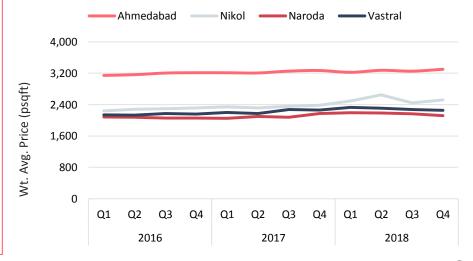


Ahmedabad –Residential Real Estate Market

- ✓ Demand in Ahmedabad has seen an upward swing with 9.7% CAGR in last two years while the unsold inventory has witnessed a decline of 4.9% annually.
- ✓ The market is receptive to the increasing demand and hence the prices showed an increasing trend. However, due to new launches in lower price points the increase in average city level price has been minimal in the last two years and it remained in the range of Rs.3200-3300.
- ✓ The proposed Dholera International Airport near Navgam and Dholera Special Investment Regions (SIR) is expected to further boost real estate in the city. The progress in the development of GIFT City is also another major factor contributing to city's growth.
- ✓ The 6.5-km stretch (Vastral-Apparel Park) of Phase-I
 of the Ahmedabad Metro Rail was opened for public
 in Mar-2019. Phase- II of the project connecting
 Ahmedabad to Gandhinagar has also been
 approved.
- ✓ Nikol, Naroda and Vastral have been the most preferred locations among buyers in last 12 months.



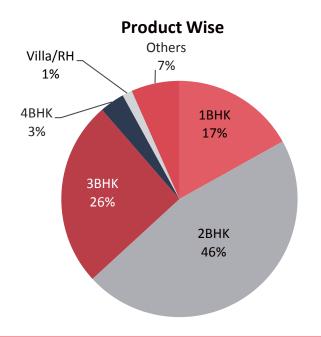
Ahmedabad Metro Map





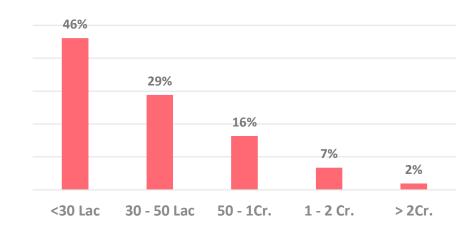
Product Typology





	ЗВНК	2BHK	
ا	ODIIK	1	1BHK
	2		3
1	1500-1750	1100-1200	700-800
2	1750-2000	1000-1100	650-700
3	1400-1500	1200-1300	600-650

- ✓ Based on the last 12 months' sales, 2BHK flats are the most preferred product among buyers, followed by 3BHK and 1BHKs.
- ✓ Buyers mostly picked up units between 1100-1200 sq.ft. (2BHK), 1500- 1750 sq. ft.(3 BHK) and 700-800 sq.ft. (1 BHK).
- ✓ Cost range of Less than 30 Lacs has the maximum sales (46% of total sales) compared to all other segments.



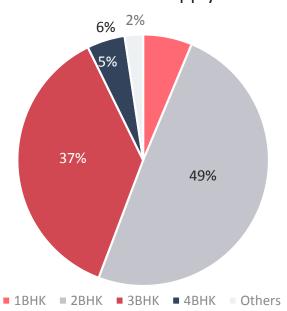
Cost range wise percentage share of Sales



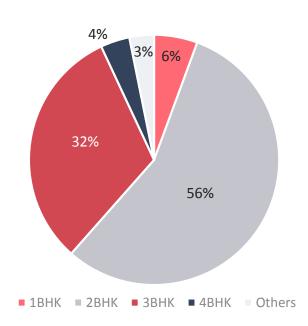
Trend in New Launches



New Launch Supply



Sales in New Launch



- ✓ Gandhi Nagar is the top gainer in terms of maximum new launches in the last 12 months followed by Nikol and Naroda.
- ✓ Maximum new launches are in the cost range Less than Rs. 50 lacs.
- ✓ Amongst the new launches, 2 BHK is the most preferred product for both buyers as well as builders as can be seen by sales and supply distribution.



About Us

Segments, Services and Key Clients

Liases Foras: The pioneer in scientific research in real estate

Founded in 1998, Liases Foras is a non-brokerage research centric firm that offers data and advisory services. Our works on industry and scientific prognosis of the local market is highly regarded. We have an organized and structured data source on real estate and property trends in India, which is updated on quarterly basis by primary market survey.

With a team of MBAs, urban planners, architects, chartered accountants and statisticians, Liaises Foras' forte lies in the field of valuation, risk assessment, future forecasting & price behaviour and best use studies. Our clientele includes leading mortgage companies such as HDFC Ltd, Axis Bank, among others, real estate funds, developers, government bodies and leading international research organisations. We are also research partner for CNBC Awaaz real estate awards from 2012 onwards.

Banks/ Housing Finance Companies

Data Services

- Quarterly updated data on residential, commercial & retail
- Online Project Interface

Analytical Services

- Quarterly presentation on each city
- Developer Performance Rating
- Ad-hoc Due Diligence
- Project Reports

Key Clients

HDFC, Axis Bank, SBI, Standard Chartered Bank, Kotak Mahindra Bank, Mannapuram, Bajaj HFL

Developers

Research Advisory

- Best Use Analysis
- Feasibility Studies
- Valuations

Data Services

Online Project interface

Key Clients

Godrej Properties, Shapoorji Paloonji, Tata Realty, L&T Realty, K Raheja Universal, Hiranandani Group, Peninsula Land, Embassy Group, Mahindra Lifespaces

Funds/NBFCs

Research Advisory

- Feasibility Advisory
- Investment Analysis
- Valuations
- Customized Reports

Data Services

• Online Data interface

Key Clients

TCG, Edelweiss, Brookfield Asset Management, Axis AMC, Indiareit, HDFC Fund, Red Fort, Sun Apollo, Aditya Birla Real Estate Fund. Avenue Ventures

