



Kokapet

63% rise in sales of 3&4 BHK apartments



Kokapet is evolving into one of the most prominent destinations of Hyderabad, be it for enjoying one's leisure time with family & friends or engaging oneself with fellow workers to achieve a common goal.

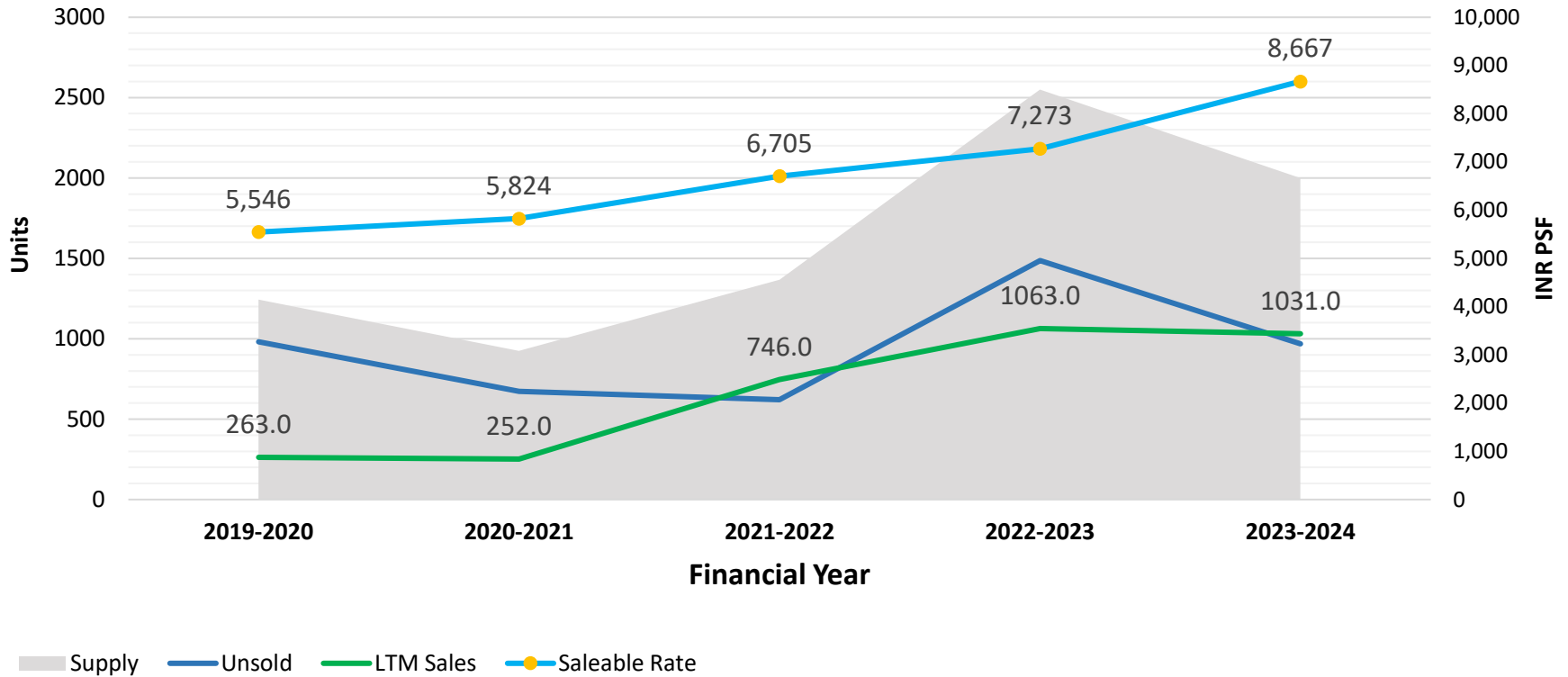
The Neopolis layout by HMDA (Hyderabad Metropolitan Development Authority), which not only offers the developers the freedom of FSI but also provides them with necessary infrastructures such as internal roads, power substations, etc., has boosted the land rates around it. It is also observed that over the last few years, there has been an inclination towards higher flat sizes. **63% of the increase in sales has been recorded in the 3.5/4 BHK typology. This also influenced the apartment rates, which saw a rise of ~80% in the past four years.**

Taking advantage of its premium location at the outer ring road and soon to be connected via the blue metro line extension, this evolving neighborhood brings lavish opportunities for the early birds.



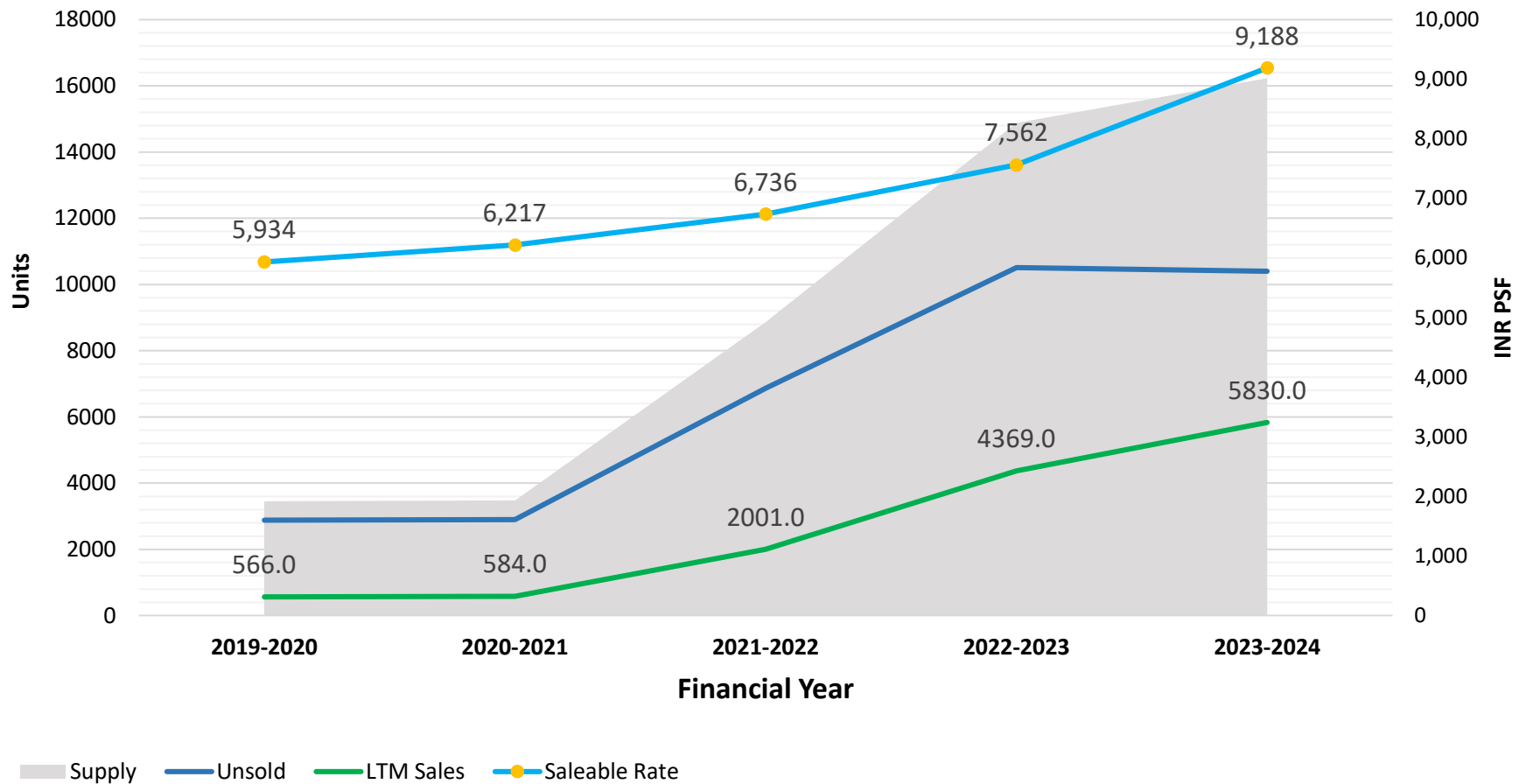
2 BHK Supply

Year-on-year trends show a decreasing market for 2 BHK units. The existing supply of the product is expected to be absorbed within the next 2-3 years.



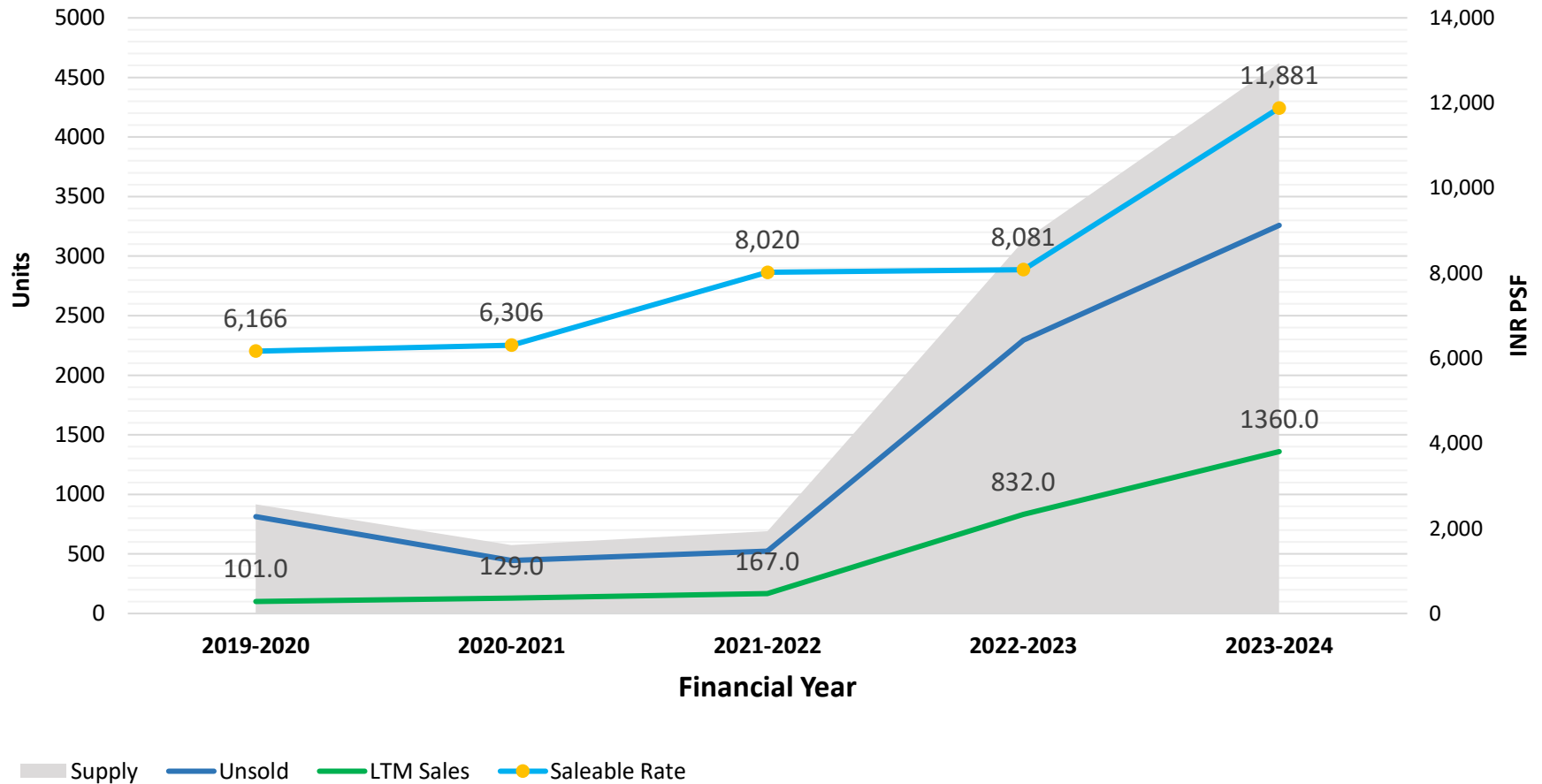
2.5/3 BHK Supply

There has been a high supply of 3 BHK units in the market, and the demand for the same has also gradually increased over the past four years, making it the most active product in the market.

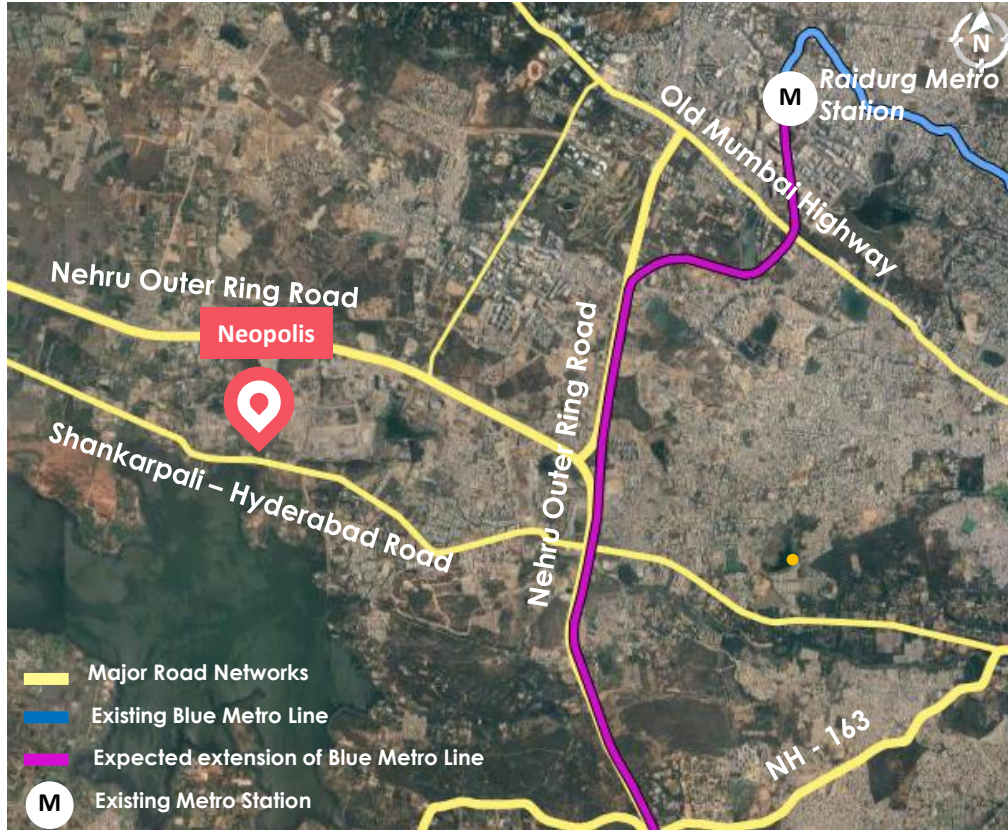


3.5/4 BHK

4 BHK has also witnessed increased supply and demand since 2021. The sudden increase in demand for 3 BHK and 4 BHK units indicates an increase in preference for spacious and family apartments.



Impact of Future Infrastructure in Neopolis



Map showing location of future/ proposed infrastructure with respect to subject site.

Future Metro Route: <i>Blue Line Extension</i>	
Particulars	Specifics
Link	Raidurg Metro Station
Destinations	Rajiv Gandhi International Airport
Type	Elevated (28.5 km), At-Grade (1 km) & Underground (2.5 km)
Total no. of Stations	17
Length	32 km
Status	Pending Route Finalization & Approval
Expected completion	-

- The extension of the Blue Line would drastically improve Neopolis's overall connectivity with the Rajiv Gandhi International Airport and other important sections of the Hyderabad Metropolitan Region, reducing travel time and convenience.
- 45 m and 36 m wide internal roads in Neopolis will provide enough space for an easy flow of traffic without any congestion, and the additional amenities would elevate the experience of the pedestrians.

Kokapet : Market overview



Map showing location of active projects in the kokapet market

Catchment Overview	
No.of projects	26
No.of developers	20
Sales in last 12 months	3,019
Unsold stock as on Dec 2023	5,745
Months inventory	17
Wt. Average Saleable Price	Rs. 10,634 psf

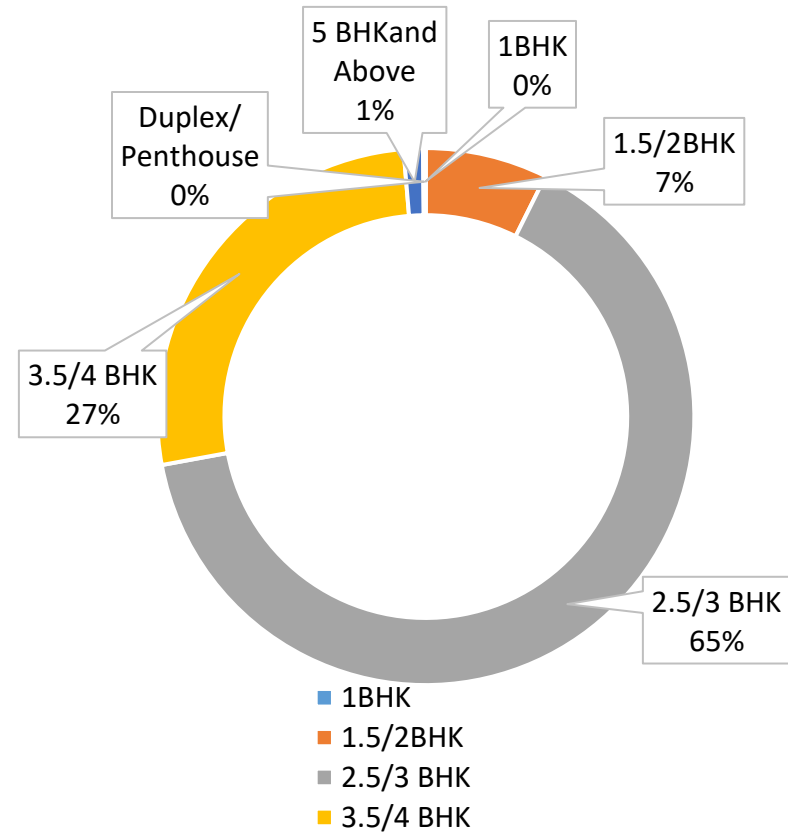
Table showing data for kokapet market

Kokapet Market Overview



Map showing Projects in Kokapet Locality.

Annual Sales in the market



- Kokapet Locality also shows a similar market composition as that of the rest of Hyderabad City, with high supply and demand for 2.5/3 BHK residential units, followed by 3.5/ 4 BHK residential units.

Size range analysis

The highest sales in sealable size ranges between 1,750 sq. ft to 2,500 sq. ft. Also, it is observed that a considerable amount of sales are happening in larger ranges, such as 4,000 to 4,500 sq. ft.

Saleable Area Range	Sales In LTM 2023-2024 (Q3)	% of total Sales	Unsold as on Dec (2023)	% of total Unsold inventory	Marketable Supply	Months Inventory
800-900	0	0%	0	0%	0	0
900-1000	0	0%	0	0%	0	0
1100-1200	105	3%	25	0%	130	3
1200-1300	33	1%	18	0%	51	7
1300-1400	84	3%	301	5%	385	43
1500-1750	216	7%	214	4%	430	12
1750-2000	544	18%	852	15%	1,396	19
2000-2250	471	16%	835	15%	1,306	21
2250-2500	534	18%	589	10%	1,123	13
2500-2750	6	0%	74	1%	80	148
2750-3000	75	2%	254	4%	329	41
3000-3250	9	0%	50	1%	59	67
3250-3500	193	6%	348	6%	541	22
3500-3750	109	4%	706	12%	815	78
3750-4000	137	5%	330	6%	467	29
4000-4500	246	8%	181	3%	427	9
4500-5000	33	1%	269	5%	302	98
5000-5500	48	2%	354	6%	402	89
5500-6000	35	1%	7	0%	42	2
6000 and above	141	5%	338	6%	479	29
Total	3,019		5,745			



Size range analysis for projects active in Neopolis

Saleable Area Range (3 BHK)	1.8 - 1.9 Cr	2.0 - 2.5 Cr	2.5 - 2.7 Cr	3.1 - 3.2 Cr	3.4 - 3.5 Cr	3.5 - 4.0 Cr	4.0 - 4.5 Cr	Sales In LTM 2023-2024 (Q3)
3,000 - 3,500					72	30	66	168
2,000 - 2,500			185					185
2,500 - 3,000				148				148
2,000 - 2,500	315	43						358

Saleable Area Range (4 BHK)	3.2 - 3.3 Cr	3.5 - 4.0 Cr	4.0 - 4.5 Cr	4.5 - 5.0 Cr	5.5 - 6.0 Cr	Sales In LTM 2023-2024 (Q3)
3,500 - 4,000		13	69	40		122
6,000 - 6,500					10	10
4,000 - 4,500				74		74
4,000 - 4,500	67	25				92

