



PROPTIGER

REALTY SNAPSHOTS

PUNE RESIDENTIAL: TOP MICRO MARKETS 2015





Key Insights

- ▶ With inventory overhang lower than 24 months for most micro markets, Pune is the most liquid market in India. The age of the unsold units in Pune is low and the city has the best mix of low unsold inventory and low aging.
- ▶ The IT/ITeS hubs in NH-4 Bypass and manufacturing clusters located in the PCMC region of Pune have been the most preferred corridors accounting for 51% of total residential launches and 54% of total sales during the year 2015.
- ▶ NH-4 Bypass continues to be the hottest investment destination in Pune, primarily driven by demand from the IT cluster in and around Hinjewadi area.
- ▶ PCMC, the automobile & manufacturing hub of Pune, is the 2nd best micro market in terms of absorption.
- ▶ Residential demand in East and North-East Pune micro markets is attributed to multiple IT/ITes, BPO & BFSI companies situated in Yerwada, Kalyani Nagar, Viman Nagar and Hadapsar.
- ▶ Wagholi, because of its proximity to key employment hubs in Kharadi, Hadapsar and Viman Nagar in the North-East quadrant, tops the charts because of healthy volume of sales and launches coupled with comparatively attractive price within the city. Kharadi, Mundhwa and Hadapsar are other preferred residential destinations due to the location advantage.
- ▶ 3 out of the top 5 localities i.e Wakad, Hinjewadi and Baner belong to Western quadrant driven by the IT/ITeS cluster.
- ▶ There is a high correlation between livability score and price; Majority of localities with higher livability score i.e. above 80 have seen higher average price i.e. around Rs. 6,000 per sq.ft., with the exception of Kondhwa which has an average price of around Rs. 4,850 per sq.ft.
- ▶ Talegaon is witnessing significant buyers' interest because of its proximity to Mumbai, and growth as an automobile hub.



Detroit of India

- ▶ As automobile industry has gained prominence in Pune, it has been given the title of 'Detroit of India'
- ▶ Marked by the concentration of auto majors such as Tata Motors, Mahindra & Mahindra, Mercedes Benz, Force Motors, Kinetic Motos, General Motors, Land Rover, Jaguar, Renault, Volkswagen, Fiat etc.



Pune Fact File

- ▶ Popularly known as the cultural capital of Maharashtra
- ▶ 8th largest metropolitan in India by GDP and population
- ▶ Pune Metropolitan Region is spread over 1,340 sq.km.
- ▶ Driven by 3 growth engines - Manufacturing, IT and Education sector
- ▶ Automobiles, Biotech and Heavy Industries form the major part of manufacturing industry
- ▶ 2nd largest city of Maharashtra, Pune contributed 11.4% to the Gross State Domestic Product of Maharashtra for the year 2014-15



Emerging IT/ITeS Hub

- ▶ Pune is the 2nd largest software exporter in India after Bengaluru
- ▶ Encompasses more than 550 IT firms including TCS, Infosys, Tech Mahindra, Wipro and Cognizant among others
- ▶ IT/ITeS sector accounts for over 2/3rd of total office space absorption in FY 2016
- ▶ Due to its location advantage, Pune has fast emerged as a BPO and BFSI hub as well



Demographic Indicators (Census 2011)

| | |
|------------------------|-----------|
| ▶ Population | 5,057,709 |
| ▶ Male | 2,656,240 |
| ▶ Female | 2,401,469 |
| ▶ Sex Ratio (Per 1000) | 904 |
| ▶ Average Literacy | 89.56% |



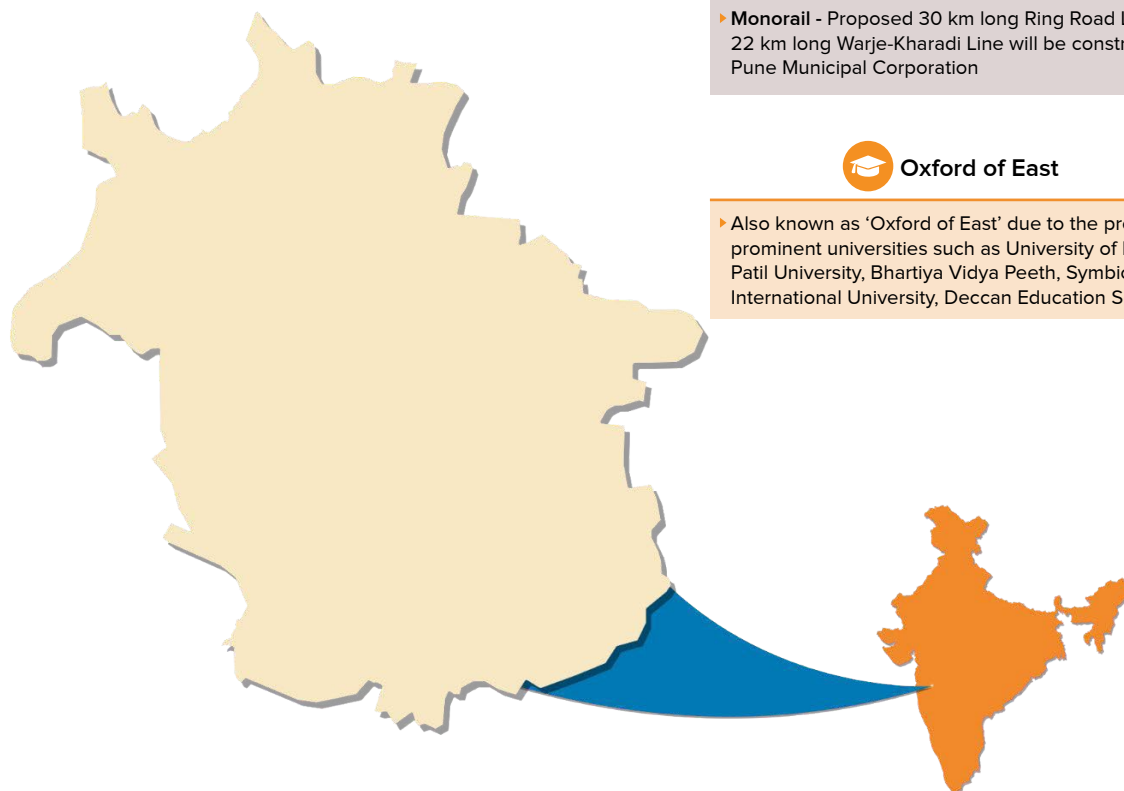
Key Infra Developments

- ▶ **Ring Road** - 90 meter wide, 170 km long Ring Road will inter-connect key thoroughfares such as the Pune-Nashik, Mumbai-Pune-Solapur, Pune-Ahmednagar and Pune-Satara highways
- ▶ **Pune Metro** - Rs. 15,000 crore will be spent in constructing 60 km long metro line in 2 phases
- ▶ **BRTS Stretch** - 112 km long BRTS is proposed to decongest the city traffic
- ▶ **Monorail** - Proposed 30 km long Ring Road Line and 22 km long Warje-Kharadi Line will be constructed by Pune Municipal Corporation



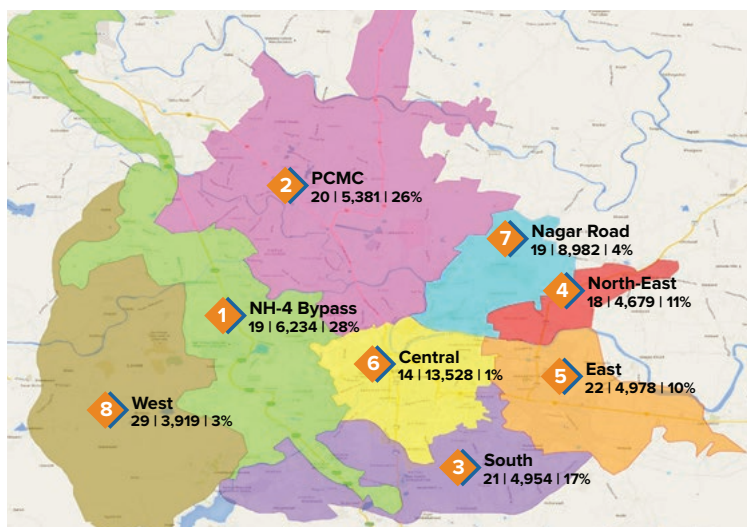
Oxford of East

- ▶ Also known as 'Oxford of East' due to the presence of prominent universities such as University of Pune, D.Y. Patil University, Bhartiya Vidya Peeth, Symbiosis International University, Deccan Education Society etc.





Micro Markets Rankings



Map is for representation purpose only, not to scale

Micro Markets ranked on Absorption



Micro Markets ranked on % Price Change



Micro Markets ranked on Livability Score



Micro Markets ranked on Absorption, Launches, Inventory Overhang and Livability Score

Inventory Overhang (Months) | Wt. Avg. Absorption Price (Rs./sq.ft.) – Dec'15 | % Contribution in Unit Sales (2015)

Micro market

It is defined as zonal division of a city, arrived as an aggregate of localities within a defined geographical boundary or on the basis of similar real estate characteristics.

Absorption

Sales during 2015.

Launches

New launches during 2015.

Inventory Overhang

No. of months required for the unsold units to be completely sold off at the current rate of absorption.

Livability Score

Weighted average evaluation of the social infrastructure in a given region, comprising educational institutions, health care and retail outlets.

% Price Change

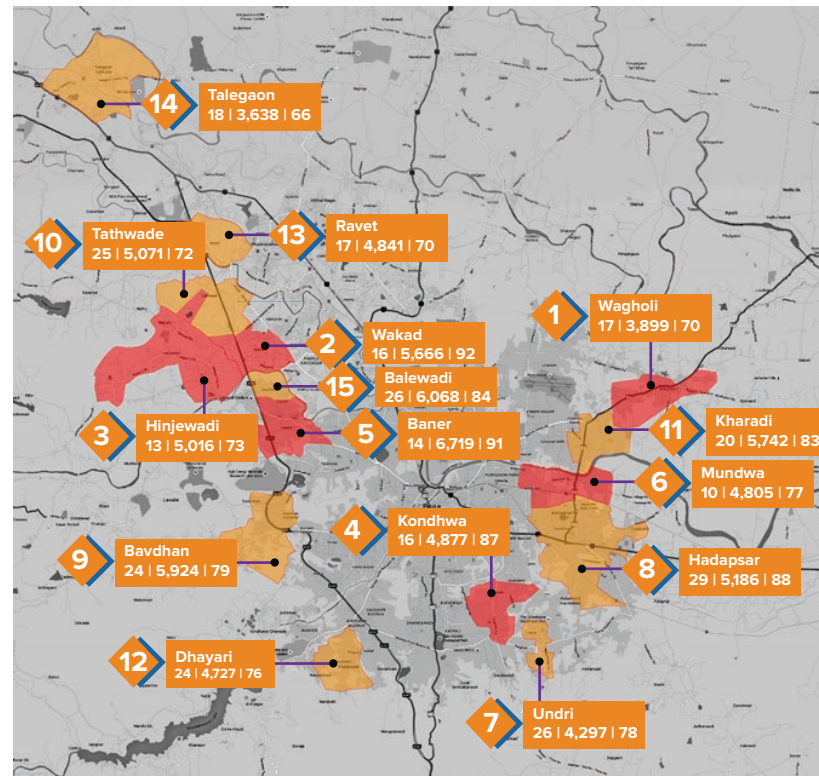
Dec, 2015 over Dec, 2014

Overall micro market ranking is based on the weighted average of four parameters for each micro market: Absorption, Launches, Inventory Overhang and Livability Score in accordance with their positive/negative correlation with the overall health of the micro market.

Note: Period of analysis Jan - Dec, 2015



Top - 15 Localities



Map is for representation purpose only, not to scale



Locality

Inventory Overhang (Months) | Wt. Avg. Absorption Price
(Rs./sq.ft.) – Dec'15 | Livability Score

Overall locality ranking is based on the weighted average of four parameters for each locality: Absorption, Launches, Inventory Overhang and Livability Score in accordance with their positive/negative correlation with the overall health of the locality.

Note: Period of analysis Jan - Dec, 2015



| Micro Market | Localities |
|--------------|---|
| Central | Ashok Nagar, Bhawani Peth, Bibwewadi, Camp, Dattavadi, Deccan Gymkhana, Gultekdi, Guruwar Peth, Kasba Peth, Koregaon Park, Narayan Peth, Parvati Darshan, Rasta Peth, Raviwar Peth, Sadashiv Peth, Sangamvadi, Shaniwar Peth, Shivaji Nagar, Shukrawar Peth, Swargate |
| East | Hadapsar, Loni Kalbhor, Manjari, Mundhwa, Phursungi, Saykarwadi, Sopan Baug, Uruli Kanchan |
| Nagar Road | Dhanori, Kalyani Nagar, Lohegaon, Tingre Nagar, Viman Nagar, Vishrantwadi, Yerawada |
| NH-4 Bypass | Ambegaon Budruk, Aundh, Balewadi, Baner, Bavdhan, Bhugaon, Hinjewadi, Karve Nagar, Kothrud, Mahalunge, Mulshi, Pashan, Ravet, Shivane, Sus, Talegaon Dabhade, Wakad, Warje |
| North-East | Bakhori, Kharadi, Wadgaon Sheri, Wagholi |
| PCMC | Akurdi, Alandi, Bhosari, Bopodi, Chakan, Chikhali, Chinchwad, Dapodi, Dighi, Gahunje, Jam - bhul, Kalewadi, Kasarwadi, Khadki, Mamurdi, Moshi, Pimple Gurav, Pimple Nilakh, Pimple Saudagar, Pimpri, Rahatani, Rajgurunagar, Talwade, Tathawade, Thergaon |
| South | Dhayari, Handewadi, Katraj, Kondhwa, Mohammadwadi, Sinhagad Fort, Undri, Vadgaon Budruk, Wanowrie |
| West | Agalambе, Chandkhed, Katarkhadak, Lavasa, Nere, Panshet, Pirangut, Varasgaon |



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