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- A map of Chikkaballapura district, Karnataka, India. The map shows the district's boundaries and internal village boundaries. Numerous villages are labeled, including Gudur, Maddehalli cross, Shivapura, Chakavelu, Bagepalli, Patappalya, Chellur, Hampasandra, Yellodu, Votadahosahalli, Nakalahally, Hosur, Alkapura, Thondebavi, Nandanahalli, Diddur, Siddaghatta, Chinnazandra, Murugamatta, Kumbura, Melur, Nayanahalli, Nandi, Ganjigunte, Irigampalli, Yagerakote, Barlahalli, Burudungte, Sattali, Beemahalli, Jirapur, Pattapalya, Chelur, and Chikavolu. The map also shows the districts of Gudibanda, Chintamani, and Sidlaghatta. A red cross symbol is located near Nandanahalli, and a blue square symbol is located near Hampasandra. The map is overlaid with a grid of latitude and longitude lines.
- District Headquarters of the newly created Chikkaballapura district
- Sites of the upcoming Sri Sathya Sai Baba University and College of Medicine
- Indian Institute of Technology, Muddenahalli in next 5 year plan
- A 600 crore Visvesvaraya Institute of Advanced Technology underway
- A 2,500-acre (10 km²) "Sports Village"
- A 70 crore "Silk City"
- Adjacent to the upcoming \$22 Billion, 12,000-acre (49 km²) BIAL IT Investment Region, one the largest infrastructure projects in the history of Karnataka and the largest IT region in India

- 🌿 A \$400 million Pharmaceutical SEZ
- 🌿 A Railways headquarters has been approved by Prime Minister
- 🌿 State government releasing over \$10 million to develop the city and expand underground sanitary systems, currently underway
- 🌿 A regional transport hub [comprising a new major bus terminus and train station headquarters] and educational hub with over 40 engineering and technical colleges
- 🌿 A major site for grape, grain, and silk cultivation.
- 🌿 With recent development, believed that Chikkaballapura will become part of “Greater Bangalore”

11.12.2011

Chik Ballapur, Residential Market – Snapshot

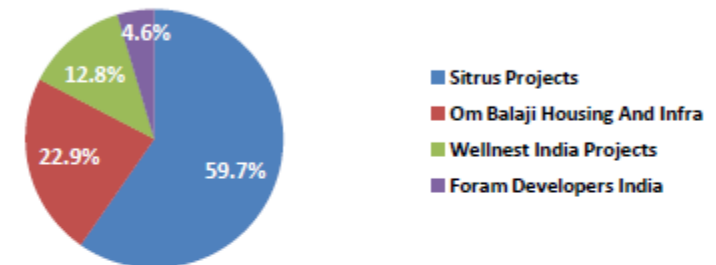


	Ready Possession Properties (2006-2010) (In Units)			Under Construction Properties (2011-2013) (In Units)		
Location	Supply	Absorption	Availability	Supply	Absorption	Availability
Bengaluru	96,391	86,833	9,558	45,881	29,403	16,478
Chik Ballapur	-	-	-	1,173	198	975
% Share	-	-	-	2.6%	0.7%	5.9%

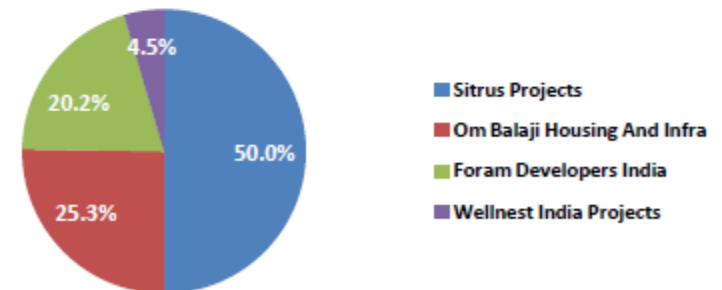
S.No.	Summary	Details
1	Total No. of Projects	5
5	Total Supply (In Units)	1,173
6	Total Absorption (In Units)	198
7	Unsold Stock (In Units)	975
9	Wt. Avg. Price for Plots (In Rs./Sq.ft)	888

Largest Project (In Units)	Smallest Project (In Units)	Maximum Market Share (Completion Year Basis) (In Units)	Avg. Quarterly Absorption Velocity (Since Q1 2011 till Q4 2011)
Sitrus Valley by Sitrus Projects (450 units)	Celestial Nandi by Forum Developers India (54 units)	Sitrus Projects in terms of Supply and Absorption	50 Units

Chik Ballapur, Bengaluru Developer Market Share Supply Basis (2011-2013)



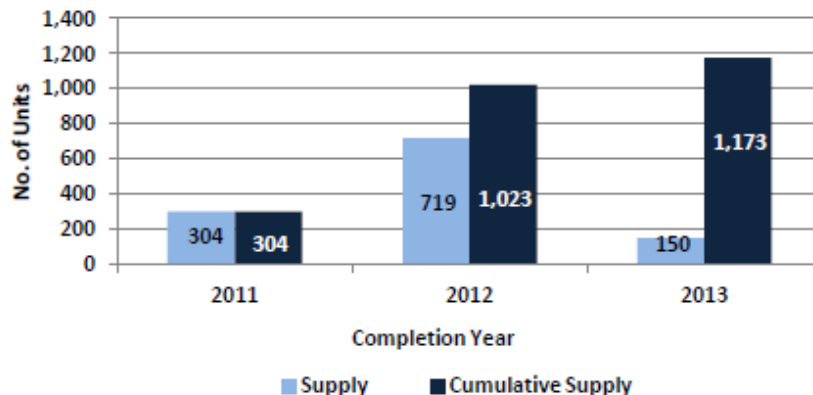
Chik Ballapur, Bengaluru Developer Market Share Absorption Basis (2011-2013)



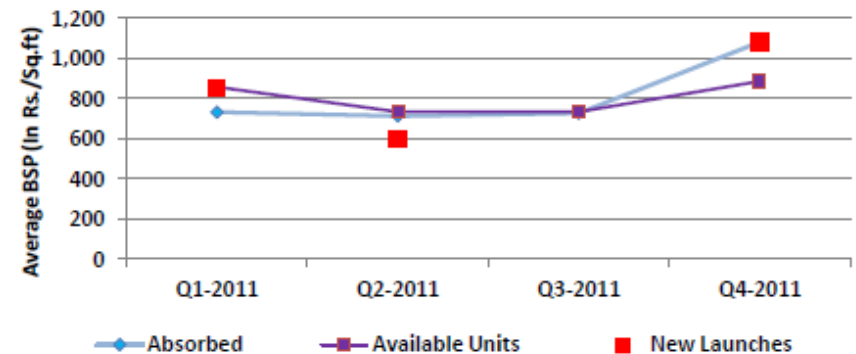
Note: The above analysis is based on the completion year collated till Dec-2011

Supply – Absorption and Pricing Trends

Supply and Cumulative Supply

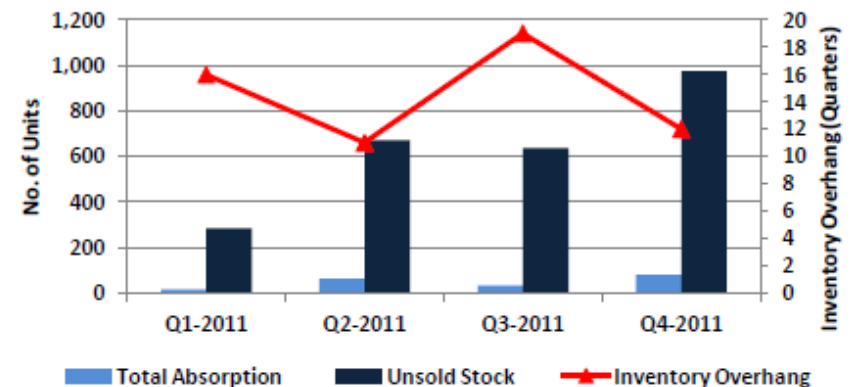


Quarterly Price Trend



- Chik Ballapur is a new micro market in Bengaluru which has seen the influx of plotted developments since Q1 2011 (Mar) with no other projects catering to any other vertical (as on Dec-2011)
- By 2013 end, Chik Ballapur is expected to witness cumulative supply of 1,100 plus units
- The current absorption level for the overall supply is about 16.9%
- The plots in Chik Ballapur have witnessed an increase in prices by 3.3 % in available units since Q1 2011 till Q4 2011, whereas the New launches have also witnessed an increase in prices by approx. **27.4 %** in the same time period
- Chik Ballapur has been witnessing an average new launches of plots of approx. 293 units and approx. 50 units were absorbed at an average every quarter since Q1 2011 till Q4 2011

Q-o-Q Absorption and Inventory Overhang





Exclusive plotted development at Chikkaballapur



- Various plot dimensions on offer
- First Phase development of 12 Acres
- Near by developments:
 - Villa projects from Reputed Developers
 - Large Infrastructure Projects Planned by Govt. of Karnataka

Amenities:

Tarred Roads, Footpaths, Covered Drainage,
Avenue Trees, Underground Electric Wiring,
Street Lights, Well Developed and Fenced park,
Rainwater Harvesting,
Club House (Phase-II)



Elexia – Pictures taken at site



Elexia – Pictures taken at site



Elexia Phase I - Rendered Image - Site



Elexia Phase I

Rendered Image - Gated



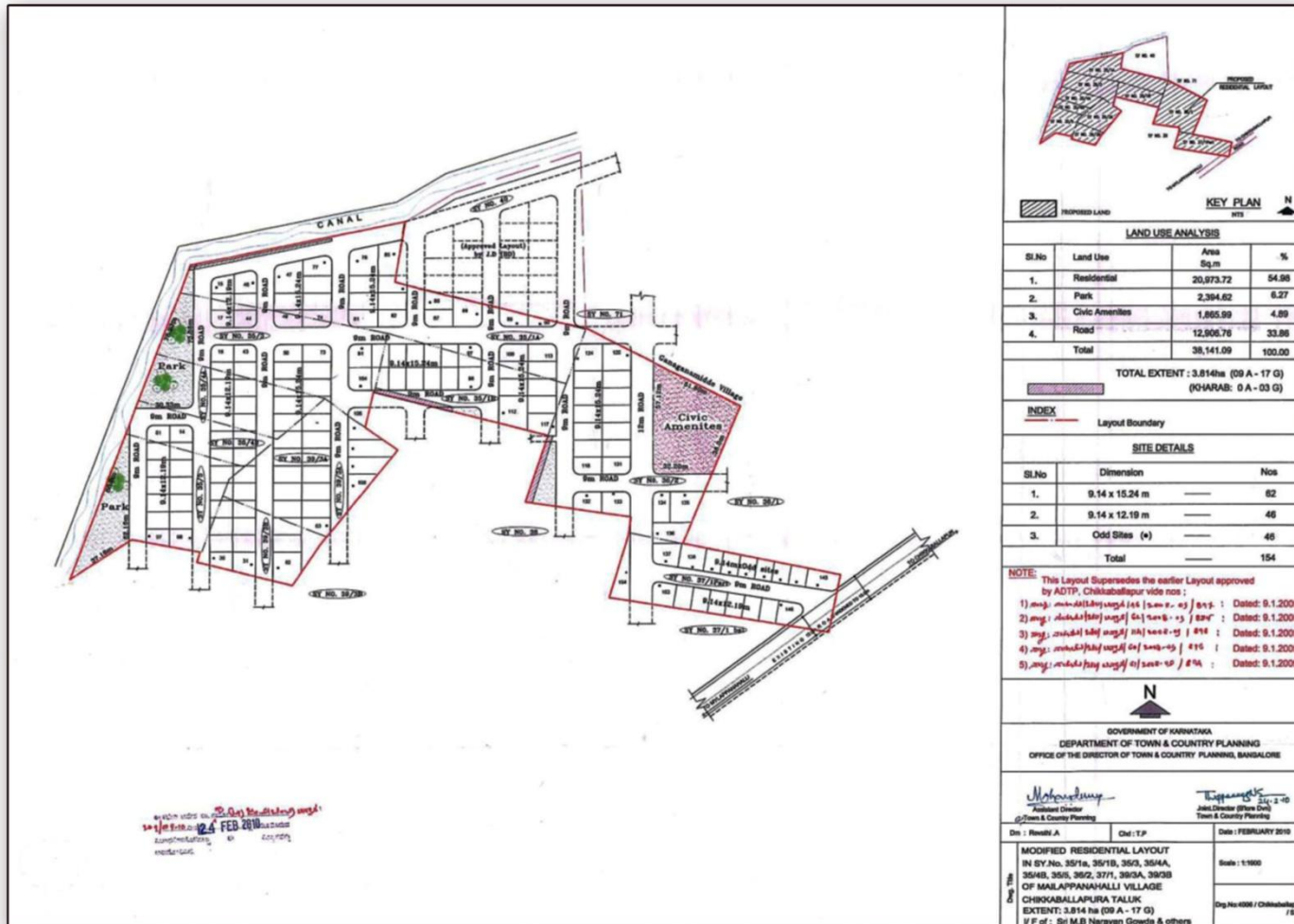
Elexia Phase I

Rendered Image - Gated



Elexia Phase I - Rendered Image Club House (Phase – II)





Buy Land, they're not making it any more"

- Mark Twain

Thank You

*"Laws Change
People Die
Land Remains"*

-Abraham Lincoln