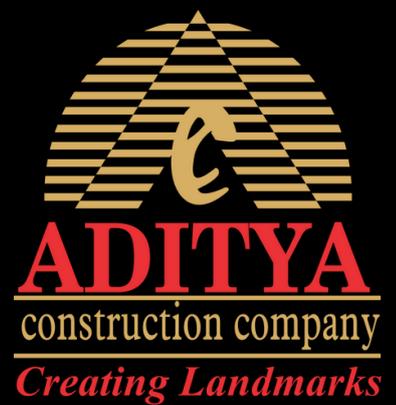


# REAL ESTATE NEWSLETTER

JAN, 2026 | HYDERABAD



## “ WHAT HOME BUYERS EXPECT FROM BUDGET 2026 “

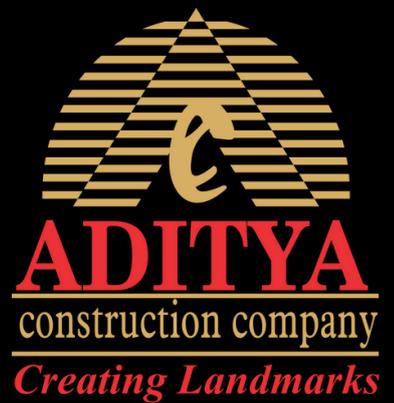


**“ AS THE UNION BUDGET FOR THE 2026–27 FINANCIAL YEAR APPROACHES, SCHEDULED TO BE PRESENTED ON FEBRUARY 1, EXPECTATIONS ARE RISING AMONG HOMEBUYERS ACROSS INDIA. WITH RESIDENTIAL REAL ESTATE INCREASINGLY TILTED TOWARD LUXURY HOUSING, MIDDLE-INCOME AND FIRST-TIME BUYERS ARE HOPING BUDGET 2026 WILL ADDRESS AFFORDABILITY, ACCOUNTABILITY, AND LONGSTANDING DELIVERY CONCERNS.”**

OVER THE PAST FEW YEARS, THE REAL ESTATE MARKET HAS SEEN A GROWING PREFERENCE FOR PREMIUM AND HIGH-END PROJECTS. THIS SHIFT HAS WIDENED THE GAP BETWEEN SUPPLY AND GENUINE END-USER DEMAND, MAKING HOME OWNERSHIP MORE CHALLENGING FOR THE MIDDLE CLASS EVEN AS UNSOLD LUXURY INVENTORY CONTINUES TO RISE IN MAJOR CITIES. IN THIS CONTEXT, HOMEBUYERS' BODY FORUM FOR PEOPLE'S COLLECTIVE EFFORTS (FPCE) HAS URGED THE GOVERNMENT TO ADOPT A BUYER-CENTRIC HOUSING POLICY. THE FORUM HAS PROPOSED AN INTEREST SUBSIDY SCHEME ON HOME LOANS FOR AFFORDABLE AND MIDSEGMENT HOUSING BUYERS, RATHER THAN EXTENDING INCENTIVES DIRECTLY TO DEVELOPERS

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## FOURTH CITY TO AMARAVATI GREENFIELD EXPRESSWAY

### TELANGANA'S MEGA INFRA PUSH FOR FUTURE CITY



THE TELANGANA GOVERNMENT IS MOVING SWIFTLY TO DEVELOP THE FOURTH CITY (FUTURE CITY), ANNOUNCED AS A PRESTIGIOUS AND GLOBALLY COMPETITIVE URBAN PROJECT.

### HOME LOAN INTEREST TAX REBATE MAY RISE TO RS.5 LAKH



UNION BUDGET 2026 MAY BRING MAJOR RELIEF TO HOMEBUYERS AND MIDDLECLASS TAXPAYERS, WITH THE HOME LOAN INTEREST TAX DEDUCTION UNDER THE OLD TAX REGIME LIKELY TO BE INCREASED FROM RS.2 LAKH TO RS.5 LAKH, ACCORDING TO FINANCIAL EXPERTS. CURRENTLY, UNDER SECTION 24(B), TAXPAYERS CAN CLAIM A MAXIMUM DEDUCTION OF RS.2 LAKH ON HOME LOAN INTEREST.



### GHMC TO INTRODUCE QR CODES FOR EVERY BUILDING IN HYDERABAD INDIA-UAE AIR CAPACITY CONSTRAINTS USING GIS PLATFORM

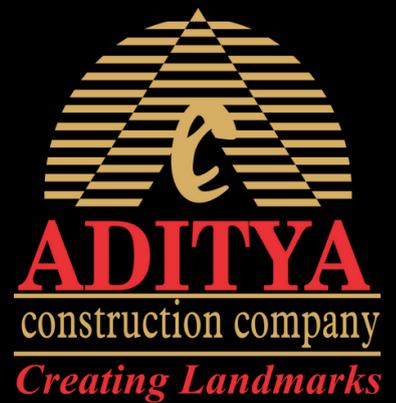
THE GREATER HYDERABAD MUNICIPAL CORPORATION (GHMC) IS SET TO INTRODUCE QR CODES FOR EVERY BUILDING IN GREATER HYDERABAD AS PART OF AN INTEGRATED DIGITAL DATA INITIATIVE. USING A GISBASED GEOSPATIAL PLATFORM, GHMC IS CONSOLIDATING INFORMATION FROM MULTIPLE DEPARTMENTS, INCLUDING PROPERTY TAX IDS, TRADE LICENSES, WATER SUPPLY CONNECTIONS, AND ELECTRICITY DETAILS, INTO A SINGLE SYSTEM.

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## Social Responsibility: Construction Companies in Social Responsibility



### DEVELOPMENT AND BEAUTIFICATION OF 51 PONDS WITHIN THE OUTER

AS PART OF CORPORATE SOCIAL RESPONSIBILITY, CONSTRUCTION COMPANIES THAT WERE PREVIOUSLY INVOLVED IN THE GREEN MOVEMENT HAVE NOW TAKEN ON A BIGGER RESPONSIBILITY. THEY HAVE COME FORWARD TO UNDERTAKE THE DEVELOPMENT AND BEAUTIFICATION WORK OF PONDS NEAR THEIR PROJECTS. IN THE FIRST PHASE, 51 PONDS WERE ADOPTED BY MEMBERS OF CREDAI AND NAREDCO TELANGANA ASSOCIATIONS. THEY ARE SPENDING RS. 1 CRORE TO RS. 15 CRORE FOR THE DEVELOPMENT OF EACH POND. ALREADY, SEVERAL COMPANIES HAVE DISPLAYED THEIR DESIGNS FOR THE BEAUTIFICATION OF PONDS AT A RECENT ADOPTION PROGRAM.

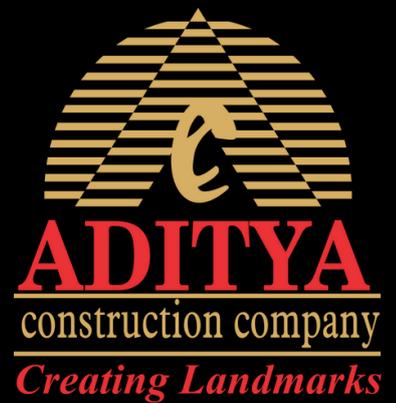
AS THE POPULATION INCREASES, ALL THE PONDS HAVE SHRUNK ONE BY ONE. SEWAGE FROM THE SURROUNDING SETTLEMENTS IS ENTERING THE RESERVOIRS. DUE TO THIS, THEY HAVE BECOME HABITATS FOR MOSQUITOES. IN MANY PLACES, HOUSES AND APARTMENTS HAVE COME UNDER ENCROACHMENT. SOME PONDS HAVE LOST THEIR TRACES. THE GOVERNMENT HAS TAKEN STEPS TO PROTECT THE EXISTING PONDS. SINCE A HUGE AMOUNT OF FUNDS ARE REQUIRED FOR THEIR DEVELOPMENT, IT HAS DECIDED TO INVOLVE CONSTRUCTION COMPANIES. IT HAS BEEN DECIDED TO DEVELOP 185 PONDS UNDER THE GHMC LIMITS UNDER THIS SCHEME. BUILDERS HAVE COME FORWARD TO ADOPT 26 PONDS UNDER THESE LIMITS. THEY SAID THAT ANOTHER 25 PONDS UNDER THE HMDA LIMITS WILL BE DEVELOPED.

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## Rents Under a Dollar Per Square Foot



### **INEXHAUSTIBLE DEMAND FOR OFFICE BUILDINGS IN THE CITY**

THE DEMAND FOR OFFICE BUILDINGS IN HYDERABAD CITY CONTINUES TO BE STEADY. FOR THE SECOND CONSECUTIVE YEAR, THE TRANSACTION AREA CROSSED THE 10 MILLION SQUARE FEET MILESTONE. THE VACANCY RATE OF COMPLETED BUILDINGS ALSO DECREASED FROM 18.3 TO 12.1 PERCENT. MARKET SOURCES SAID THAT THE MARKET HAS BECOME MORE ROBUST DUE TO LOW SUPPLY AND HIGH DEMAND. AVERAGE ANNUAL RENTS HAVE INCREASED BY 10 PERCENT. EXCEPT FOR MUMBAI, NCR AND BENGALURU, ALL OTHER PLACES ARE BELOW A DOLLAR PER SQUARE FOOT PER MONTH.

OFFICE TRANSACTIONS IN THE CITY INCREASED FROM 10.3 MILLION SQ FT IN 2024 TO 11.4 MILLION SQ FT IN 2025, A TEN PERCENT INCREASE. OF THE TOTAL TRANSACTIONS, 10.8 MILLION SQ FT, OR 95 PERCENT, WERE GRADE 'A' OFFICES, ACCORDING TO A KNIGHT FRANK INDIA REPORT.

APART FROM BEING AN IT HUB, THE CITY IS ALSO GROWING IN THE CONSULTING, HEALTHCARE, ENTERTAINMENT, BANKING, AND MANUFACTURING SECTORS, AND LEASING TRANSACTIONS HAVE INCREASED IN THESE SECTORS AS WELL.

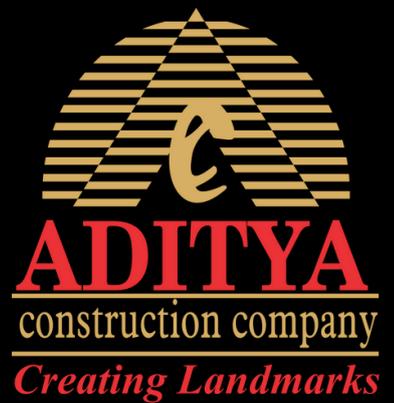
FLEXIBLE OFFICE SPACE USAGE INCREASED BY 37 PERCENT.

SECONDARY BUSINESS DISTRICTS (SBDS) CONTINUE TO DOMINATE WITH A LEASING SHARE OF 88%. THE MOST IN-DEMAND AREAS ARE HI-TECH CITY (36%), FOLLOWED BY RAYADURGAM (30%), AND THE FINANCIAL DISTRICT (21%).

NEW ACTIVITIES ARE EXPANDING IN PERIPHERAL BUSINESS DISTRICTS (PBDS) LIKE KOKAPET. ESS DISTRICTS (PBDS) LIKE KOKAPET.

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## “ Do This To Make Your Dream Home a Reality “

THE LIFESTYLE OF CITY DWELLERS IS CHANGING. AFTER CORONA, PEOPLE ARE LEANING TOWARDS 3 BHK HOUSES FOR A SPACIOUS HOUSE AND BETTER AMENITIES. WITH RISING HOUSE PRICES... THE DREAM OF OWNING A HOUSE IS BECOMING A BURDEN DUE TO THE LACK OF INCOME OF THE COMMON AND MIDDLE CLASS. ALTHOUGH THE DREAM OF A THREE-BEDROOM RESIDENCE IS STRONG... THE AVERAGE INDIAN FAMILY HAS TO SPEND 12 YEARS OF THEIR INCOME TO OWN A HOUSE, ACCORDING TO A RECENTLY RELEASED REPORT BY SQUAREYARDS. WITH THIS, FROM THE DESIRE FOR LUXURIOUS HOUSES, IN VIEW OF THE REAL SITUATION, MANY ARE LOOKING TOWARDS 2 BHK HOUSES THAT FIT THEIR BUDGET, THE REPORT SAID.

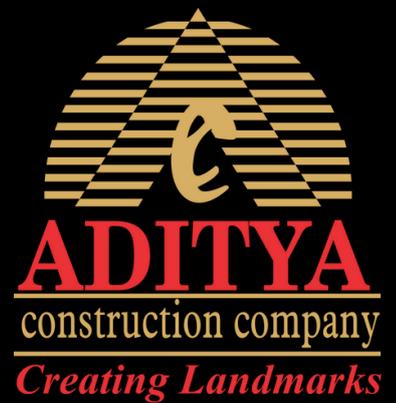
THE AVERAGE PRICE OF A 3 BHK HOUSE IN MAJOR METRO CITIES OF THE COUNTRY IS RS. 2.7 CRORE. THIS PRICE WAS CALCULATED BASED ON THE DATA COLLECTED FROM PROJECTS REGISTERED IN RERA IN THE YEARS 2024 AND 2025. THE AVERAGE ANNUAL FAMILY INCOME IS RS. 23 LAKH. WITH THIS, BUYING A HOUSE HAS BECOME A MATTER OF HUGE INVESTMENT RATHER THAN AN INCOME-BASED MATTER.

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THE MARKET IS DIVIDED INTO TWO. ONE IS LUXURY HOMES BUILT FOR HIGH-INCOME EARNERS. THE OTHER IS VALUE-BASED HOMES THAT CATER TO THE MIDDLE-CLASS INCOME GROUP. NEARLY 48 PERCENT OF THE 3 BHK HOMES THAT CAME ON THE MARKET IN THE PAST YEAR ARE WELL ABOVE THE AFFORDABILITY LIMIT. ONLY 11 PERCENT OF THE HOMES ARE AFFORDABLE FOR THE AVERAGE FAMILY INCOME GROUP. BUILDERS SAY THIS IS DUE TO RISING LAND PRICES AND CONSTRUCTION COSTS.

**ADDITIONAL BURDEN:** BUYING A HOUSE IS NOT JUST ABOUT PAYING ITS PRICE. THERE ARE MANY ADDITIONAL COSTS LIKE SAVING A HUGE AMOUNT UPFRONT, PAYING LONG-TERM EMIS, PARKING CHARGES, FACILITY CHARGES, ETC. THIS ADDS TO THE ADDITIONAL BURDEN OF GST AND REGISTRATION CHARGES.

**REGIONAL DIFFERENCES:** THE DEVELOPING AREAS ON THE OUTSKIRTS OF THE CITY ARE LARGELY FULFILLING THE DREAM OF OWNING A HOME FOR THE COMMON MAN. AT THE SAME TIME, THE PREMIUM AREAS IN THE CITY CENTER ARE BEING RESTRICTED TO THE INVESTMENTS OF THE WEALTHY ONLY. PRICES IN THE IT CORRIDOR OF HYDERABAD ARE SKYROCKETING. THIS IS LEADING TO COMPROMISES IN TERMS OF THE AREA AND ITS INFRASTRUCTURE.

## WHICH CATEGORIES ARE BUYING?:

- THERE ARE MAINLY THREE CATEGORIES OF HOME BUYING.
- REAL ESTATE PROFESSIONALS LOOK FOR FIRST-TIME BUYERS, THOSE WHO ALREADY OWN A HOME AND ARE LOOKING FOR A BETTER HOME, AND INVESTORS.
- ACCORDING TO A SURVEY CONDUCTED IN THE CITIES OF HYDERABAD, BENGALURU, CHENNAI, MUMBAI,
- PUNE, AND DELHI, THOSE WITH A FAMILY INCOME OF RS. 12-25 LAKH ARE MOSTLY FIRST-TIME HOME BUYERS.
- THOSE WITH AN INCOME BETWEEN RS. 25-50 LAKHS ALREADY HAVE A HOUSE AND ARE LOOKING FOR A BETTER ONE.
- THOSE WITH AN ANNUAL INCOME ABOVE RS. 50 LAKH ARE BUYING MORE FROM AN INVESTMENT PERSPECTIVE.