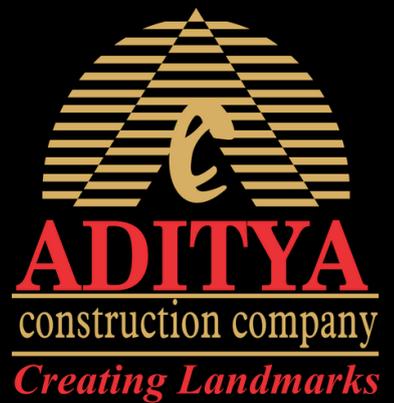


REAL ESTATE NEWSLETTER

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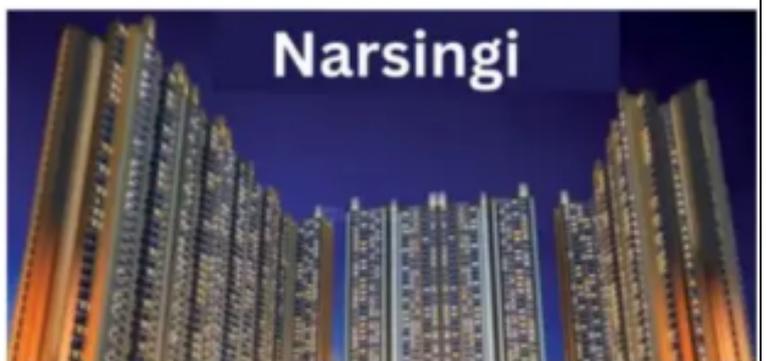
HYDERABAD'S FIVE EMERGING REAL ESTATE HOTSPOTS



HYDERABAD'S RESIDENTIAL REAL ESTATE MARKET CONTINUES TO EXPAND, SUPPORTED BY SUSTAINED IT-SECTOR GROWTH AND INFRASTRUCTURE DEVELOPMENT. REGULATORY FILINGS, REGISTRATION TRENDS, AND NEW PROJECT LAUNCHES INDICATE THAT A FEW MICRO-MARKETS ARE EMERGING AS CONSISTENT DEMAND ZONES FOR BOTH END-USERS AND INVESTORS.

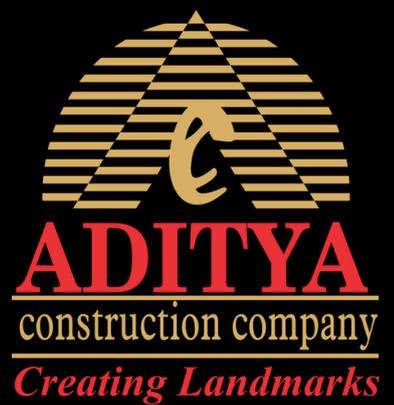
Narsingi

Narsingi has rapidly evolved into a major residential hub. Once considered a quiet suburb, it now benefits from excellent connectivity to Gachibowli, the Financial District, and HITEC City. The area balances suburban living with urban infrastructure.



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Kokapet

Kokapet has become one of Hyderabad's most sought-after real estate destinations. Strategically located along the Outer Ring Road, it offers seamless connectivity to the Financial District, HITEC City, and the International airport. The area is witnessing strong demand from IT professionals and premium homebuyers, supported by gated communities and well-planned townships.



Tellapur

Tellapur is gaining traction as a value-driven micro-market. Its strategic location allows it to benefit from Hyderabad's overall expansion, making it attractive for buyers seeking relatively affordable housing options with long-term growth potential.

BACHUPALLY

Bachupally

Bachupally has emerged as a value zone in North Hyderabad, offering relatively affordable housing, improving infrastructure, and a family-friendly environment. Good connectivity to employment hubs has boosted its appeal.

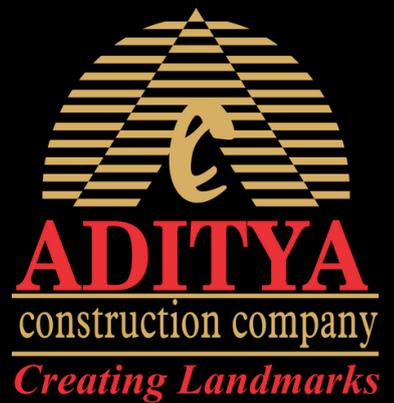


Gachibowli

An established IT-driven location, Gachibowli remains one of Hyderabad's top real estate hotspots. Proximity to IT parks, employment hubs, and educational institutions continues to fuel strong residential demand from investors and first-time homebuyers.

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TELANGANA GOVT BEGINS LAND ACQUISITION FOR MUSI RIVER REJUVENATION PROJECT



THE TELANGANA GOVERNMENT HAS INITIATED LAND ACQUISITION FOR THE PRESTIGIOUS MUSI RIVER REJUVENATION PROJECT, MARKING A MAJOR MILESTONE IN THE PROJECT'S EXECUTION. THE MUSI RIVER DEVELOPMENT CORPORATION HAS BEGUN THE PROCESS FOLLOWING GOVERNMENT NOTIFICATIONS. UNDER PHASE A1, LAND WILL BE ACQUIRED ALONG A 92-KM STRETCH FROM HIMAYAT SAGAR TO GANDHI SAROVAR, WHILE PHASE A2 COVERS 11.8 KM FROM OSMAN SAGAR TO GANDHI SAROVAR. NOTIFICATIONS HAVE BEEN ISSUED FOR LAND ACQUISITION IN GOLCONDA AND GANDIPET MANDALS, WITH OVER 50 ACRES IDENTIFIED IN THE INITIAL PHASE.

THE GOVERNMENT HAS ASSURED COMPENSATION TO LANDOWNERS BASED ON PREVAILING MARKET VALUE, IN ACCORDANCE WITH THE LAND ACQUISITION ACT, 2013. OWNERS HAVE BEEN ASKED TO SUBMIT LAND DOCUMENTS, AADHAAR DETAILS, AND BANK INFORMATION. THE PROJECT WILL BE IMPLEMENTED IN PHASES ACROSS 14 MANDALS AND 46 VILLAGES OVER A 55-KM STRETCH FROM GANDIPET TO GAURELLI.



NEW HYDERABAD-BENGALURU HIGHWAY SAVES 2 HOURS TRAVEL

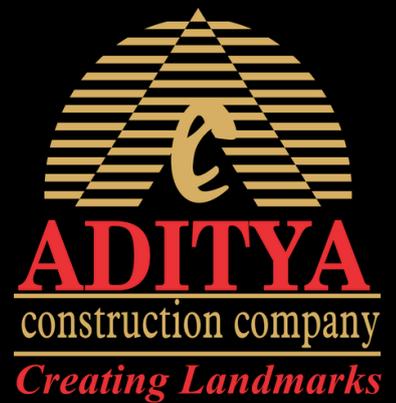
TRAVEL TIME BETWEEN HYDERABAD AND BENGALURU IS SET TO REDUCE SIGNIFICANTLY WITH THE UPGRADATION OF THE EXISTING NATIONAL HIGHWAY INTO A SIX-LANE ACCESS-CONTROLLED HIGHWAY. DESIGNED WITH LIMITED ENTRY AND EXIT POINTS, THE CORRIDOR WILL BE FULLY SIGNAL-FREE AND SPEED-BREAKER-FREE, ENABLING UNINTERRUPTED VEHICLE MOVEMENT. CURRENTLY, THE JOURNEY TAKES AROUND 7-8 HOURS DUE TO TRAFFIC CONGESTION, SIGNALS, AND URBAN BOTTLENECKS. WITH THE PROPOSED UPGRADE, TRAVEL TIME IS EXPECTED TO COME DOWN BY NEARLY TWO HOURS, ALLOWING COMMUTERS TO REACH BENGALURU FROM HYDERABAD IN ABOUT 5-6 HOURS.

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Telangana Govt Splits GHMC into Three Municipal Corporations



New Era in Hyderabad Urban Governance

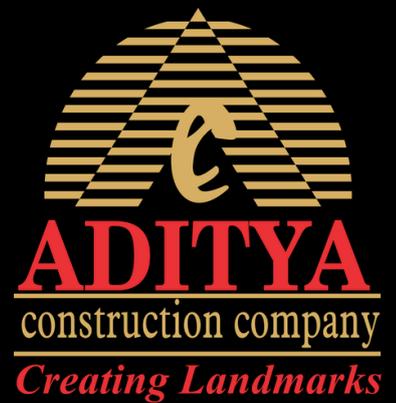
THE TELANGANA GOVERNMENT HAS FORMALLY DIVIDED MUNICIPAL CORPORATION INTO THREE MUNICIPAL CORPORATIONS, AIMING TO IMPROVE ADMINISTRATIVE EFFICIENCY AND DECENTRALISED GOVERNANCE. A GOVERNMENT GAZETTE NOTIFICATION HAS BEEN ISSUED UNDER THE GHMC ACT, 1965

THE REORGANISATION EXPANDS THE NUMBER OF DIVISIONS FROM 150 TO 300, COVERING AN AREA OF NEARLY 2,000 SQ KM WITHIN THE OUTER RING ROAD LIMITS. THE NEW STRUCTURE COMPRISES 60 CIRCLES AND 12 ZONES. THE THREE NEWLY FORMED CIVIC BODIES ARE:

- 1) **GREATER HYDERABAD MUNICIPAL CORPORATION**, WHICH WILL CONTINUE AS THE STATE CAPITAL CIVIC BODY
- 2) **CYBERABAD MUNICIPAL CORPORATION**, COVERING IT AND WESTERN SUBURBS.
- 3) **MALKAJGIRI MUNICIPAL CORPORATION**, CATERING TO EASTERN AND NORTHEASTERN ZONES.

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MANGALAGIRI POSITIONED AS ANDHRA PRADESH'S NEXT IT HUB UNDER AMARAVATI MASTER PLAN



FOLLOWING THE FORMATION OF THE TDP-JANASENA-BJP COALITION GOVERNMENT IN ANDHRA PRADESH, MOMENTUM HAS RETURNED TO THE DEVELOPMENT OF AMARAVATI, WITH A STRONG FOCUS ON THE IT SECTOR. THE STATE GOVERNMENT IS POSITIONING MANGALAGIRI AS A KEY TECHNOLOGY HUB. SEVERAL IT COMPANIES AND STARTUPS HAVE ALREADY BEGUN OPERATIONS IN MANGALAGIRI, WHILE THE REGION'S DEDICATED IT SEZ IS ATTRACTING BOTH DOMESTIC AND GLOBAL FIRMS.

Hyderabad Property Registrations Decline in January

RESIDENTIAL PROPERTY REGISTRATIONS IN HYDERABAD DECLINED 14% YEAR-ON-YEAR IN JANUARY, ACCORDING TO DATA RELEASED BY KNIGHT FRANK INDIA. REGISTRATIONS FELL FROM **5,465** UNITS IN JANUARY LAST YEAR TO **4,686** UNITS THIS YEAR. THE DECLINE WAS LARGELY DRIVEN BY A SLOWDOWN IN HIGH-VALUE HOUSING, WITH REGISTRATIONS OF HOMES PRICED ABOVE RS. 1 CRORE DROPPING 17% TO 684 UNITS.

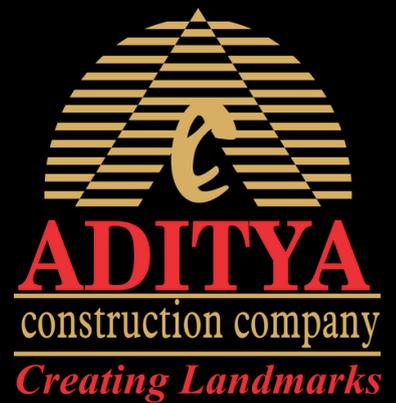
THE TOTAL TRANSACTION VALUE FOR THE MONTH STOOD AT **RS. 2,917** CRORE, COMPARED TO **RS. 3,463** CRORE IN THE CORRESPONDING PERIOD LAST YEAR, MARKING A 16% CONTRACTION.

Is 2026 the Right Time to Buy a Home?

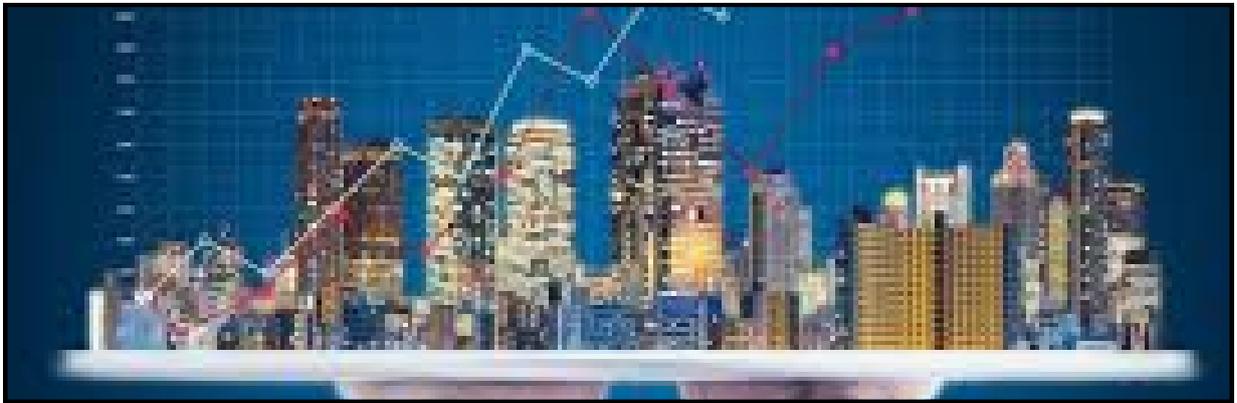
EXPERTS BELIEVE 2026 IS A FAVOURABLE TIME TO BUY A HOME, AS HOMEOWNERSHIP HAS GAINED RENEWED IMPORTANCE AFTER THE PANDEMIC, SUPPORTED BY STEADY GROWTH IN INDIA'S REAL ESTATE SECTOR AND RELATIVELY AFFORDABLE HOME LOAN INTEREST RATES. RISING RENTAL COSTS, BROKERAGE FEES, AND RELOCATION EXPENSES ARE PUSHING MANY FAMILIES ESPECIALLY FIRST-TIME BUYERS AND MILLENNIALS TO CHOOSE LONG-TERM STABILITY OVER RENTING. IMPROVED ACCESS TO HOUSING FINANCE, FLEXIBLE REPAYMENT OPTIONS, AND BETTER AFFORDABILITY ARE MAKING OWNERSHIP MORE PRACTICAL, WHILE BUYERS INCREASINGLY PREFER HEALTHY, COMMUNITY-FOCUSED LIVING ENVIRONMENTS. RESIDENTIAL REAL ESTATE IS EXPECTED TO LEAD INVESTMENTS, DRIVEN BY STRONG END-USER DEMAND, PARTICULARLY IN AFFORDABLE AND MID-INCOME HOUSING. MAJOR METROS SUCH AS BENGALURU, MUMBAI, DELHI, AND HYDERABAD WILL CONTINUE TO DOMINATE DEMAND, WHILE TIER-2 AND TIER-3 CITIES SHOW GRADUAL GROWTH. ADDITIONALLY RISING FOREIGN AND NRI INVESTMENTS, IMPROVING INFRASTRUCTURE, AND EXPECTATIONS OF STABLE LONG-TERM RETURNS ARE SET TO FURTHER STRENGTHEN THE HOUSING MARKET, MAKING 2026 A COMPELLING WINDOW FOR ASPIRING HOMEOWNERS.

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Andhra Pradesh real estate sector shows signs of recovery



ANDHRA PRADESH'S REAL ESTATE SECTOR IS SHOWING SIGNS OF RECOVERY AFTER A FIVE-YEAR LULL, WITH LAND TRANSACTIONS INCREASING ACROSS THE STATE. A 46% REVENUE GROWTH IN STAMPS AND REGISTRATIONS DURING THE FIRST QUARTER INDICATES RENEWED INVESTOR INTEREST, PARTICULARLY IN AMARAVATI, DRIVING GROWTH IN KRISHNA, GUNTUR, AND PALNADU DISTRICTS.

ONLY 29% OF PLOTS SOLD UNDER ANDHRA PRADESH'S MIG HOUSING INITIATIVE



ANDHRA PRADESH'S 'SMART TOWNSHIPS' SCHEME, AIMED AT PROVIDING AFFORDABLE PLOTS FOR MIDDLE-INCOME GROUPS, FACES CHALLENGES WITH LOW SALES, ACHIEVING ONLY 29% PLOT SALES AND 23% OF PROJECTED REVENUE.

STRUCTURAL ISSUES LIKE INCOME CAPS, LOTTERY ALLOCATION, AND PRICING HAVE HINDERED ITS SUCCESS.