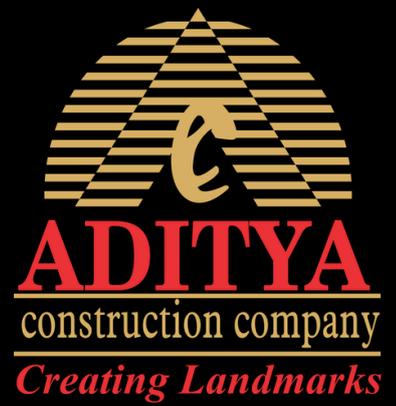


REAL ESTATE NEWSLETTER

FEB, 2026 | HYDERABAD



FIRST IN ANDHRA PRADESH, VISAKHAPATNAM TO GET SLUM REHABILITATION AUTHORITY



THE SUPREME COURT HAS QUESTIONED THE EFFECTIVENESS OF REAL ESTATE REGULATORY AUTHORITIES ACROSS INDIA. JUSTICES EXPRESSED DISAPPOINTMENT, STATING THESE BODIES PRIMARILY AID DEFAULTING BUILDERS. THE COURT SUGGESTED STATES. THE VERY EXISTENCE OF THESE AUTHORITIES. THIS OBSERVATION CAME AS THE COURT ALLOWED HIMACHAL PRADESH TO RELOCATE ITS RERA OFFICE.

TELANGANA RERA ORDERS BHUVANTEZA INFRA PROJECT TO PAY PENALTY FOR SELLING FLATS WITHOUT AUTHORITY



TELANGANA RERA HAS FINED BHUVANTEZA INFRA PROJECT PRIVATE LIMITED ₹43.7 LAKH FOR ALLOTTING UNITS WITHOUT LEGAL AUTHORITY IN ITS 'TULASI LAKE FRONT' PROJECT. THE DEVELOPER COMMITTED STATUTORY VIOLATIONS, INCLUDING MISREPRESENTING OWNERSHIP AND COLLECTING PAYMENTS WITHOUT AUTHORIZATION. THIS PENALTY FOLLOWS AN EARLIER ORDER FOR A FULL REFUND WITH INTEREST DUE TO THE ALLOTMENT OF UNITS IN AN UNREGISTERED PROJECT COMPONENT.



RERA DOING NOTHING EXCEPT FACILITATING DEFAULTING BUILDERS: SC

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“ BIG RELIEF FOR TELANGANA BUILDERS AS GOVT EASES CONSTRUCTION NORMS “

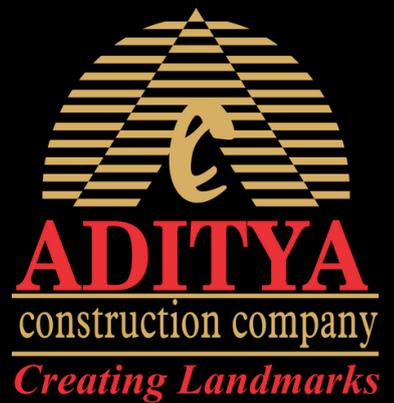


IN A MAJOR RELIEF TO THE CONSTRUCTION AND REAL ESTATE SECTOR IN TELANGANA, THE STATE GOVERNMENT HAS AGREED TO ADDRESS SEVERAL LONG-PENDING ISSUES FACED BY BUILDERS AND DEVELOPERS, A MOVE THAT IS EXPECTED TO GIVE FRESH MOMENTUM TO THE INDUSTRY. THE DECISION WAS TAKEN DURING A HIGH-LEVEL MEETING HELD RECENTLY AT THE SECRETARIAT, CHAIRED BY JAYESH RANJAN, SPECIAL CHIEF SECRETARY, MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT, WITH REPRESENTATIVES OF VARIOUS REAL ESTATE ASSOCIATIONS FROM THE STATE.

THE MEETING DELIBERATED EXTENSIVELY ON REGULATORY, PROCEDURAL AND OPERATIONAL CHALLENGES AFFECTING THE SECTOR, FOLLOWING WHICH THE GOVERNMENT AGREED TO IMPLEMENT A SERIES OF REFORM MEASURES. AMONG THE KEY DECISIONS, THE GOVERNMENT HAS AGREED TO REVIVE THE INSTALMENT PAYMENT SCHEME FOR BUILDING PERMISSION FEES, AND SAID THE PROPOSAL WOULD ALSO BE EXAMINED FOR IMPLEMENTATION WITHIN THE GREATER HYDERABAD MUNICIPAL CORPORATION (GHMC) LIMITS. HOWEVER, INTEREST WILL BE LEVIED ON DELAYED PAYMENTS IN LINE WITH HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) NORMS. THE GOVERNMENT ALSO AGREED TO REDUCE THE MORTGAGE REQUIREMENT UNDER RERA FROM 10 PERCENT TO 5 PERCENT, CITING ENFORCEMENT-RELATED ISSUES.

REAL ESTATE NEWSLETTER

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RRR NORTH DPR READY; CENTRE TO CALL TENDERS SOON, SAYS GADKARI



THE DPR FOR THE NORTHERN SECTION OF THE RRR IN TELANGANA HAS BEEN PREPARED, UNION ROAD TRANSPORT AND HIGHWAYS MINISTER NITIN GADKARI INFORMED THE LOK SABHA. THE CENTRE HAS APPROVED THE CONSTRUCTION OF THE 161.51-KM RRR NORTHERN STRETCH BETWEEN SANGAREDDY AND CHOUTUPPAL, TO BE DEVELOPED AS A 6-LANE CORRIDOR CONNECTING NATIONAL HIGHWAYS 44, 65 AND 163. THE PROJECT IS ESTIMATED TO REQUIRE AROUND RS 8,000 CR FOR LAND ACQUISITION.

Hyderabad Builders Told to Follow Green Building, EV and Safety Rules

THE TELANGANA GOVERNMENT HAS DIRECTED BUILDERS IN HYDERABAD TO STRICTLY COMPLY WITH A SET OF SUSTAINABILITY, SAFETY AND TRANSPARENCY NORMS WHILE EXECUTING CONSTRUCTION PROJECTS. DEVELOPERS HAVE BEEN ASKED TO CONSTRUCT GREEN BUILDINGS BY ADHERING TO THE ENERGY CONSERVATION BUILDING CODE (ECBC) AND TO INSTALL ELECTRIC VEHICLE (EV) CHARGING POINTS IN ALL PARKING AREAS. THE GOVERNMENT ALSO STRESSED THE NEED FOR COMPLETE TRANSPARENCY IN SHARING PROJECT SPECIFICATIONS WITH HOMEBUYERS.

IF A CONSTRUCTION PROJECT IS LOCATED NEAR A LAKE, BUILDERS HAVE BEEN INSTRUCTED TO COLLABORATE WITH HYDRAA FOR ITS DEVELOPMENT.

HYDERABAD, BENGALURU BUCK NATIONAL TREND AS HOME PRICES RISE: PROPTIGER

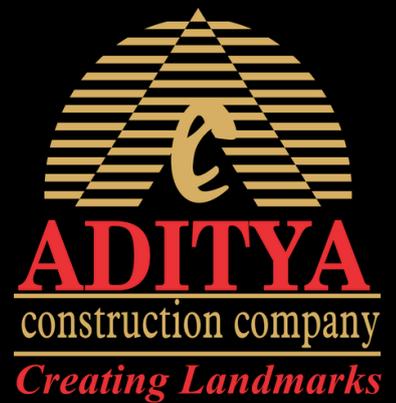
HOUSING PRICES IN HYDERABAD ROSE BY AN AVERAGE 8 PER CENT LAST YEAR, WHILE BENGALURU RECORDED A SHARPER 13 PERCENT INCREASE, ACCORDING TO A PROPTIGER REPORT. IN CONTRAST PRICES ACROSS THE OTHER SIX MAJOR CITIES DECLINED BY AN AVERAGE 6 PERCENT DURING THE PERIOD. AT THE NATIONAL LEVEL, RESIDENTIAL PRICES, WHICH HAD GROWN 17 PERCENT IN 2024, FELL BY 6 PERCENT LAST YEAR.

BENGALURU SHOWED SUSTAINED MOMENTUM WITH PRICES RISING 12 PERCENT IN 2024 AND ACCELERATING TO 13 PERCENT LAST YEAR. HYDERABAD ALSO SAW IMPROVED

PERFORMANCE, WITH PRICE GROWTH RISING FROM 3 PERCENT IN 2024 TO 6 PER CENT LAST YEAR. AMONG OTHER MARKETS, AHMEDABAD SAW AN 8 PER CENT INCREASE, MUMBAI METROPOLITAN REGION 4 PERCENT, PUNE 1 PERCENT, DELHI-NCR 6 PERCENT AND KOLKATA 6 PERCENT, WHILE PRICES IN CHENNAI REMAINED STABLE. BENGALURU RECORDED A 21 PERCENT JUMP IN RESIDENTIAL PRICES BETWEEN Q1 AND Q4 2025, WITH AVERAGE PRICES TOUCHING RS 9,500 PER SQ FT. DELHI EMERGED AS THE SECOND-COSTLIEST MARKET AT RS 9,167 PER SQ FT, AFTER MUMBAI AT RS 14,000 PER SQ FT.

REAL ESTATE NEWSLETTER

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HMDA Plans Fresh Land Auctions in Hyderabad to Raise 2,500 Crore for Infrastructure Projects



THE TELANGANA GOVERNMENT IS PREPARING TO AUCTION VALUABLE LAND PARCELS IN HYDERABAD ONCE AGAIN. THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) IS GEARING UP TO RAISE SUBSTANTIAL FUNDS THROUGH LAND AUCTIONS IN MULTIPLE PARTS OF THE CITY.

OFFICIALS HAVE DECIDED TO AUCTION LAND PARCELS IN UPPAL BHAGAYATH, MOKILA, AND LEMOOR. THREE MONTHS AGO, HMDA GENERATED **3,862 CRORE** THROUGH LAND AUCTIONS IN KOKAPET. THIS TIME, BY AUCTIONING REMAINING LAND PARCELS, HMDA IS AIMING TO RAISE AT LEAST **2,500 CRORE**.

SEVERAL HMDA-OWNED LANDS WITHIN GREATER HYDERABAD HAVE ALREADY BEEN DEVELOPED INTO LAYOUTS. IN AREAS SUCH AS UPPAL BHAGAYATH, MOKILA, INMUL NARVA, LEMOOR, AND TURKAYAMJAL, SOME PLOTS HAVE ALREADY BEEN AUCTIONED.

THE REMAINING PLOTS INCLUDE 41 IN UPPAL BHAGAYATH, 12 IN TURKAYAMJAL, 719 IN MOKILA, 164 IN LEMOOR, AND 37 IN HUDA HEIGHTS, WHICH ARE EXPECTED TO BE AUCTIONED SOON.

OFFICIALS STATED THAT THE FUNDS RAISED THROUGH THESE AUCTIONS WILL BE UTILISED FOR MAJOR INFRASTRUCTURE PROJECTS WITHIN THE HMDA LIMITS.

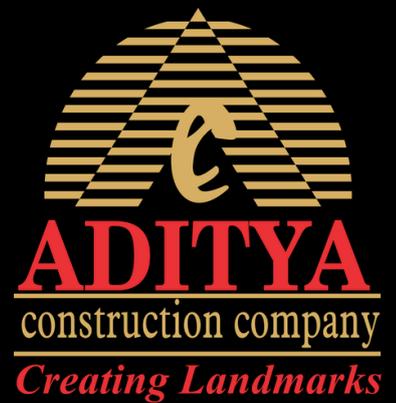
THESE INCLUDE RADIAL ROADS-2, THE TRUMPET FLYOVER FROM BUDWEL TO KOKAPET, THE 3.57-KM PIPELINE ROAD FROM MGIT SHANKARPALLY TO MANIKONDA, AND ROAD EXPANSION ALONG THE LEFT SIDE OF THE ORR FROM NANAKRAMGUDA TO GACHIBOWLI. ARE REQUIRED FOR ELEVATED CORRIDOR PROJECTS SUCH AS THE 9-KM BANJARA HILLS-SHILPA LAYOUT CORRIDOR, THE 18-KM JBS-SHAMIRPET CORRIDOR, AND THE PARADISE-BOINPALLY ELEVATED CORRIDOR.

THE GOVERNMENT IS ALSO CONSIDERING PAYING NEARLY 2,000 CRORE TO L&T FROM THE HMDA TREASURY DURING THE PROPOSED TAKEOVER OF THE HYDERABAD METRO RAIL.

HENCE, LAND SALES IN UPPAL BHAGAYATH, MOKILA, AND LEMOOR ARE ADDITIONALLY, SIGNIFICANT FUNDS BEING PLANNED TO MOBILISE FUNDS.

REAL ESTATE NEWSLETTER

FEB, 2026 | HYDERABAD



Why Patancheru Is Emerging as Hyderabad's Next Affordable Residential Hub for Middle- Class Buyers



BEFORE PURCHASING A HOUSE OR FLAT, MOST BUYERS CAREFULLY EVALUATE THE AVAILABILITY OF BASIC INFRASTRUCTURE SUCH AS TRANSPORTATION, ROAD CONNECTIVITY, WATER SUPPLY, NEARBY EDUCATIONAL INSTITUTIONS, AND HEALTHCARE FACILITIES. WITH ALL THESE FACTORS ALIGNING WELL, PATANCHERU, LOCATED CLOSE TO HYDERABAD, HAS EMERGED AS A PREFERRED DESTINATION FOR MIDDLE-AND SALARIED-CLASS HOMEBUYERS.

HOME LOAN CHARGES EXPLAINED: PROCESSING FEES, CONVERSION COSTS, CERSAI & INSURANCE



ARE YOU TAKING A HOME LOAN FOR THE FIRST TIME IN YOUR LIFE? IF SO, YOU NEED TO BE EXTRA CAUTIOUS. WHILE AVAILING A HOME LOAN, BANKS AND HOUSING FINANCE COMPANIES IMPOSE MULTIPLE TERMS AND CONDITIONS, AND BORROWERS ARE REQUIRED TO SIGN SEVERAL AGREEMENTS. THEREFORE, IT IS ESSENTIAL TO CAREFULLY READ THE LOAN AGREEMENT AT LEAST TWICE BEFORE SIGNING IT.