



“Expansion Always, In All Ways”

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Opportunities Post Lockdown



Purchasing a home has become a challenge now a days because of financial uncertainty. On top of it, the predominant worldwide financial emergency emerging out of the Covid-19 pandemic has made home-purchasing much progressively troublesome. People had plans to purchase a house this year, the abrupt stream of phenomenal improvements may have left you thinking about how you must approach and execute them. What's more, the response to this disarray isn't clear yet attributable to the numerous elements at play here. In any case, before concluding your home-purchasing plans in the shadow of the Covid-19 emergency, you should pause for a minute to initially see how the pandemic is affecting the real estate. The below report shows the Real Estate prices in metros dropped almost up to 5% in the April-June quarter.

REGION	DEMAND	SUPPLY	PRICE CHANGE (Q-0-Q)	PRICE CHANGE (Q-0-Q)
Bengaluru	-14.00%	-28.60%	-2.80%	-1.50%
Hyderabad	-23.80%	-21.70%	-5.20%	0.50%
Chennai	-21.70%	-37.60%	-3.10%	2.30%
New Delhi	-10.90%	-38.50%	-2.30%	-2.30%
Pune	-38.60%	-52.90%	-1.60%	-1.60%
Kolkata	-15.30%	-31.10%	-1.30%	-1.30%
Mumbai	-36.90%	-52.50%	-0.80%	-0.80%



1. BENGALURU:

The 2.8% value decrease in ready to-move fragment washed away gain made in last six quarters. The market is moving to the affordable fragment. A demand-supply befuddle is developing in the less as much as Rs 5,000 for every sqft section.

Most searched localities:

LOCATION	PRICE per sqft
Sarjapur Road	Rs 3,750-8,350
Bellary Road	Rs 3,950-9,900
Electronic City	Rs 3,000-6,450
Kanakapura Road	Rs 3,750-8,500
Bannerghatta Rd	Rs 3,350-8,500
JP Nagar	Rs 4,050-12,700
Whitefield	Rs 3,800-8,7500

2. HYDERABAD:

In the wake of ascending by 50% in five years, the costs of ready to-move property in this southern city fell by 5.2% in the April-June quarter. Greater part of the searches was for houses evaluated not as much as Rs 5,000 for each sqft.

Most searched localities:

LOCATION	PRICE per sqft
Miyapur	Rs 2,150-5,700
Gachibowli	Rs 3,850-8,600
Kukatpally	Rs 3,800-8,200
Jubilee Hills	Rs 5,800-11,200
Nallaganla-Tellapur	Rs 2,150-7,050
Kondapu	Rs 5,300-8,100
Medchal Highway	Rs 3,150-4,950

3. CHENNAI:

The Chennai residential market developed by 2.3% y-o-y, but the pandemic pushed costs somewhere near 3.1% in the April-June quarter. As much as 87% of the interest is for 2 and 3-BHK homes.

Most searched localities:

LOCATION	PRICE per sqft
GST	Rs 3,000-5,250
Porur	Rs 3,800-7,200
Central Chennai	Rs 6,100-18,700
OMR	Rs 2,950-9050
Kolathur Perambur	Rs 4,250-7,800
Velachery	Rs 4,150-9,000
Medavakkam	Rs 3,700-5,750

4. NEW DELHI:

The descending value direction proceeded in the under-construction fragment, falling 1.6% q-o-q, as the Covid emergency and unsold stock added weight. Demand-supply befuddle in the affordable housing fragment is evident.

Most searched localities:

LOCATION	PRICE per sqft
Dwarka	Rs 3,550- 10,750
MG Road	Rs 3,300-5,650
Vasant Kunj	Rs 10,500-19,300
Saket	Rs 4,300-8,700
Janakpuri	Rs 7,050-13,950
Mayur Vihar	Rs 7,050-13,950
Uttam Nagar	Rs 3,350-5,300

5. PUNE:

Prices in ready-to-move segment grew just 3.5% in five years. Prices of under-construction homes have remained flat.

Most searched localities:

LOCATION	PRICE per sqft
Hadapsar	Rs 3,900-10,100
Airport Road	Rs 5,200-12,050
Dhayari-Narhe	Rs 3,250-8,000
Banner	Rs 5,250-8,000
Kondhwa-Wanwadi	Rs 4,400-10,900
Paud Road	Rs 4,650-12,350
Wakad	Rs 5,200-8,950

6. KOLKATA:

Prepared to move homes have gotten possibly less expensive. Mid-fragment setups (2 and 3 BHKs) keep on driving more transactions.

Most searched localities:

LOCATION	PRICE per sqft
Newton-Rajarhat	Rs 2,500-5,950
North Kolkata	Rs 2,100-8,250
Central Kolkata	Rs 3,200-16,400
South- West Kolkata	Rs 2,400-5,500
South East Kolkata	Rs 2,750-9,180
South Extension	Rs 2,750-5,850
Howrah	Rs 1.900-4,600

7. MUMBAI:

The ready to-move advertise has posted negative returns throughout the last five years. Littler homes (1 and 2 BHK) are generally liked.

Most searched localities:

LOCATION	PRICE per sqft
Beyond Mira Road	Rs 3,350- 7,350
Malad- Kandivali	Rs 10,200-23,150
Andheri West	Rs 9,150-31,050
Worli-Lower Parel	Rs 24,700-51,450
Borivali-Dahisar	Rs 9,150-23,450
Goregaon	Rs 7,200-27,050
Mira-Bhayandar	Rs 6,150-10,550

If the government increases the deduction limit of interest on home loans and relaxes the current restriction on setting off loss from house property against other heads of income, it will encourage more buyers. Tenants are considering home purchases, several landlords are asking tenants to vacate, prompting people to consider buying their own home. IT hubs like Pune and Bengaluru appear to be the frontrunners here.

The market sees large three-bedroom apartments gaining popularity. "With work-from-home now the norm, a third bedroom or study will be preferred. The crisis has made people aware of living with the family and we might see more buyers from among city residents rather than from people migrating from elsewhere. People from Low Income Groups (LIG) and Economically Weaker Sections (EWS) comprise 80-90% of the country's total population. "Many developers have shifted their strategy towards this segment. An analysis of launches during Q1 of 2020 shows a sizeable proportion of 62% in the mid and affordable segments.

The real estate business is going online. Online home sales are beginning to gain some traction, with Bengaluru recording a few such sales in the past few weeks. Developers have also been forced to drive sales through virtual property tours, easier payment models, and special offers. The tendency to buy will be strengthened by low housing loan rates, PMAY scheme extension and other income tax deduction opportunities.

GOING FORWARD:

Is optimistic about seeing an upsurge in home buying over the next two quarters. There have been online queries from different cities, but the non-approval of home loans is making it difficult. An open letter is written to the Prime Minister demanding a one-time restructuring of loans, additional institutional funding, de-cartelization of cement and steel prices, and an extension of the moratorium on loans from NBFCs by six months. Unsold inventory will be up for sale in the festive season, but no new launches are being planned due to the liquidity crisis and disrupted supply chain.





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About DEB Infra Homes

We are DEB Infra Homes, a young Property service provider company that caters services across all verticals of real estate namely Residential, Commercial, Rental & Investments not only in India but abroad too. We proudly say we are powdered by customer service. We believe real estate is not just buying and selling but it's about building relationships. Our homebuyers are verified and properties are handpicked. Our India's services apart from Home Buying include aiding in procuring commercial properties, assisting Home Loans, Interior Designing, Tenant and Property Management, Project Mandate Marketing, legal services, documentation and investment instruments too. We provide hassle-free personalized

services throughout the Housing Experience. DEB Infra Homes engages with buyers and sellers across India connecting them on a holistic realty network. Initially, our team takes a careful note of a home buyer's requirements. After a detailed and thorough understanding of the various criteria, our professional consultants carefully list a variety of suitable options. From then until the moment our clients live in their new abodes, our customers are assured of a stress-free process. Providing value added services such as Home loan assistance, Interior consultation, Property Rental management services, Reselling have been our latest initiatives along with commercial strata sales.