



## Moula Ali Project Draft

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## Executive Summary

- 25 acres land situated in Moula Ali Industrial area (IALA)
- Surrounded by Manufacturing companies and Residential apartments
- Centre of the prominent areas in Moula Ali area

# Demographic Information

- Property Located in Moula ali industrial area (IALA)
- Land Measures 25 acres square plot
- 17 Km from Ghatekesar SEZ (Infosys park, etc)
- The SEZ IT Parks are 40- 50 KM away from GRADE A Malls
- The Grade A residential units are very less around Moula ali and Nacharam area
- The location is developed consisting more middle-class families
- The property is connected to 60 Feet road
- The Property is 17 -20 KM away from the GRADE A mall and Residential properties
- The Property covers major hospitals with in 10 KM.
- The property is surrounded by manufacturing units on one side and Residential area on other side
- 45 km from Airport
- 8KM from Secunderabad railway station
- 10 Km from Secunderabad Bus Stand
- 5 Km from Tarnaka and Nacharam. 4KM from Malkajgiri
- The property is situated centre to the prominent locations in secunderabad.

## Market stats - Real Estate

- Divis has 500 acres with 13 Manufacturing units in Hyderabad with revenue of \$592 Million
- Some of the real estate research company project growth of Grade A Office Space to 70 Million Sq Ft.
- By 2022 it is projected that Grade A mall space required would be 8 million Sq ft out of which 5 million Sq ft is under planning
- Only Hyderabad accounts for 32% positive increase in Real estate sale among major metro cities (Negative growth in other cities)
- Hyderabad accounts 20% of Pharma exports in India
- 8.6 Million population in 2014 is projected to increase to 10.5 Million by 2022
- Hyderabad accounts for approx. \$15 Billion IT exports
- Hyderabad Metro Rail is implemented in PPP mode with approved investment value of \$2.6 Billion

## Market stats –Real Estate ...

- Uber acquired 1,50,000 Sq ft in Hyderabad it second biggest office space for Uber outside US
- Aurobindo Pharma bought 5 acres in prime location near to Rai dargah and Gachibowli with highest premium in the given region and another 3.65 acres plot @ 90.8 crores
- Naya Infra Purchased 2 acres @48.4 cr near Rai Dargah
- Last Year Norvatis picked up 0.87 Million Square feet in Hyderabad
- Data Wind to establish Manufacturing unit with investment size of US \$15.27 Million
- In 2015 Google in plans for the establishment of Biggest Google Campus outside US in Hyderabad
- Amazon has a vision of building 3 million sq ft campus in Hyderabad

## Key Points

Only Hyderabad accounts for 32% positive increase in Real estate sale among major metro cities (Negative growth in other cities)

IT Sector is booming after state sub division. Specifically shared services is becoming key driver after KPO/BPO

Relaxation of FSI/FAR compared to other states.

Return on real estate investment for builders and buyers increased significantly



# Location Map



<https://goo.gl/maps/QBAF8gg51pA2>



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