



FFLYING ALPHA

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ONE MODEL - ONE TECHNOLOGY -
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Company Vision And Mission



In India, the real estate sector is the second-highest employment generator, after the agriculture sector. It is also expected that this sector will incur more non-resident Indian (NRI) investment, both in the short term and the long term

India's real estate sector saw over 1,700 acres of land deals in the top 7 cities in 1 year. Foreign investments in the commercial real estate sector were at US\$ 10.3 billion from 2017-21. As of February 2022, Developers expect demand for office spaces in SEZs to shoot up after the replacement of the existing SEZs act.

The real estate sector is one of the most globally recognized sectors. It comprises of four sub-sectors - housing, retail, hospitality, and commercial.



REAL ESTATE INDUSTRY REPORT

- In India, the real estate sector is the second-highest employment generator, after the agriculture sector. Real estate sector in India is expected to reach US\$ 1 trillion in market size by 2030, up from US\$ 200 billion in 2021. By 2025, it will contribute 13% to country's GDP. Emergence of nuclear families, rapid urbanisation and rising household income are likely to remain the key drivers for growth in all spheres of real estate, including residential, commercial, and retail. Rapid urbanisation in the country is pushing the growth of real estate.
>70-75% of India's GDP will be contributed by urban areas by 2020.
- Around 40 million square feet were delivered in India in 2021. It is expected that the country will have a 40% market share in the next 2-3 years. India is expected to deliver 46 million square feet in 2022.
- As per ICRA estimates, Indian firms are expected to raise >Rs. 3.5 trillion (US\$ 48 billion) through infrastructure and real estate investment trusts in 2022, as compared with raised funds worth US\$ 29 billion to date.
- India's real estate sector saw over 1,700 acres of land deals in the top 7 cities in 1 year. Foreign investments in the commercial real estate sector were at US\$ 10.3 billion between 2017-21. As of February 2022, Developers expect demand for office spaces in SEZs to shoot up after the replacement of the existing SEZs act.
- Private market investor, Blackstone, which has significantly invested in the Indian real estate sector (worth Rs. 3.8 lakh crore (US\$ 50 billion)), is seeking to invest an additional Rs. 1.7 lakh crore (US\$ 22 billion) by 2030.
- India's Global Real Estate Transparency Index ranking improved by five notches from 39 to 34 since the past six years from 2014 until 2020 on the back of regulatory reforms, better market data and green initiatives, according to property consultant JLL.
- According to Savills India, real estate demand for data centres is expected to increase by 15-18 million sq. ft. by 2025.

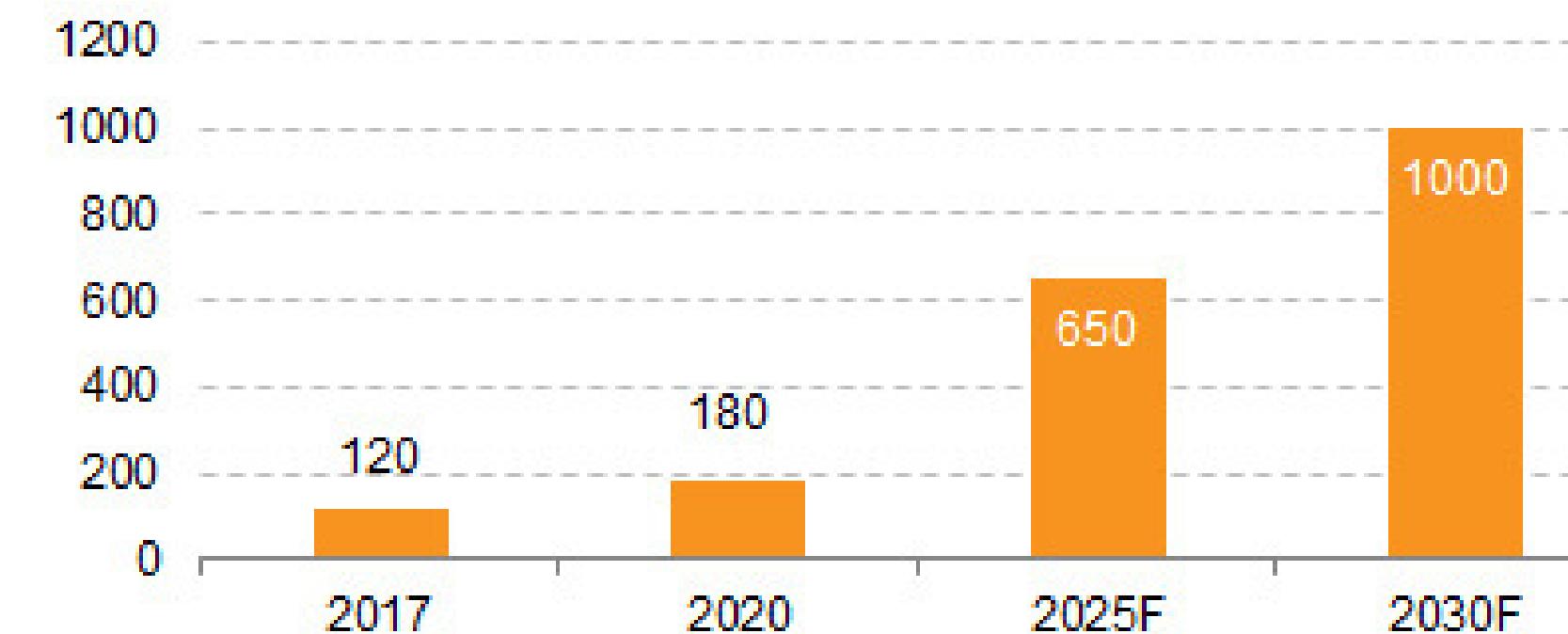
MARKET ANALYSIS

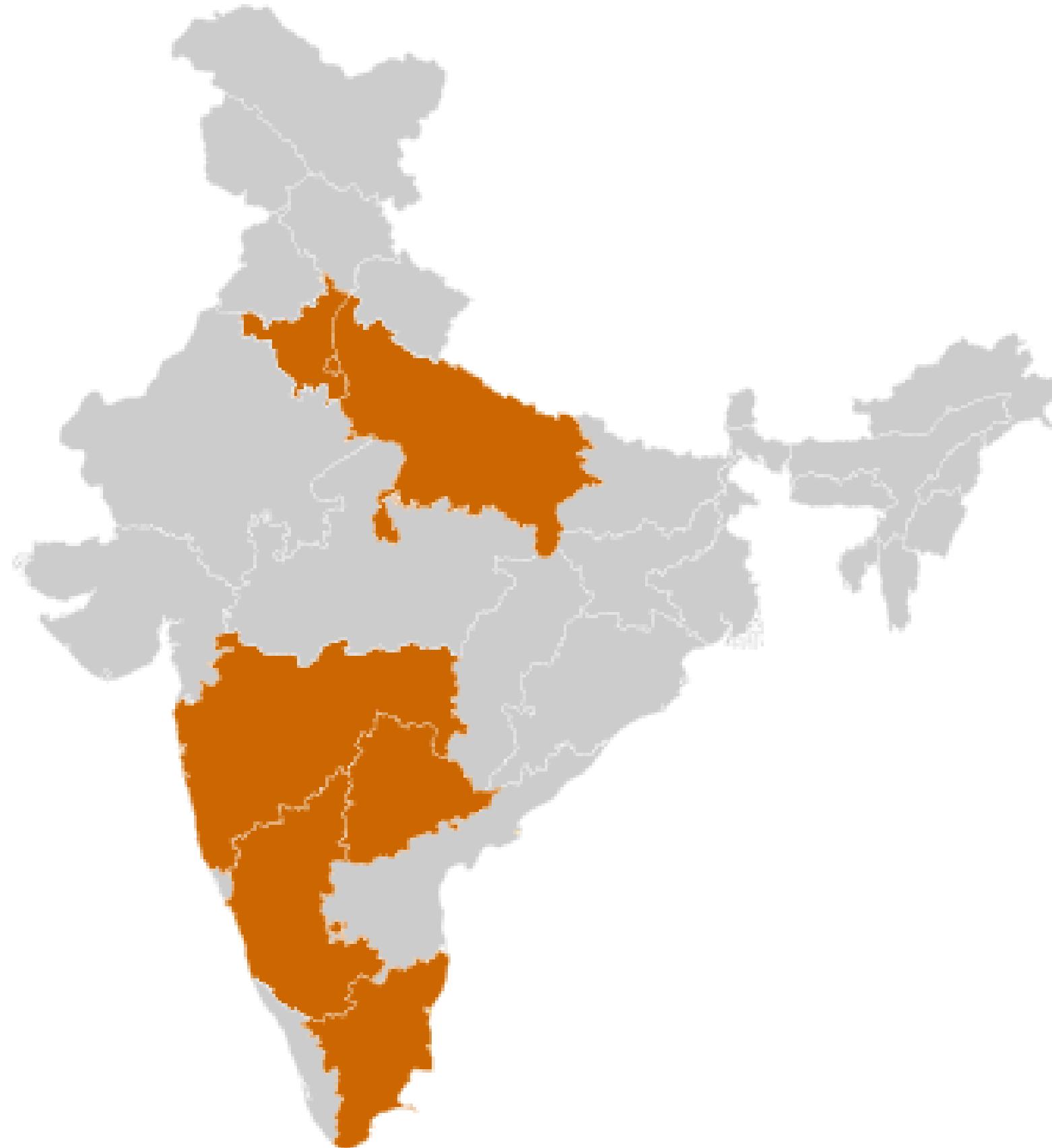


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By 2040, real estate market will grow to Rs. 65,000 crore (US\$ 9.30 billion) from Rs. 12,000 crore (US\$ 1.72 billion) in 2019. Real estate sector in India is expected to reach US\$ 1 trillion in market size by 2030, up from US\$ 200 billion in 2021 and contribute 13% to the country's GDP by 2025. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.

Market size of real estate in India (US\$ billion)





Real Estate Clusters

- Mumbai
- NCR
- Bengaluru
- Pune
- Chennai
- Hyderabad



REAL ESTATE INDUSTRY REPORT

- The institutional investments in the Indian real estate sector are expected to increase by 4% to reach Rs. 36,500 crore (US\$ 5 billion) in 2021, driven by rising interest of investors towards capturing attractive valuations amid the pandemic. Between January 2021 and September 2021, private equity investment inflows into the real estate sector in India stood at US\$ 3.3 billion. In the first quarter of 2022, the gross leasing volume of India's top seven office markets was at 11.55 million sq. ft.
- The office market in top eight cities recorded transactions of 22.2 msf from July 2020-December 2020, whereas new completions were recorded at 17.2 msf in the same period. In terms of share of sectoral occupiers, Information Technology (IT/ITeS) sector dominated with a 41% share in second half of 2020, followed by BSFI and Manufacturing sectors with 16% each, while Other Services and Co-working sectors recorded 17% and 10%, respectively. The office space leasing activity is expected to pick up in 2021 and is likely to be at par with the 10-year average, i.e., 30-31 million sq. ft. Of the total PE investments in real estate in Q4 FY21, the office segment attracted 71% share, followed by retail at 15% and residential and warehousing with 7% each.
- Demand for residential real estate revived in Q4 FY21 as homebuyers took advantage of low mortgage rates and incentives rendered by developers. Residential sales in this quarter recovered to >90% volumes recorded in 2020 across the top seven cities. In FY21, the top seven listed real estate companies collectively sold 32.61 million sq. ft. of residential space, up 7% from FY20. Within the next two years, these seven companies plan to launch ~92.5 million sq. ft. of additional residential space.
- Home sales volume across seven major cities in India surged 113% YoY to reach ~62,800 units in the third quarter 2021, from 29,520 units in the same period last year, signifying healthy recovery post the strict lockdown imposed in the second quarter due to the spread of COVID-19 in the country.



REAL ESTATE INDUSTRY REPORT

- The Government of India has been supportive towards the real estate sector. In August 2015, the Union Cabinet approved 100 Smart City Projects in India. The Government has also raised FDI (Foreign Direct Investment) limits for townships and settlements development projects to 100%. Real estate projects within Special Economic Zones (SEZ) are also permitted for 100% FDI. Construction is the third-largest sector in terms of FDI inflow. Construction is the third-largest sector in terms of FDI inflow. FDI in the sector (including construction development & activities) stood at US\$ 54.86 billion from April 2000-June 2022.
- Exports from SEZs reached Rs. 7.96 lakh crore (US\$ 113.0 billion) in FY20 and grew ~13.6% from Rs. 7.1 lakh crore (US\$ 100.3 billion) in FY19. Indian real estate is expected to attract a substantial amount of FDI in the next two years with US\$ 8 billion capital infusion by FY22. As of June 30, 2021, India formally approved 427 SEZs.
- In the first-half of 2021, India registered investments worth US\$ 2.4 billion into real estate assets, a growth of 52% YoY.
- Share of the top listed developers in the Indian residential market is expected to increase to 29% in FY24, from 25% in FY21, driven by a strong pipeline for residential project launch.
- Between July 2021-September 2021, a total of 55,907 new housing units were sold in the eight micro markets in India (59% YoY growth).
- Between July 2021-September 2021, housing sales in the NCR surged 97% to reach 10,220 units compared with the same period last year.
- In the third quarter of 2021 (between July 2021-September 2021), new housing supply stood at ~65,211 units, increased by 228% YoY across the top eight cities compared with ~19,865 units launched in the third quarter of 2020.



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ADVANTAGE INDIA

ROBUST DEMAND

According to Savills India, real estate demand for data centres is expected to increase by 15-18 million sq. ft. by 2025

ATTRACTIVE OPPORTUNITIES

As per ICRA estimates, Indian firms are expected to raise >Rs. 3.5 trillion (US\$ 48 billion) through infrastructure and real estate investment trusts in 2022, as compared with raised funds worth US\$ 29 billion to date

POLICY SUPPORT

Indian real estate attracted U\$ 5 billion institutional investments in 2020, equivalent to 93% of transactions recorded in the previous year

INCREASING INVESTMENTS

In the first-half of 2021, India registered investments worth US\$ 2.4 billion into real estate assets, a growth of 52% YoY.





REAL ESTATE INDUSTRY REPORT

- In 2021-22, the commercial space is expected to record increasing investments. For instance, in October 2021, Chintels Group announced to invest Rs. 400 crore (US\$ 53.47 million) to build a new commercial project in Gurugram, covering a 9.28 lakh square feet area.
- Government of India's Housing for All initiative is expected to bring US\$ 1.3 trillion investments in the housing sector by 2025. As of December 2019, under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)], 1.12 crore houses were sanctioned in urban areas, with a potential to create 1.20 crore jobs. The scheme is expected to push affordable housing and construction in the country and give a boost to the real estate sector. On July 09, 2020, Union Cabinet approved the development of Affordable Rental Housing Complexes (AHRCs) for urban migrants and poor as a sub-scheme under PMAY-U.
- In October 2021, the RBI announced to keep benchmark interest rate unchanged at 4%, giving a major boost to the real estate sector in the country. The low home loan interest rates regime is expected to drive the housing demand and increase sales by 35-40% in the festive season in 2021.
- Government has also released draft guidelines for investment by Real Estate Investment Trusts (REITs) in non-residential segment.
- The Ministry of Housing and Urban Affairs has recommended all the states to consider reducing stamp duty of property transactions in a bid to push real estate activity, generate more revenue and aid economic growth.
- In July 2021, the Securities and Exchange Board of India lowered the minimum application value for Real Estate Investment Trusts from Rs. 50,000 to Rs. 10,000-15,000 to make the market more accessible to small and retail investors.



Why normal broker is not successful?

- Not Scalable.
- Revolving Door mentality.
- Not Viability for :-
 - Training
 - Technology
 - Branding





No Scale for Branding

In many ways, you can appeal to people's emotions through branding and make them feel more connected to your company. Branding allows you to build relationships with your audience, which can eventually turn them into loyal customers



01

Website and software need to be made to market the listing online . hence you will face less visibility on your article or your post.

02

Technology is required to make employee more productive . with technology and pre-defined process , Employees do much more work to incr. the growth of the office.

03

No ready made courses for employees , hence as broker invest time and money to learn them and when they left , he becomes his competidores.



No Scale for Technology

Technology helps increase the efficiency of systems, products and services. It helps track and streamline processes, maintain data flow . In fact, this increased efficiency in operation helps reduce costs as well as enable the business to grow rapidly



01 In today's Competitive market , advertisement is necessary which is costly affair.



02 If you don't do advertisement , you don't generate enough leads to stay in profitable or higher profitability



03 Each office tries to makes its own brand which takes years.



04 As all competitors , also doing the same , the cost of Advertisement increase, and effectiveness decreases.



ALPHA MODEL

Benefits of joining Alpha model



ALPHA MODEL

- Power of One Model in Every city.
- Technology Edge Market Presence.
- On demand Market presence to take over the crowd .
- Connect to the India , to Execute your BUY/SELL call.
- Common Advertising.



FLYING ALPHA

Meet Our Team



BADAL KUMAR
IT Programming



NIKHIL ANAND
Web Designer



NIKET KUMAR
Sales Online



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Accounting



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Thank You

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