

NARNE'S REALTY DIGEST

Chairman's Desk



Col (Retd) Narne Ranga Rao
CMD, Narne Group

Dear Member,

At the outset, on behalf of the Narne Group, I wish to extend my warm Greetings and Best Wishes for a Happy and Prosperous 2010, to you and your family. May GOD bless you with Happiness in every way of your lives.

The world economy is slowly limping back to normalcy, from the claws of recession. India however, was in a much better position due to the foresight and meticulous planning of our Honourable Prime Minister, with the able and timely corrective measures by the then RBI Governor Sri. Y V Reddy. The Domestic Market rebounded smartly during the past year, assisted by the global recovery, on the back of Policy measures. Last year the Satyam Computers episode raised serious concerns over corporate governance in India. However, there was a turnaround in the sentiments of the economy in April last year, after major governments across the World announced stimulus packages to boost the economies, and leading Banks cut key lending rates to improve liquidity. Thereafter, the US \$ 1.1 Trillion package announced by the G-20 nations helped the global economic situation to improve considerably.

Meanwhile, our Nation as well as Andhra Pradesh, went to Polls in April last year and brought back Congress(I) to the commanding ruling position. In May, Dr. Manmohan Singh became the first Prime Minister after Nehru to be voted back to power for a second term. The absence of Left Parties in the Government raised hopes of concrete economic reforms in the second tenure of the UPA Government. The foreign Institutional Investors pumped in a massive US\$ 4 Billion into Indian Markets. The FMCG sector, performed reasonably well, while the Realty sector's performance remained sluggish during last year, on account of subdued demand and also the Telangana movement during most part of last year and beginning of this year. Besides, the sudden demise of Dr. Y S Rajasekhara Reddy, the CM of AP, brought the state administration and Real Estate sector to a standstill. Added to these problems, the Swine Flu epidemic became a major concern for the public health, despite the Government taking remedial measures. The Prime Minister's statement that GDP is poised to grow beyond 6.5% gave a big boost to the economy; but unfortunately inflation has caused a setback to the growth graph. Simultaneously, the global Crude Oil prices have risen sharply and the Central Government was left with no alternative except to raise fuel prices.

This year of 2010, is beginning to see a positive trend in the Realty sector and the demand for housing is ramping up, almost back to pre-slow down levels. Gated townships providing villas and multi-storeyed apartments, with all infrastructure facilities are gaining good popularity among the middle and upper middle class society of the Twin Cities of Hyderabad and Secunderabad. On the other hand, Villas in Gated Communities are the choice restricted to the higher class gentry only.

Narne Group, with its missionary zeal to serve defence as well as salaried middle class personnel have launched highly economical independent villas as well as multi-storeyed apartments with all facilities like gated security, shopping malls, club facilities, parks etc. Year 2010 is bound to bring back the Narne Group, on the top of the real estate charts of the Twin Cities of Hyderabad urban agglomeration, with the new and affordable projects of Highland Springs at Medchal, Eagle Enclave at Shamirpet and the Defence Enclave adjacent to the NIMS Medical University at Bibinagar.

The eight lane Ring road from Hi-Tech City passing through Medchal, connecting to Ghatkesar and then the Airport, is likely to be completed by December 2011, and obviously land prices at Medchal are bound to get dearer soon. Pocharam near East City is poised to be a massive IT Hub in the near future, larger than Hi-Tech city at Gachibowli and Madhapur. All the projects, Highland Springs, Eagle Enclave and Defence Enclave, being launched by Narne, are bound to fetch excellent dividends to investors, who may grab this opportunity at the earliest, than wait till such time prices are beyond their reach.

The longest 11.5 km flyover en-route the Shamshabad Airport has added significance to the pride of Hyderabad, enhancing our place in the World tourism map, besides the new Rajiv Gandhi International Air Port having been rated as the best in the World in that class.

Hyderabad and surrounding areas have emerged as higher education hubs with the IIT and BITS Pilani, setting up their campus during the past year. For the advantage of all the people of AP in general and students in particular, the US Consulate has been established in Hyderabad itself, saving unnecessary travel to Chennai. With all this, Greater Hyderabad has become a wonderful city to settle down for many new citizens to this city! Many new aspirants seek a peaceful life to improve their wealth by timely investments in genuine projects by reputed and time tested developers like the Narne Group, who have the welfare and the trust of customers at the forefront. I take this opportunity to mention here the good news of the Central Government taking over the Rs. 300 crore NIMS Health University project at East City from the AP State Government to develop a **"Centre of excellence in Medical Education"**.



Formation of the Outer Ring Road in progress near NH 7, about 5 minutes away from Golden Heights.

Project wise details and progress are elaborated below for your information and appreciation:

EAST CITY

The rival claim by the AP Bhoodan Board on Rangapur Lands at sector I, II and III of East City, was thoroughly examined by the Civil Court at Nalgonda, and decreed that Bhoodan Board has no right of title to these lands, as there were protected tenants (PTs), who are the rightful owners of these lands. These protected tenants, sold their lands lawfully to Narne Estates, who in turn registered them in favour of various plot holders mainly from defence services. An appeal was filed by the Bhoodan Board in the High Court of AP and we are very positive and hopeful that the High Court will clear the case in a few months time and uphold the findings of the lower court. Thus, the 20 years old prolonged litigation is in its final stages of settlement.

The CCMB (Centre for Cellular and Molecular Biology) Laboratories is embarking on a huge expansion programme near Bibinagar, with a mega Rs. 1500 crore budget. The CCMB has initially wanted to site their campus within East City at Sectors II and III wherein 3000 plot holders were being affected. We vehemently protested and took up the case at the AP High Court as well as with the Chief Minister to relocate CCMB adjacent to East City and not inside East City and the request is under active consideration by the Government.

Thus, we crossed all major obstacles bogging East City and now our FLAGSHIP DREAM Project EAST CITY, a Proud Mega Venture of Narne, will smoothly go ahead towards its final stages of completion and meteoric rise in value.

The "**NIMS Medical University**" adjacent to Sector I - East City, is a Project, the Central Government is now coming forward to complete, with monetary support required for Medical Equipment and other infrastructure. The University is expected to begin full fledged functioning with all its paraphernalia towards the end of this year. Besides, the two lane Hyderabad-Warangal National Highway 202, is being widened to six lane National Highway adjacent to East City. **INFOSYS** is establishing an SEZ over 500 acres,



Future Highways, NH 202 formation at East City Sector I adjacent to NIMS!



Behemoth IT SEZ of Infosys over 500 acres at Pocharam; 10 minutes from East City.

be mighty happy to know that their plot rates are bound to appreciate steeply in due course of time.

Few plots abutting the National Highway 202 at Sector I - East City, have been acquired by the PWD who are widening the road to six lane National Highway. These affected members are



Raheja Mindspace IT SEZ also 10 min from East City!



Sewage lines at Y block in sector V.

that will be their biggest campus in India at Pocharam, 10 minutes from East City. Similarly, the Raheja **Mind Space IT SEZ** is also located on the same axis, just adjacent to **INFOSYS**. This development is already adding a lot of value to East City. All our members at East City would

advised to contact us for further details on efforts to receive suitable compensation from the Government.

Sectors II, III and IV are being cleared of bushes and all the development of WBM roads, underground sewerage, rain drains, water supply, electricity, avenue plants are all being maintained regularly. Round the clock Security Guards are posted to secure the development and area.

Sector V

The development works at Sector V are making brisk progress. Water Bound Macadam (WBM) roads are completed in all the single alphabet blocks except F, O, Q and Y blocks, where work is in progress. WBM road work has been completed at Block AA and has reached 80% completion at Block AB. Underground sewerage network and man-holes have been completed at Blocks A, B, H, I, J, K, P, R, S, U, W & X blocks; and is 50% complete in the remaining blocks. Overall, the engineering development works have progressed to around 60% at Sector V and are estimated to be completed by the end of this year.



Erection of Electrical Infrastructure at Sector IV, East City.



Road and Sewerage Development work in progress at Block ZO, Sector V, East City.

GRAND VIEW JUBILEE HILLS (GVJH)

There is no change in the legal case position of GVJH Phase I, and it is in the final stages of adjudication at RR District Courts, in addition to Land Grabbing Court. The preliminary decree is pending for finalisation in the District Court, for the past 6 years. Notwithstanding the pending litigation, all the lands of Phase I - GVJH with all the development of infrastructure continue to be under the possession and custody of Narne Estates. Narne is protecting them in the interest of all our members.

Regarding GVJH Phase-II, the judgement in July 2009 from the Hon'ble A P High Court came in our favour and has cleared legal impediments at this stage, after long drawn legal battles in three courts. Even an SLP at Supreme Court of India by rival private claimants was effectively contested which was dismissed, upholding our claim. All these years, the legal battles were fought by Narne and we ultimately are very close to conclusion of the litigation. This is possible due to the enormous patience and utmost faith reposed in Narne by all our members at Phase II - GVJH. We are making all efforts to pursue the implementation of the judgement of the Hon'ble A P High Court, to facilitate early approval of the housing layout. The legal processes have costed heavily on the finances of Narne, but ALL IS WELL THAT ENDS WELL. We are confident that our members would come forward when required, to share the burden of expenditure incurred.

CENTRAL PARK PHASES I & II / ROLLING MEADOWS

Development work at these projects are completed to the best satisfaction and long awaited prosperity of all our dear members, who have very wisely invested here. The parks, roads, plantation, water sources, electricity and sewerage are all well maintained and the entire projects are well patrolled by security guards round the clock. Members in arrears are requested to clear the maintenance charges @ Rs 5,000/- per annum without further delay. The HMDA is also being pursued for the final clearance in respect of long pending final layout in Central Park Phase II and Rolling Meadows. We expect to have this completed very shortly, since the files are now physically traced after several changes of office locations of the erstwhile HUDA (now HMDA).

CENTRAL PARK PHASE III

We already have received the 'No-objection Certificate' from the Special Officer ULC that the lands are not Ceiling surplus lands, due to timely action taken by Narne to protect these lands from Government take over. The developmental works are expected to commence soon on site, after obtaining of provisional layout sanction from the HMDA. The conversion permission from Agriculture to Residential is now mandatory, with due payment to the Government. Also lands require several routine revenue clearances before the layout plan is submitted for approval as per revised procedures for new layout approvals. All the above Government clearances are required to be obtained at the earliest, to make the project a grand Gated Community. Infrastructure facilities like BT Roads, drainage, sewerage, water supply with overhead reservoirs, electricity network, avenue plantation and parks are to be taken up. The present Government valuation is Rs 13,500/- per sq. yd. and in the open market, the cost is expected to be much higher. We have already written to all members explaining the present status, seeking their cooperation and financial support for immediate action to complete this project speedily.

GOLDEN HEIGHTS (GH) PHASE I & II : MEDCHAL

Phase I - GH, has fully developed plots with all infrastructure facilities like BT Roads, sewerage, potable water and Electricity. This is a fully approved HMDA layout. There are just a few plots available for resale in this project. Those interested in investment may contact us for necessary details. The Annual Maintenance charges @ Rs 4000/- per year are due from members in both Phase I and II - GH. Members are advised to kindly remit the same at an early date. We are proud to mention that our first member to reside at Phase I - GH, Col (Retd) H K Bhattacharya, is testimony to the beautiful ambience created at this project. All members at Phase I - GH are requested to now come



Green Avenues to a great future; Phase I, Golden Heights at Medchal.



A happy customer, Col (Retd) H K Bhattacharya, now residing at Phase I, Golden Heights.

forward and make their houses at this utopian environment. For assistance that maybe required for construction of homes, desirous members may approach us.

Phase II - GH development is completed upto WBM Roads and sewerage. Bitumen road topping and Electrical Works are scheduled for completion within the 2010. Progress of development is subject to receipt of outstanding payments from members. Such members are requested to immediately make good the payments, to allow early completion without any further escalation.

HIGHLAND SPRINGS - MEDCHAL. A WORLD CLASS GATED COMMUNITY



Safe and Secure! Highland Springs at Medchal, Gated Community.

connectivity and excellent appreciation of land rates to all those investing at this time. The units on offer at Highland Springs are:

- ❑ **Cedar Springs** : Multi-storeyed Towers with independent 2 BHK Apartments on each floor, without common walls; admeasuring 878 sft. with ultra modern fittings and parking. Priced very affordably, Cedar Springs is best suited for one family.
- ❑ **Pine Springs** are 3BHK duplex villas on a 200 sq yds plot, with a built-up area of 1754 sft. The villas feature parking, landscaping all around with the best quality finish. Completed villas can be visited to appreciate



Villa in the lap of Luxury; Pine Springs, 3 BHK home at Highland Springs, Medchal.

the quality of construction and fitments. A decision to invest at this time would be highly beneficial to the members who can avoid escalations in the near future.

- ❑ **Oak Springs** are 4 BHK villas on a 300 sq. yds. plot, with a built-up area of 2343 sft. The villas in addition to Pine Springs facilities are more spacious with generous living spaces and room dimensions. Oak Springs villas have a higher level of specification than Pine Springs. However being priced reasonably, these villas are highly limited in availability to the discerning few.

All members may learn more of our attractive offers for referrals to friends and relatives, and get rewarded by surprise gifts for their effort. New



Oak Springs, 4 BHK Luxury Villa at Highland Springs.

customers referred thus shall be offered a special introductory pricing and more so, if from the defence or government services.

CITIZEN HOMES : EAGLE ENCLAVE & DEFENCE ENCLAVE

This is a unique Housing Project exclusive to the Defence Personnel, promoted by Citizen Infra Housing India Pvt. Ltd. (www.citizenhousing.in) an associate of Narne. Citizen Infra is in technology partnership with Precast Building Systems (India) Pvt. Ltd. (www.Precast.in) promoted as a Joint Venture of Mr. Gokul Narne and a leading Malaysian conglomerate that are leaders in Precast Prestressed Concrete Construction Technology.

The vision of Citizen Housing is to provide **"Affordable Homes for Defence Personnel"**. Citizen Housing has launched two gated community projects, for our brethrens in uniform as described below:

- ❑ **DEFENCE ENCLAVE** : Located on the banks of the Bibinagar Lake, adjacent to the NIMS (Nizams Institute of Medical Sciences) Medical University; are multistoried Apartments of 1 BHK, 2 BHK and 3 BHK apartments, at highly affordable pricing ranging from at Rs. 6 Lakhs, Rs. 10 Lakhs and Rs. 15 Lakhs respectively. Slated to commence construction by Dec 2010, we are proposing **"Army Complex", "Air Force Complex", "Navy Complex" and "Jai Jawan Complex"** in this project, for a better class affinity and good social climate. Nearer to the Bibinagar Railway station and National Highway 202, this Project is expected to be the best Satellite Township. Very shortly we expect the local metro (MMTS) services to be introduced with service from Bibinagar to Secunderabad and the rest of Hyderabad, facilitating a quicker travel to several key and central locations of the Twin Cities.
- ❑ **EAGLE ENCLAVE** : Spread over 50 acres, this is another new project developed by Citizen Housing, whose motto is to provide **"Affordable Homes for Defence Personnel"**. Located at Shamirpet, adjacent to the Rajiv Gandhi Highway and at a stone's throw from the Medici Multi-specialty Hospital; Eagle Enclave is a quick 10 minute drive from 1 EME Centre and the Hakimpet Air Force Station. This land is already approved for layout from statutory Government agencies. Construction of this project is scheduled to commence towards the end of 2010. On offer here are multistoried apartments of 1 BHK, 2 BHK and 3 BHK apartments similar to Defence Enclave costing from Rs. 6 Lakhs, Rs. 10 Lakhs and Rs. 15 lakhs respectively.

Existing members are requested to kindly spread the good word on the above projects which are exclusively for Defence Personnel and serve the Nation better through your service to our Defence brethren.

In conclusion, I earnestly solicit from members, their continued trust, implicit support and co-operation. We at Narne are striving and shall always diligently work, to safeguard your plots/homes purchased by you, our dear members and take all measures required to prevent any problems or impediments to complete ongoing projects zealously and tirelessly. We also doubly ensure that all members at all projects enjoy clear, well developed free hold housing plots; which would provide excellent appreciation and benefits in times to come. We at Narne are confident of strengthening the trust and cooperation from all members and assure you of our dedicated and best services for your utmost satisfaction and welfare.

Wishing you and your dear ones all the BEST!

Yours truly,



Col (Retd) Narne Ranga Rao
CHAIRMAN & MANAGING DIRECTOR
NARNE GROUP OF COMPANIES



Redefining Real Estate

NARNE ESTATES PRIVATE LIMITED

Corporate Office :

1 Gunrock Enclave, Secunderabad 500 009.

Andhra Pradesh, India.

Ph: +91-40-4040 0000, 2784 4720

Fax: +91-40-2784 1246

E-mail: cs@narne.com

Website: www.narne.com

Book-Post

NARNE'S Realty Digest

To,

If undelivered please return to : Narne Estates Pvt. Ltd., 1 Gunrock Enclave, Secunderabad 500 009.