CHANDANA HOMES
MARKET INTELLIGENCE

ISSUE 02
AUGUST 2026

WEST HYDERABAD

THE TELLAPUR–KOLLUR *CORRIDOR REPORT*

A buyer-first monthly read on prices, demand, infrastructure and the decisions that matter.

TELLAPUR · KOLLUR · WEST HYDERABAD



PRICE
Real trends

DEMAND
Real absorption

INFRASTRUCTURE
Progress, not promises

DECISION
Where value meets timing

AUGUST 2026 · DATA CUT 24 AUGUST · PROVISIONAL

FINAL MONTH-END UPDATE AFTER 31 AUGUST

THE MONTHLY REPORT FOR BUYERS WHO WANT CONTEXT BEFORE THEY BUY.

EDITOR'S NOTE · WHY AUGUST LOOKS DIFFERENT

We are upgrading the report from a newsletter into an intelligence product.

Every month should answer four questions: What changed? What is actually supported by data? Where are the contradictions? and What should a buyer do differently?

01 · MARKET PULSE

The latest city-wide signals — sales, prices, registrations, office demand and inventory.

02 · DATA TENSION

Where credible reports disagree, with the reason for the disagreement.

03 · CORRIDOR LENS

Tellapur and Kollur examined at project / buyer level.

04 · DECISION LAB

A practical framework for end-users and investors.

THE AUGUST REPORTING STANDARD

LABEL	MEANING
VERIFIED	Named source + identifiable publication / official record.
INDICATIVE	Asking price, portal range or market estimate — not a transaction truth.
EDITORIAL	Chandana Homes' interpretation, score or buyer framework.
PENDING	Will be refreshed after 31 August before public release.

OUR EDITORIAL PROMISE

We will not manufacture precision. If two credible sources disagree, the report will show the disagreement. If a number is an asking price, we will label it. If infrastructure is only planned, we will not write as if it is operational.

01 · MARKET PULSE

Hyderabad is healthy — but the second-half story is less simple.

The latest evidence points to a resilient market with firm prices and a strong employment engine. But Q2 reports disagree on the pace of residential sales and launches. That makes selectivity more important than a blanket bullish or bearish call.

19,249	₹8,258	7.5M	45%
H1 HOME SALES	AVG PRICE / SQ FT	OFFICE LEASING	GCC SHARE
+1% YoY · Knight Frank	+7% YoY · H1	+29% YoY · H1	3.4M sq ft · H1

RESIDENTIAL HEALTH

Knight Frank's H1 2026 Hyderabad data reported 19,249 sales, +1% YoY; 20,466 launches, −2%; 5.9 quarters-to-sell; and average residential prices of ₹8,258/sq ft, +7% YoY. The ₹1–2 crore segment had the healthiest absorption among large-volume categories at 4.5 quarters-to-sell.

EMPLOYMENT ENGINE

Hyderabad recorded 7.5 million sq ft of office leasing in H1 2026, up 29% YoY. GCCs accounted for 45% of leasing, or 3.4 million sq ft. Vacancy fell to 11.5% despite 3.0 million sq ft of completions. This matters because western residential demand is ultimately anchored by jobs.

Sources: Knight Frank H1 2026 reporting and JLL Q2 2026. See Sources page.

02 · DATA TENSION

The smartest report is the one that admits uncertainty.

August introduces a permanent feature: THE DISAGREEMENT PAGE. We compare sources without forcing them into a false average.

METRIC	KNIGHT FRANK · H1	JLL · Q2	OUR READING
Sales	19,249 · +1% YoY	Sales −8.4% QoQ and down YoY	Different periods / methodology. Both indicate a market that needs context.
Launches	20,466 · −2% YoY	−38% QoQ · −34% YoY	Supply discipline is the safer conclusion; magnitude needs care.
Prices	₹8,258/sq ft · +7% YoY	Capital values +2.0% QoQ	Price growth continues, but the rate is moderating.
Rents	Office rent +7% YoY	Rents +1.6% QoQ	Positive, but different measurement windows.

WHY THIS MATTERS

A home buyer does not need a single “correct” city number. They need to know whether their project is fairly priced, whether competing supply is healthy, and whether the location can support demand if appreciation pauses.

JLL's Q2 2026 report was published 13 August 2026 and specifically reports sluggish sales and sharply lower new launches, alongside +2.0% QoQ capital values and +1.6% QoQ rents.

03 · DEMAND ENGINE

Follow the money, jobs and registrations.

37,992
H1 REGISTRATIONS
+5% YoY

₹26,400 Cr
REGISTERED VALUE
+6% YoY

5,560
JUNE REGISTRATIONS
13% YoY decline

THE REGISTRATION STORY IS HEALTHIER THAN JUNE ALONE SUGGESTS

June registrations fell after an exceptionally strong May as buyers advanced transactions ahead of the 5 June guidance-value revision. Across January–June 2026, registrations were still up 5% YoY and registered value was up 6%. This looks more like a timing adjustment than a clean break in fundamentals.

Office is the second engine

WHY RESIDENTIAL BUYERS SHOULD CARE

The Suburban Business District — including Kondapur, Raidurg, HITEC City and the Financial District — accounted for 60% of Hyderabad's H1 office leasing. PBD West contributed 36%, up sharply from H1 2025, with large transactions in Nanakramguda. The job engine is therefore not moving away from the west; it is broadening.

Sources: Knight Frank / Metro India reporting on H1 2026 registrations; ETRealty on office leasing.

04 · PRICE INTELLIGENCE

Stop asking: “What is the rate?” Start asking: “Which rate?”

West Hyderabad has multiple price layers: quoted launch price, current asking price, effective deal price, floor-rise premium, view premium and resale price. A good report should not collapse them into one number.

MICRO-MARKET	WORKING RANGE	CONFIDENCE	EDITORIAL READ
Financial District	₹9,000–15,000/sq ft*	MEDIUM	Employment premium; strongest rental depth.
Kokapet / Neopolis	₹9,300–13,200+*	MEDIUM	Luxury benchmark; premium supply.
Tellapur	₹6,500–9,000+*	MEDIUM	Value corridor; large township supply.
Kollur / Mokila belt	₹4,800–7,000+*	MEDIUM	Earlier-stage; runway but patience.

*These are directional external-market ranges, not Chandana Homes price quotes and not transaction-price benchmarks. Published ranges vary materially by source, project and product type. The final August issue should use project-level verified pricing where possible.

WHY THE RANGE IS WIDE

Current external guides put Tellapur and Kollur at materially different levels depending on whether they measure a locality average, new launch, premium tower or listing. ET's July 2026 guide positions Tellapur/Kollur as family-township and villa markets, while other west-corridor datasets show lower locality ranges. We therefore treat locality-wide ₹/sq ft as a screening tool, not a purchase decision.

05 · TELLAPUR

Tellapur: maturity is the product.



Tellapur / western Hyderabad residential growth — illustrative visual. Photo source: Auro Realty. The image is contextual, not a project photograph.

WHY IT WORKS

Established gated communities, schools, employment access and a deeper residential ecosystem.

WHAT CAN GO WRONG

Paying a premium for a project simply because the locality is established.

BEST FIT

Family upgrader · end-user · buyer who values maturity over maximum runway.

TELLAPUR BUYER TEST

FIVE QUESTIONS BEFORE TOKEN

1. What are three genuinely comparable projects asking today?
2. What is the all-in price after floor rise, amenities, parking, GST and other charges?
3. What is the realistic peak-hour commute?
4. How much competing inventory will complete before your possession?
5. Would you still buy if prices stayed flat for three years?

06 · KOLLUR

Kollur: the runway is the story — not the promise.

ORR EXIT 2	LOWER	LONGER
ACCESS	ENTRY	HOLD
Structural advantage	Relative to premium west	More patience required

THE OPPORTUNITY

Kollur sits on the outer edge of the western employment ecosystem, close to ORR connectivity and the Tellapur–Kollur growth belt. The appeal is the combination of lower entry and a longer infrastructure / employment runway.

THE RISK

The most dangerous sentence in a real-estate brochure is: “This will be the next Kokapet.” A future catalyst is not today's value. The purchase price must make sense even if appreciation takes longer than expected.

KOLLUR BUYER RULE

Buy the present-day home at a price that leaves room for the future story. Never pay the full future premium upfront.

ET's July 2026 Hyderabad location guide specifically identifies Tellapur & Kollur as a family-township / villa-country belt, alongside western employment and infrastructure themes.

07 · INFRASTRUCTURE WATCH

Track progress, not promises.



Illustrative Hyderabad ORR / interchange image. Image source: MyNesty. Not a photograph of the proposed RRR alignment.

PROJECT	WHAT WE KNOW	BUYER RULE
Metro Phase 2	Planned / approved corridors; western extensions are a long-term catalyst.	Do not price future metro as if it is operating today.
Regional Ring Road	Large access-controlled ring-road programme; progress must be tracked by package / phase.	Track construction, not announcements.
Neopolis / west employment	Commercial and residential intensification continues in the premium west.	Measure actual office / employment absorption.

INFRASTRUCTURE SCORECARD

Current connectivity 9/10
ORR advantage 9/10
Near-term transit certainty 5.5/10
Long-term Metro potential 8/10
Employment catalyst 8.5/10

Editorial score — not an official infrastructure rating.

08 · THE WEST HYDERABAD LADDER

From premium core to growth corridor.

The useful way to read the west is as a sequence: Financial District → Kokapet → Narsingi → Tellapur → Kollur. Each step changes price, maturity, commute, liquidity and future runway.

NODE	ROLE	BUYER ADVANTAGE	MAIN RISK
Financial District	Employment core	Commute + rental depth	Highest entry
Kokapet / Neopolis	Premium anchor	Status + infrastructure	Premium pricing
Narsingi	Transition belt	Connectivity / spillover	Price convergence
Tellapur	Established family belt	Township ecosystem	Large competing supply
Kollur	Growth runway	Lower entry + future catalysts	Longer patience

BUYER DECISION MATRIX

BUYER TYPE	TELLAPUR	KOLLUR
First family home	VERY STRONG	STRONG
Upgrade / 3–4 BHK	VERY STRONG	STRONG
Rental-first investor	STRONG	SELECTIVE
5–10 year investor	STRONG	VERY STRONG
Short-term trader	LOW	LOW

THE ANSWER IS NOT “TELLAPUR OR KOLLUR”

The answer is which risk are you comfortable owning? Tellapur asks you to accept a higher established-market price. Kollur asks you to accept a longer runway. Both can work — at the right project and price.

09 · SUPPLY × DEMAND

The next market risk may be high supply at the wrong price.

DEMAND

Office leasing +29% YoY in H1; GCCs 45%; residential demand remains resilient.

SUPPLY

Knight Frank H1: launches −2%; JLL Q2: launches −38% QoQ / −34% YoY. Direction is disciplined, magnitude differs.

THE ABSORPTION TEST

QUESTION	WHY IT MATTERS
How quickly is the project selling?	Shows demand.
At what effective price?	Shows value.
How much competing inventory completes nearby?	Shows future supply pressure.
Who is the buyer — end-user, investor or NRI?	Shows quality of demand.
What happens to resale if appreciation pauses?	Shows liquidity risk.

OUR NEW RULE

Never use booking velocity as proof that a project is cheap. Absorption and value are two separate questions.

10 · CHANDANA ALLOCATIONS

Own the decision, not just the brochure.

This section is intentionally factual. Current RERA, inventory, pricing and possession status should be re-verified before the final August issue.

APARNA NEWLANDS · TELLAPUR

Baseline: 14.7 acres · 8 towers · 42 floors · 1,976 homes

2.5 & 3 BHK · 1,475–1,991 sq ft
~72,865 sq ft clubhouse · 60+ amenities
RERA: P01100007480
Possession baseline: ~2027

Chandana allocation: Towers E–H

ZUARI GANGOTHRI TRIBHUJA · KOLLUR

Baseline: 9.14 acres · 9 towers · 37 storeys

3 & 4 BHK · 1,677–3,126 sq ft
76% corner homes · Club Tribhuja
RERA: P01100010650/51/52

Location: ORR Exit 2 corridor

WHY THIS SECTION IS DIFFERENT

We are not publishing a generic “top 10 projects” list. We are profiling the communities where Chandana Homes has its own land-owner allocation and can therefore support the buyer through inventory, documentation and site-visit decisions.

Final August additions: live price sheet · available stacks · floor premiums · payment plan · possession update · current RERA verification date · inventory snapshot.

11 · BUYER DECISION LAB

If prices stay flat for three years, would you still buy it?

This is the test we want readers to remember. Appreciation should be upside — not the only reason the purchase works.

TEST	GOOD ANSWER	WARNING SIGN
All-in price	Comparable with nearby alternatives	Only justified by future appreciation
Commute	Works at peak hour	Works only on Google Maps
Rent	Real tenant demand	Yield depends on optimistic rent
Resale	Clear next buyer	Very large / unusual configuration
Supply	Reasonable competing stock	Many towers completing together
Developer	RERA + execution evidence	Promises > documentation

THE 5-MINUTE BUYER CHECKLIST

Before paying a token: 1 compare three projects; 2 calculate all-in cost; 3 check RERA; 4 test peak-hour commute; 5 model zero appreciation for three years.

WHAT WE WILL ADD IN FUTURE ISSUES

A monthly “Deal of the Month” page showing one opportunity, the comparable set, the price gap, the risks and the exact reason it qualifies — without turning the report into a sales advertisement.

14 · RESEARCH HOUSE CONSENSUS

Five datasets. One clearer story.

August becomes much stronger when we stop asking which research house is “right” and instead ask where the major datasets agree — and what that agreement means for a buyer.

SOURCE	HYDERABAD SIGNAL	WHAT IT ADDS
Knight Frank · H1	19,249 sales; 20,466 launches; ₹8,258/sq ft avg.; +7% price YoY	Stable H1 baseline and absorption discipline.
JLL · Q2	Sales −8.4% QoQ; launches −38% QoQ / −34% YoY; values +2% QoQ; rents +1.6% QoQ	Shows near-term moderation despite price resilience.
ANAROCK · Q2	16,970 launches; −12% QoQ but +53% YoY; >82% premium/luxury	Shows that new supply is still concentrated in higher-ticket segments.
CBRE · Q2 India	61,000+ units sold across top markets; ~63,800 launched; high-end share continued rising	Independent confirmation of premiumisation / flight-to-quality.
Cushman & Wakefield · Q2	9,040 Hyderabad launches; western corridor 72.5% of new supply, driven by Kollur	Directly relevant to Tellapur–Kollur supply concentration.

THE CONSENSUS

Hyderabad is not a weak market. It is a market in transition: premiumisation is rising, developers are adjusting supply, prices remain firm, and the west continues to absorb a disproportionate share of new development. The disagreement is mainly about pace, period and methodology — not the existence of demand.

WHAT A BUYER SHOULD TAKE FROM THIS

Do not use the strongest number as your forecast. Use the range of evidence. If sales are softer but prices remain firm, negotiate on product, payment terms and inventory selection rather than waiting for a city-wide crash.

Sources: Knight Frank H1 2026; JLL Hyderabad Q2 2026; ANAROCK Q2 2026; CBRE India Market Monitor Q2 2026; Cushman & Wakefield Hyderabad MarketBeat Q2 2026. Figures use each publisher's own definitions and periods.

15 · WEST CORRIDOR SUPPLY MAP

Kollur is no longer just a future story — it is already a supply story.

Cushman & Wakefield's Q2 Hyderabad residential report adds a particularly useful layer: the western corridor accounted for 72.5% of Q2 new launches, with Kollur a major driver. That changes how we should read Kollur: it has runway, but it also has concentration risk.

CORRIDOR	SUPPLY SIGNAL	BUYER IMPLICATION
Financial District / Nanakramguda	Premium employment core; scarce land	High entry, but deep employment support.
Kokapet / Neopolis	Premium development and government land price discovery	Strong benchmark effect; premium pricing risk.
Narsingi	Transition corridor	Benefits from west spillover; compare carefully with Kokapet/Tellapur.
Tellapur	Large township ecosystem	More mature family demand; competing supply needs project-level comparison.
Kollur	Major share of western Q2 launches	Lower entry / longer runway, but supply concentration can affect resale and rent.

NEW AUGUST INSIGHT

The western corridor is not one investment. It contains at least three different risk profiles: employment-core scarcity, premium residential expansion, and peripheral growth supply. A buyer should therefore compare a Tellapur project with Tellapur alternatives — not with a Financial District land auction.

WHY THIS MATTERS FOR CHANDANA HOMES

This strengthens the report's Tellapur–Kollur positioning. Tellapur's advantage is not simply “closer to the city”; it is a more established residential ecosystem. Kollur's advantage is not simply “cheaper”; it is a longer development runway. But because Kollur is attracting substantial new supply, project selection and entry price become more important.

Source: Cushman & Wakefield, Hyderabad Residential MarketBeat Q2 2026. Its report records 9,040 Q2 launches, with the western corridor accounting for 72.5% of new launches and Kollur leading that western supply.

14 · AUGUST REAL ESTATE NEWSWIRE

The month in ten signals.

August produced unusually strong evidence on Hyderabad's land values, buyer behaviour, regulation and the western growth story. These are the developments that deserve to sit inside the monthly report — not just in a news feed.

AUGUST UPDATE	WHAT HAPPENED	WHY IT MATTERS
Raidurg land auction	Two TGIIC parcels sold at ₹264 Cr/acre and ₹269 Cr/acre; 10.63 acres generated ₹2,833.22 Cr.	Institutional price discovery in the employment core has moved sharply higher.
Kokapet / Neopolis auction pipeline	HMDA announced a 4.59-acre Neopolis parcel at ₹120 Cr/acre and a 0.70-acre Golden Mile parcel at ₹70 Cr/acre for September e-auction.	Government land auctions are creating fresh benchmarks in the premium west.
July registrations	6,166 homes registered; ₹4,447 Cr value; +1% YoY units and +7% YoY value.	Residential activity stabilised after May–June volatility.
H1 housing	CREDAI Hyderabad reported ₹52,913 Cr of home sales in H1; 26,068 homes sold, down 13% YoY; 49,656 new launches.	Value is holding even as volume becomes more selective.
Office engine	H1 office leasing reached 7.5M sq ft, +29% YoY; GCCs 45%.	Jobs remain the strongest fundamental support for western residential demand.
Luxury / AI wealth	Reports highlighted strong luxury demand from semiconductor / AI-linked professionals in Kokapet.	Premiumisation is becoming a visible part of Hyderabad's residential demand.
22A registration relief	Registrations resumed in some areas after review and clearance of prohibited-list objections.	Title / registration clarity remains a major buyer diligence issue.
TGRERA enforcement	Authority ordered refunds with 10.7% interest to 12 homebuyers in a stalled Kompally project.	A reminder that RERA and delivery evidence matter more than brochure claims.
CREDAI Property Show	More than 100 RERA-approved projects were showcased at HITEX, 28–30 August.	Buyer sentiment remained active, while visitors also flagged high quoted prices.
Premium-vs-affordable shift	CareEdge reported a structural shift toward premium/luxury launches, with affordable share declining.	This helps explain why headline price growth can coexist with affordability pressure.

EDITORIAL READ

August's strongest signal is not a single residential sales number. It is the combination of record land price discovery in Raidurg, continued office demand, premium housing appetite and active government land monetisation. For the Tellapur–Kollur corridor, this means the western market is gaining depth — but buyers need to distinguish the premium employment core from the lower-entry growth belt.

Sources: Telangana Today, Times of India, JLL, Knight Frank, CREDAI Hyderabad, Economic Times, HMDA and TGRERA reporting available through 31 August 2026.

15 · THE LAND PRICE DISCOVERY

Raidurg just gave Hyderabad a new benchmark.

Two adjoining TGIIC parcels in Survey No. 83/1 at Raidurg Panmaktha were auctioned in August — and both cleared previous benchmarks.

PARCEL	SIZE	WINNING BID	TOTAL REALISATION	BUYER
P1 · Raidurg Panmaktha	5.25 acres	₹264 Cr / acre	~₹1,386 Cr	MSN Realty
P2 · Raidurg Panmaktha	5.38 acres	₹269 Cr / acre	₹1,447.22 Cr	Vamsiram Builders
COMBINED	10.63 acres	₹266.53 Cr / acre avg.	₹2,833.22 Cr	—

WHY THIS MATTERS TO WEST HYDERABAD

Raidurg is not Tellapur or Kollur. It is a premium employment-core land market. But the auctions provide a useful signal about the scarcity value of land connected to Hyderabad's business ecosystem. They also reinforce the west's tiered structure: ultra-premium employment land at the core, premium residential at Kokapet/Neopolis, and larger family / growth corridors farther west.

THE IMPORTANT CAUTION

DO NOT CONVERT ₹269 CR/ACRE INTO A RESIDENTIAL ₹/SQ FT FORECAST

The auction land is a specific, scarce, development-oriented asset with its own zoning, FSI, location and commercial-use economics. It is not a direct comparable for apartment pricing. Its value in this report is as a confidence signal for Hyderabad's premium business corridor — not as a residential valuation formula.

September watch: HMDA has announced further e-auction activity in Neopolis and Golden Mile, while the HMDA auction page lists these locations among current auction materials. The Neopolis parcel is reported at 4.59 acres with a ₹120 Cr/acre initial rate; Golden Mile Site 1 is 0.70 acre at ₹70 Cr/acre. Verify the live HMDA/MSTC notice before relying on dates or final prices.

Sources: Telangana Today (28 Aug 2026); New Indian Express (22 Aug 2026); HMDA official auction page; HMDA/MSTC auction notice summaries. □url links omitted in PDF; web citations retained in the accompanying editorial copy.

12 · AUGUST CLOSE · MONTH-END UPDATE

August closes with a resilient market — and a more selective buyer.

The final August edition should not pretend that a complete August transaction dataset is already available. Instead, it closes the month using the latest published evidence available by 31 August and clearly labels the measurement period.

INDICATOR	LATEST PUBLISHED SIGNAL	READ-THROUGH
Residential registrations	July: 6,166 homes; ₹4,447 Cr; +1% YoY units; +7% YoY value	Activity stabilised after the May–June guidance-value adjustment.
YTD registrations	Jan–Jul: 44,158 units; ₹30,847 Cr value	Underlying demand remains positive.
H1 home sales	~60M sq ft; ₹52,913 Cr sales value; avg ticket ₹2.03 Cr	Hyderabad remained a major volume and value market.
Q2 sales / launches	JLL: sales −8.4% QoQ; launches −38% QoQ	Near-term momentum is softer than the broader H1 picture.
Q2 capital values / rents	JLL: +2.0% / +1.6% QoQ	Values and rents continued to rise despite softer activity.
H1 office leasing	7.5M sq ft; +29% YoY; GCC share 45%	Employment demand remains the strongest structural support for west Hyderabad.

THE AUGUST VERDICT

Demand has not disappeared; the market is becoming more selective. Hyderabad's employment engine and premium housing demand remain supportive, while Q2 evidence points to slower transaction momentum and more disciplined launches. For Tellapur and Kollur, this strengthens the case for project-level price discipline rather than broad “market will rise” assumptions.

WHAT CHANGES FOR THE BUYER

1 · COMPARE EFFECTIVE PRICES, NOT HEADLINE RATES

2 · Check competing inventory completing before your possession date
3 · Test the commute at peak hour
4 · Verify RERA, approvals and delivery evidence
5 · Stress-test the purchase assuming zero appreciation for three years

Sources: Knight Frank India / Telangana Today on July 2026 registrations; CRE Matrix H1 2026 reporting; JLL Hyderabad Mass Residential Market Dynamics Q2 2026; Knight Frank H1 2026 office market data. August-specific monthly transaction data should be added when officially published.

13 · SEPTEMBER–NOVEMBER OUTLOOK

Selective confidence, not blind optimism.

EMPLOYMENT	QUALITY DEMAND	AFFORDABILITY	WEST CORRIDOR
▲	▲	▬	▲
GCC / office engine	End-user + premium	Needs monitoring	Still strategically important

PROVISIONAL CHANDANA STANCE

Buy quality, not momentum. Tellapur remains the stronger fit for buyers who value maturity and certainty. Kollur remains the stronger fit for buyers willing to accept a longer runway in exchange for a lower entry point. Across both, the winning discipline is the same: verify RERA, compare competing inventory, understand the complete cost sheet and buy only at a price that works without assuming future appreciation.

SOURCES & METHODOLOGY

Primary / high-confidence sources used for this working edition: Knight Frank India H1 2026 residential and office market reporting; JLL India, Hyderabad Mass Residential Market Dynamics Q2 2026, published 13 August 2026; Knight Frank / Metro India reporting on Hyderabad residential registrations; ETRealty reporting on H1 office leasing; Economic Times Hyderabad real-estate location guide, July 2026; plus the Chandana Homes July 2026 report as the structural and editorial baseline. External locality ranges are treated as directional only. □cite□turn0search0□turn0search1□turn0search8□turn0search11□turn1search7□

DISCLAIMER

Prepared by Chandana Homes Pvt. Ltd. for general information and buyer education. Not investment, financial, legal or tax advice. Market figures may use different definitions, periods and samples. Asking prices are not transaction prices. Infrastructure timelines can change. Corridor scores, buyer matrices and outlook are editorial assessments, not official ratings or forecasts. Verify RERA registration, approvals, developer delivery record, current pricing and all project information independently before purchase. August 2026 final edition: pending month-end refresh. © 2026 Chandana Homes Pvt. Ltd.