

# STRATEGIC INVESTMENT PROSPECTS: EXPLORING **INDORE'S** EMERGING MICRO-MARKETS FOR OPTIMAL RETURNS.

**Indore's** Property Price Trends, Investment Potential Analysis & Property Price Appreciation Outlook

Welcome to our August newsletter, where we embark on an exciting journey to explore strategic investment prospects in Indore's emerging micro-markets. Indore, a rich cultural heritage city, is now witnessing rapid urban development and economic growth.

The burgeoning real estate landscape in the city's micro-markets offers promising opportunities for investors seeking optimal returns. Join us as we delve into the potential of these micro-markets and uncover the hidden gems that hold the promise of long-term growth.

## AN EXCLUSIVE INVESTMENT ANALYSIS

**Indore's** Top Micro-markets in-depth case study

# Overview of **Indore's** Real Estate: Features and Opportunities

**Indore**, the commercial capital of Madhya Pradesh, has emerged as one of the most dynamic real estate markets in Central India. With its growing economy, improving infrastructure, and strategic location, the city offers a range of features and opportunities that make it an attractive destination for real estate investors and homebuyers alike.

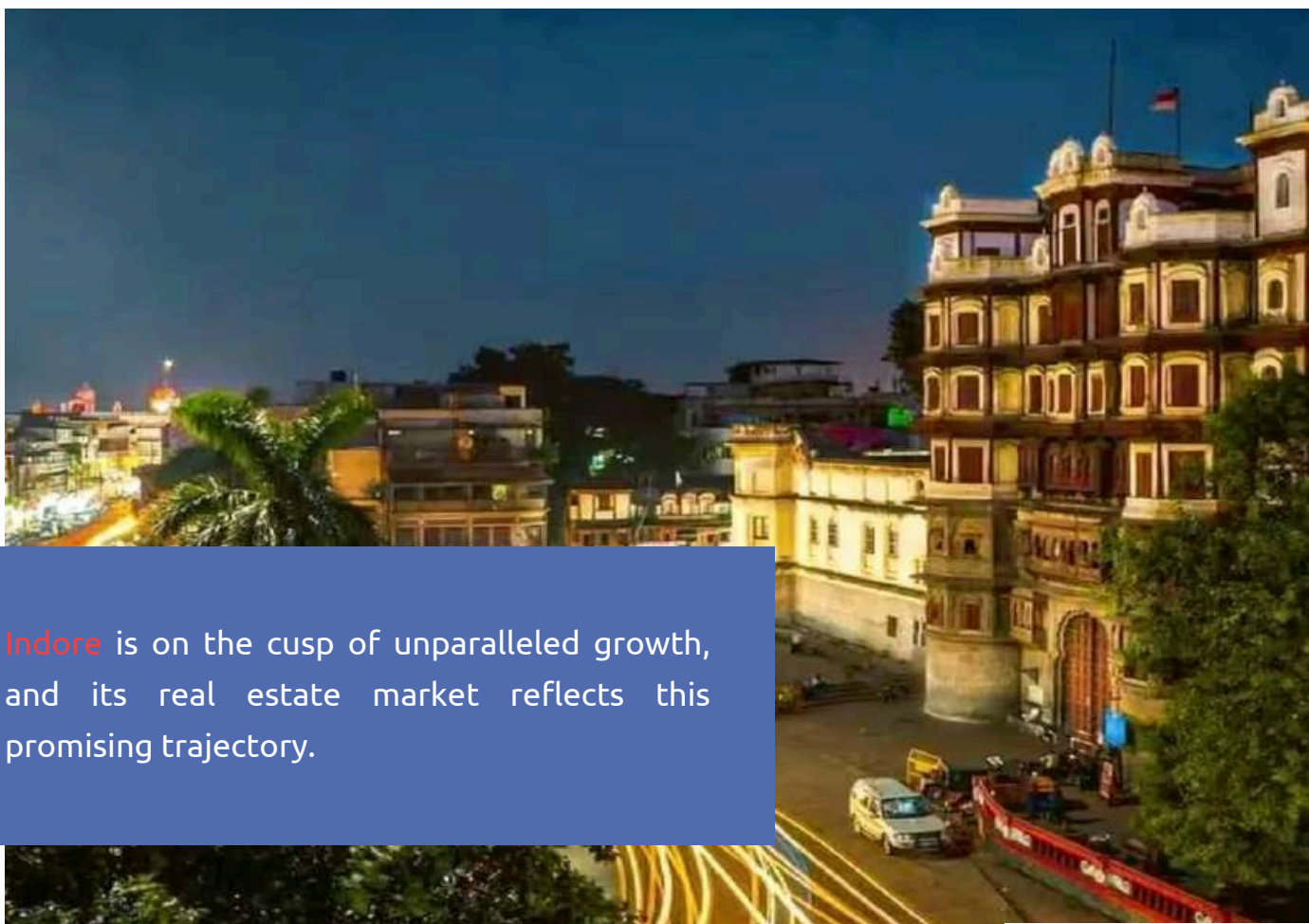
## Strategic Location and Connectivity

Indore's strategic location at the crossroads of major national highways, including NH-3 and NH-59, has catapulted it into a major commercial and logistics hub in Central India.

The city's proximity to major cities like Mumbai, Delhi, Ahmedabad, and Jaipur makes it an attractive destination for industries and businesses seeking access to diverse markets. Additionally, the proposed extension of the metro rail network and the ongoing infrastructure development projects enhance the city's connectivity, making it more accessible and appealing for real estate investments.

## Thriving Economic Growth

Indore's economy has been thriving in recent years, with a focus on various sectors such as automobile manufacturing, pharmaceuticals, information technology, and education. The city has emerged as a key player in the automobile industry, housing several automobile giants like Mahindra and Kinetic. The information technology sector is also on the rise, with the establishment of IT parks and the growth of startups.



**Indore** is on the cusp of unparalleled growth, and its real estate market reflects this promising trajectory.

## Industrial and Warehousing Properties

Indore's strategic location at the heart of Central India makes it an ideal destination for industrial and warehousing investments. The city's well-connected road and rail networks provide easy access to major markets across the country. Investors can explore opportunities to develop industrial parks, warehouses, and logistics hubs to cater to the growing industrial and trading activities. With the government's focus on improving logistics infrastructure and promoting ease of doing business, this segment holds immense potential for long-term growth and returns.

## Educational and Healthcare Hub

Indore is recognized as an educational and healthcare hub in Central India. It houses prestigious educational institutions and medical facilities, attracting students and medical tourists from across the country. The presence of such institutions adds value to the real estate market, as it creates a constant demand for student housing and healthcare facilities.

## Emerging Suburban Micro-Markets

Indore's real estate landscape is not limited to the city centre but extends to emerging suburban micro-markets. Areas like AB Road, Vijay Nagar, and Super Corridor have witnessed significant real estate development in recent years. These micro-markets offer a blend of residential and commercial properties with immense investment potential.

# Opportunities in Indore's Real Estate

Indore's real estate market offers a diverse range of opportunities for both investors and homebuyers. The city's strategic location, booming economy, and infrastructural developments create a conducive environment for various real estate ventures. Let's explore the key opportunities that investors and homebuyers can explore in Indore's real estate market:

## Affordable Housing Projects

One of the most promising opportunities in Indore's real estate market lies in affordable housing projects. The demand for affordable housing remains consistently high due to the city's growing population and the aspirations of the middle-income segment. Investors can capitalize on this demand by developing budget-friendly residential projects that cater to the needs of the middle-class population. With favourable government policies promoting affordable housing initiatives, this segment presents a stable and lucrative investment option.

## Commercial and Retail Spaces

Indore's thriving economy has led to a surge in the number of businesses, commercial activities, and increasing consumer spending. As a result, there is a rising demand for well-located commercial and retail spaces. Investors can explore opportunities to develop commercial complexes, office spaces, and retail outlets to meet the requirements of businesses and retailers. The key to success in this segment lies in identifying strategic locations with high footfall and providing modern amenities to attract tenants and customers.

## Infrastructural Development

Indore has experienced significant infrastructural development to keep pace with its economic growth. The city's infrastructure includes well-maintained roads, flyovers, and a proposed metro rail network. The development of modern amenities and civic facilities has further enhanced the quality of life for residents. The construction of affordable housing projects and improved water and sewage systems have contributed to the overall development of the real estate market.

## Real Estate Technology

The increasing adoption of proptech solutions is revolutionizing the real estate industry. Investors can embrace technological innovations to enhance property management, customer experience, and overall operational efficiency. Integrating smart home technologies, virtual property tours, online property management platforms, and digital marketing strategies can attract tech-savvy homebuyers and tenants. Additionally, proptech solutions can streamline property maintenance, improve energy efficiency, and optimize property utilization, leading to cost savings and improved ROI for investors.



Overview of Indore's Real Estate: Features and Opportunities



Opportunities in Indore's Real Estate



# Investment Potential Analysis Of **Indore's** Micro-Markets

Indore is on the cusp of unparalleled growth, and its real estate market reflects this promising trajectory. This in-depth analysis aims to uncover the investment potential inherent in various localities across Indore. We provide a holistic view of each locality's investment landscape by delving into key statistics such as property prices per square foot, average property prices, average rental yields, and annual price growth. Whether you're an experienced investor seeking your next strategic move or a newcomer eager to venture into real estate, this analysis equips you with invaluable insights into the diverse investment avenues shaping Indore's property market.

Indore's localities each possess a unique identity, catering to different investment preferences. Through comprehensive examination, we offer a snapshot of the current market conditions and forecast potential growth and returns in the years to come. We empower investors with the knowledge necessary to make well-informed decisions by scrutinising critical metrics. The intricate web of factors such as location dynamics, infrastructural advancements, and market trends intricately defines investment prospects in every area. As we navigate through the intricacies of Vijay Nagar, MR-11 Road, AB Road, Rau, Super Corridor, Bengali Square, Nipania, Bhicholi Mardana, Palasia, and Khandwa Road, you'll gain an acute awareness of the unique benefits and considerations shaping each locality's investment appeal.

Locality	Average Rental Yield	Annual Price Growth
Vijay Nagar	3.5% - 4.5%	8% - 10%
MR-11 Road	3% - 4%	7% - 9%
AB Road	3.2% - 4.2%	7.5% - 9.5%
Rau	4% - 5%	6.5% - 8.5%
Super Corridor	3.8% - 4.8%	8.5% - 10.5%
Bengali Square	3.2% - 4.2%	9% - 11%
Nipania	3.5% - 4.5%	7.5% - 9.5%
Bhicholi Mardana	3.5% - 4.5%	7% - 9%
Palasia	3% - 4%	9.5% - 11.5%
Khandwa Road	4.5% - 5.5%	6% - 8%

# Indore's Top 5 Micro-Markets 2023

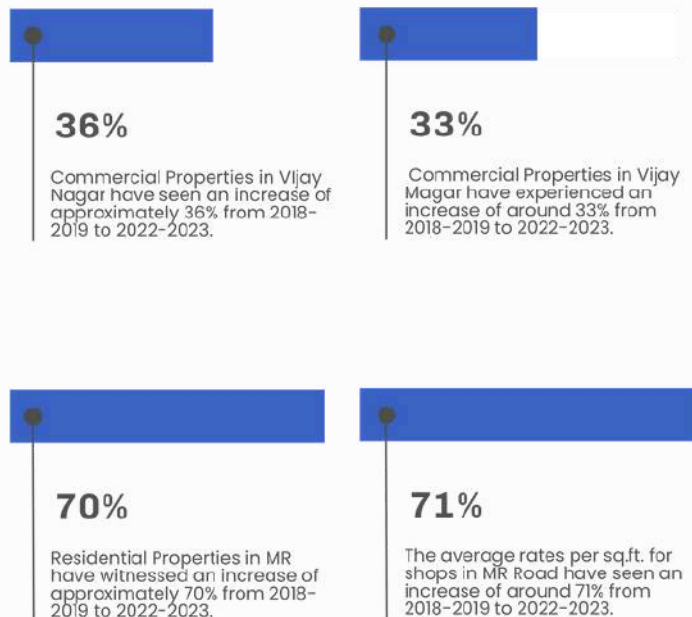
## Vijay Nagar

Vijay Nagar, a bustling locality within Indore, stands as a testament to the city's growth and dynamism. This vibrant commercial and residential area is coveted for its well-developed infrastructure and its proximity to prestigious educational institutions. Investors keen on tapping into Indore's real estate potential find themselves drawn to Vijay Nagar's unique blend of convenience, accessibility, and desirability.

**Features:** Vijay Nagar's strategic location places it at the crossroads of commerce and culture. Its commercial segments host a diverse range of businesses, from retail outlets to corporate offices, contributing to its economic vibrancy. At the same time, its residential aspect offers a comfortable haven for families, with well-constructed housing and ample green spaces. The presence of renowned educational institutions further enhances its allure, making it an ideal choice for families and students alike.

**Investment Potential:** Vijay Nagar's real estate market presents an enticing investment potential. The rental yield, a key indicator of an area's investment viability, hovers between 3.5% to 4.5%. This suggests a steady income flow for property owners, bolstering the locality's appeal.

Equally significant is the annual price growth projected at 8% to 10%. This indicates a sustained upward trajectory, underscoring the potential for appreciating property values. Such growth aligns with the city's broader economic development, making Vijay Nagar an attractive choice for both short-term and long-term investors.



## MR-11 Road

MR-11 Road, currently experiencing rapid development, offers a promising investment landscape characterized by affordability and growth prospects.

**Features:** This locality's evolving urban fabric is marked by infrastructural enhancements and a burgeoning community. As the area transforms, it offers a unique blend of modern amenities and accessible living. Proximity to transportation hubs and essential services further solidifies MR-11 Road's potential.

**Investment Potential:** MR-11 Road's affordability is a key highlight. This cost-effectiveness not only accommodates budget-conscious investors but also positions the area as a promising option for first-time buyers. Rental yield, averaging between 3% to 4%, provides steady returns to property owners, while the projected annual price growth of 7% to 9% signifies the potential for capital appreciation.

## AB Road-The Boulevard of Investment

AB Road, often referred to as Agra-Bombay Road, represents a major commercial and residential thoroughfare offering diverse investment avenues.

**Features:** The corridor's strategic importance as a commercial artery and its seamless integration into the city's fabric contribute to its investment appeal. Its well-structured commercial areas and diverse housing options cater to a wide range of preferences.

**Investment Potential:** AB Road presents an array of investment options. The rental yield, between 3.2% to 4.2%, showcases its potential to generate consistent rental income. Furthermore, the projected annual price growth of 7.5% to 9.5% indicates a favourable environment for capital appreciation, making AB Road a sought-after choice for investors seeking both immediate returns and long-term growth.

## Rau: Budget-Conscious Investment Haven

Rau, an emerging locality, offers an investment haven for those seeking affordability without compromising on potential returns.

**Features:** Rau's appeal lies in its balance between urban convenience and cost-effective living. As an area that attracts budget-conscious investors, it showcases a range of housing options designed to cater to diverse needs.

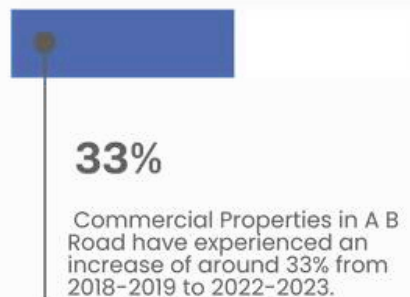
**Investment Potential:** A rental yield of 4% to 5% establishes the potential for consistent rental income. Additionally, the projected annual price growth of 6.5% to 8.5% underscores Rau's growth potential, making it an enticing option for investors aiming to enter the market without straining their budget.

## Bengali Square: The Epitome of Residential Luxury

Bengali Square is a prime residential locality known for its higher property prices and upscale living.

**Features:** Distinguished by its upscale lifestyle, Bengali Square boasts luxurious residential offerings and a well-planned urban environment. Its strategic location contributes to its status as a prestigious area.

**Investment Potential:** The average property prices in Bengali Square are reflective of its premium status. The rental yield of 3.2% to 4.2% indicates the potential for steady rental income. Meanwhile, the projected annual price growth of 9% to 11% aligns with its high-end positioning, showcasing its potential to deliver significant returns on investment.



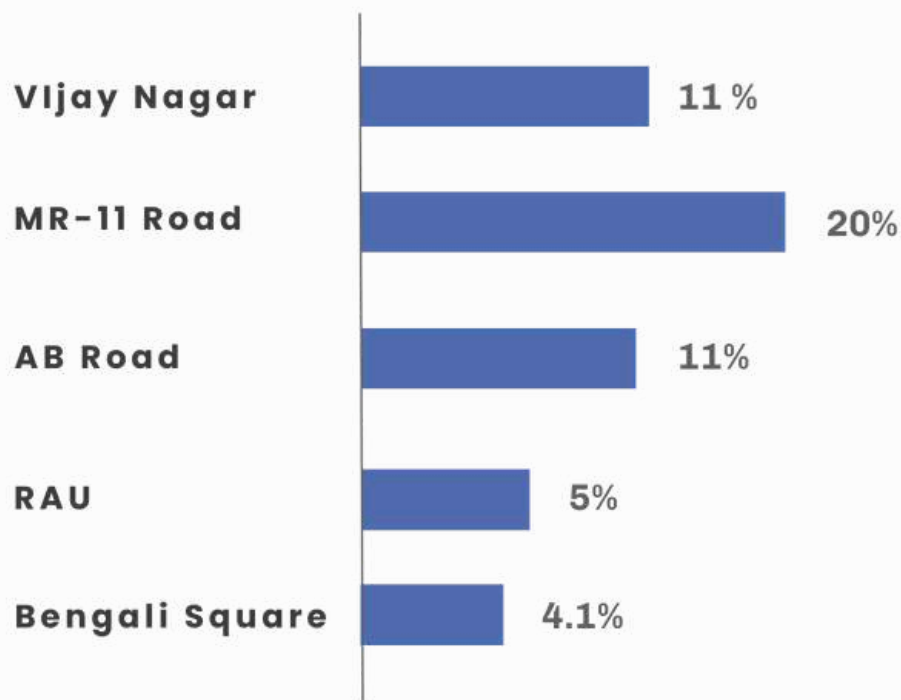
# Property Price Appreciation Outlook

Indore's real estate micro markets have become dynamic arenas for property price appreciation, unveiling intriguing growth trends. Micro markets, defined by their unique characteristics and localized influences, showcase varied levels of appreciation driven by factors like infrastructure enhancement, economic vitality, and changing urban demographics.

Micro markets such as Vijay Nagar, MR-11 Road, AB Road, Rau, and the Super Corridor have been at the forefront of this appreciation. Areas like Vijay Nagar have seen consistent annual price growth of 8% to 10%, thanks to well-established infrastructure and educational institutions.

Emerging zones like MR-11 Road exhibit rapid growth at 7% to 9% per annum due to enhanced connectivity and modern amenities. Meanwhile, the Super Corridor's swift development and connectivity have led to a remarkable annual appreciation of 8.5% to 10.5%.

Factors such as infrastructure, connectivity, economic progress, educational institutions, and urban planning play pivotal roles in driving these trends. Understanding these dynamics empowers investors and homeowners to make informed decisions, capitalizing on the potential growth that Indore's micro markets promise in the ever-evolving landscape.



Property Price Appreciation in 2022-23



# Price Trends: Indore's Micro Market

Avrage Rates Per Sq. Ft			
Location	Plot (Rate per Sq.Ft.)	Shop (Rate per Sq.Ft.)	Office (Rate per Sq.Ft.)
<b>Vijay Nagar</b>			
2018-2019	9000-9500	15000-16000	10000-11000
2019-2020	9500-9700	16000-16500	12000-13000
2020-2021	10000-11000	16000-16500	13000-14000
2021-2022	11000-12000	17000-18000	15000-16000
2022-2023	12000-13000	18000-20000	16000-17000
<b>MR-11 Road</b>			
2018-2019	4500-5000	6000-7000	6500-7000
2019-2020	5500-6000	7000-7500	7000-8500
2020-2021	5500-6500	7200-8200	8500-9500
2021-2022	6500-7000	8500-10000	9500-10000
2022-2023	7500-8500	10000-12000	10000-11000
<b>AB Road (Agra-Bombay Road)</b>			
2018-2019	9000-9500	15000-16000	10000-11000
2019-2020	9500-9700	16000-16500	12000-13000
2020-2021	10000-11000	16000-16500	13000-14000
2021-2022	11000-12000	17000-18000	15000-16000
2022-2023	12000-13000	18000-20000	16000-17000
<b>Rau</b>			
2018-2019	3000-3800	8000-8500	5000-5200
2019-2020	3800-4500	8500-9500	5000-6000
2020-2021	4500-5000	8500-9500	6000-6500
2021-2022	5000-5500	9500-10000	6500-7000
2022-2023	5500-6000	10000-10500	7000-7500
<b>Bengali Square</b>			
2018-2019	6500-7000	20000-22000	11000-11500
2019-2020	7000-7500	22000-23000	115000-12000
2020-2021	7500-8500	23000-23500	12000-13000
2021-2022	8500-9200	23500-24000	13000-14000
2022-2023	9200-10000	24000-25000	14000-15000
<b>Nipania</b>			
2018-2019	8200-9000	22000-22500	18500-18000
2019-2020	9000-9800	22500-23000	19000-19500
2020-2021	9800-10500	23000-23500	19500-20000
2021-2022	10500-11500	23500-24000	20000-20500
2022-2023	11000-11500	24000-25000	20500-21000
<b>Bhicholi Mardana</b>			
2018-2019	3500-4000	13500-14500	7200-8000
2019-2020	4000-4500	14500-15000	8000-8200
2020-2021	4500-5000	15000-16000	8200-9000
2021-2022	5000-5500	16000-16500	9500-10000
2022-2023	5500-6000	16500-17000	10000-12000
<b>Palasia</b>			
2018-2019	10000-12000	18000-18500	11000-11500
2019-2020	12000-13500	18500-19000	115000-12000
2020-2021	13500-14500	19000-20000	12000-13000
2021-2022	14500-15000	20000-21000	13000-14000
2022-2023	15000-16000	21000-22000	14000-15000
<b>Khandwa Road</b>			
2018-2019	2500-3000	10000-11000	5000-5500
2019-2020	3000-3500	11000-11500	5500-6000
2020-2021	3500-4000	11500-12000	6000-6500
2021-2022	4000-4500	12000-12500	6500-7000
2022-2023	4500-4800	12500-13000	7500-8000

# Investment Scope

## Indore's Micro Market

Indore's micro markets have emerged as promising hubs for real estate investment, offering a diverse array of opportunities for investors seeking both short-term gains and long-term stability. These micro markets, characterized by unique attributes and localized growth drivers, present a wide spectrum of investment scopes that cater to various investor profiles.

Micro markets like Vijay Nagar, MR-11 Road, and AB Road offer a compelling blend of commercial and residential properties, capitalizing on their strategic locations and well-established amenities. Investors keen on capital appreciation can tap into these markets, which have demonstrated steady growth trends over the years.

Moreover, areas like Rau and Bhicholi Mardana provide budget-conscious investors with accessible entry points, coupled with the potential for rental income and modest appreciation.

The Super Corridor stands out as an emerging area with immense investment potential due to its rapid development and connectivity. The mix of residential and commercial spaces in this locality opens doors for investors aiming to ride the wave of its transformation. With each micro market presenting its own investment proposition, Indore's real estate landscape offers a wealth of opportunities that align with various investment goals, risk appetites, and timelines.



Indore's real estate landscape offers opportunities that align with various investment goals and timelines.



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We are prowess in the field of risk assessment, credit underwriting, analytics, data science and valuation with a research base approach that enables us to deliver profound and radical solutions in real estate valuations services. We have the expertise to underwrite and value both tangible and intangible assets such as immovable properties, plants, machinery, brand, equity, business, goodwill or patents. We have built the fully Automated Valuation Software PropValue to offer an accurate and quick property valuation.

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