Lucknow's Emerging Residential Skyline

Navigating Growth Corridors and Investment Potential

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FOREWORD

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India's real estate landscape continues to evolve at an unprecedented pace, with cities in Uttar Pradesh emerging as one of the most promising real estate markets in the country. The report "Lucknow's Emerging Residential Skyline: Navigating Growth Corridors and Investment Potential " focusing on Uttar Pradesh and its capital city Lucknow is being released at a crucial juncture where market dynamics are being reshaped by rapid urbanization, policy reforms, and changing consumer preferences.

Uttar Pradesh, India's most populous state, has witnessed remarkable transformation in the real estate sector over the past decade. The state's strategic location, robust infrastructure development, and proactive policy initiatives have created a fertile ground for real estate growth. The implementation of RERA, the development of industrial corridors and expressways, and the expansion of metro rail networks have significantly enhanced the state's appeal to both developers and homebuyers.

Lucknow, the "City of Nawabs", stands as a testament to the state's evolving real estate narrative. The capital city has successfully balanced rich cultural heritage with modern urban development, creating a unique value proposition for residential real estate. The emergence of new micro-markets coupled with improvements in civic infrastructure and connectivity has positioned Lucknow as a preferred destination for both end-users and investors.

This report aims to provide a comprehensive overview of the residential real estate market in Lucknow. It will analyze key market drivers, including demographic trends, urban growth pattern, infrastructure and urban development initiatives. Furthermore, the report will delve into the residential market activity, supply-demand dynamics, budget segmentation and price trends. It will also explore the city's key micro-markets, their key growth drivers and residential market dynamics. Furthermore, the report will also address current state and future potential of the residential real estate market in Lucknow.

Hope that this report will serve as a valuable resource for a wide range of stakeholders. Developers can utilize the insights to make informed investment decisions, identify growth opportunities, and refine their project offerings. Investors can leverage the market analysis to identify promising investment avenues and assess risk-return profiles. Homebuyers can gain valuable insights into market trends, understand the nuances of different micro-markets, and make informed decisions about their property purchases.

ADVANTAGE
UTTAR PRADESH

India's 2nd largest economy
INR 25.48 Lakh
GSDP (2023-24)

Largest Population size
>24 CR
(17% of India's total population)

4th
Largest State by land area (2.4 lakh sq.km)

14%
Highest Number of MSMEs in India

Accounts for
56% of DMIC catchment area and
57% of AKIC

Has
6 Active and **7 Under-construction** Expressways

Youngest Workforce with
56%
of the Population in Working Age Group

Largest Railway Network &
2nd
Highest Road Network in India

Shares inland borders with
7 States & **1**
International Border

Has the Country's
FIRST INLAND WATERWAY and
First Multimodal Terminal

Has **one of the two defence corridors** in India with
$6.11 BN
of investment potential

Ranks
#2
in Ease of Doing Business (2022)

Only Indian state to have
5 International Airports
(Operational-4, Underway-1)

Amongst Top
5
Manufacturing states of India

Ranks
#7
in Export Preparedness Index (2022)

TOP ACHIEVER
Status in Business Reforms Action Plan (2022)

Note:
DMIC stands for Delhi-Mumbai Industrial Corridor
AKIC stands for Amritsar-Kolkata Industrial Corridor
MSME stands for Micro, Small & Medium Enterprises

Source: Invest India, Invest UP, IBEF, NiveshMitra,Department for Promotion of Industry and Internal Trade (DPIIT)

UTTAR PRADESH'S GROWTH ENGINES

KEY SECTORS DRIVING PROGRESS

AGRO AND FOOD PROCESSING

- Largest production of milk, grain, sugarcane, mangoes and Indian gooseberries
- #3 in India in production of fruits
- #3 in India in inland fish production
- Largest exporter of processed frozen meat in India
- 15 agro & food processing parks/clusters established in Varanasi, Barabanki, Saharanpur, Gorakhpur etc.

DOMINANT INDUSTRY FORCES

Amul, Pepsi, Godrej Agrovet, ITC Limited, Parle Agro, Coco Cola, Heinz, Dabur

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Food Processing Industry Policy, 2023

AUTO COMPONENTS

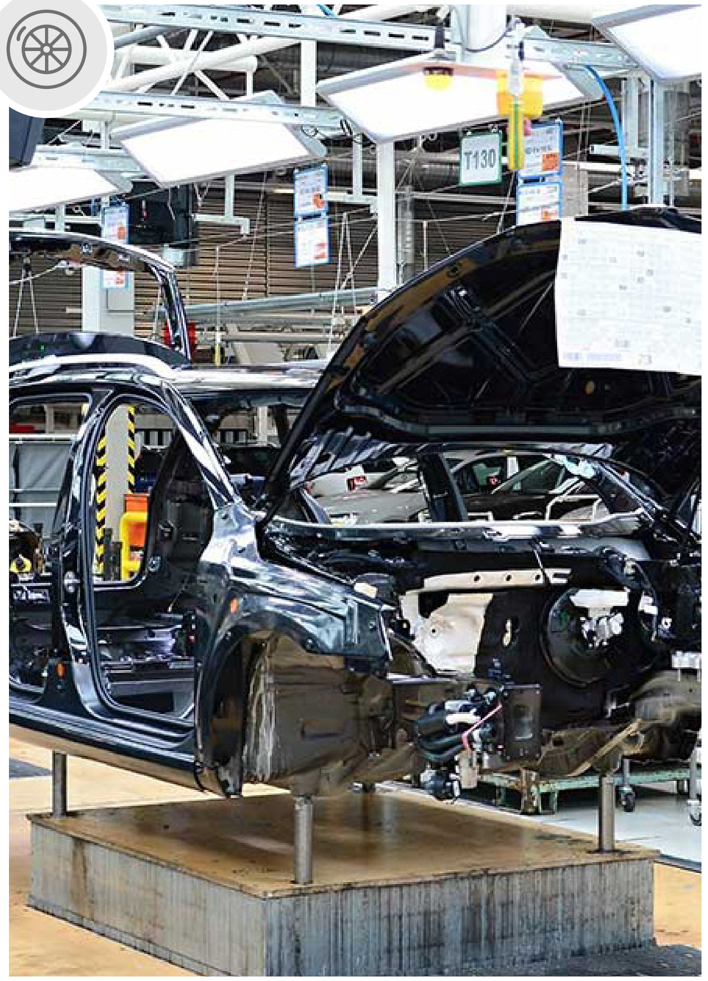
- Highest number (> 40%) of electric 3-wheelers share in India
- Noida and Greater Noida – Major hubs for auto component manufacturing
- Lucknow and Kanpur – Significant contributions to commercial vehicle and tractor manufacturing supply chains
- Home to large Original Equipment Manufacturers (OEMs) and tier-1 suppliers, along with a vibrant ecosystem of small and medium enterprises (SMEs)

DOMINANT INDUSTRY FORCES

Bajaj, Convergence, REIL, Adani Gas, Servotec, BP, Reliance Industries Limited, Kazam, Fortum, Sharify, Maruti Suzuki, Toyota Kirloskar Motor, Honda, Tata Power, KIA, Ather, Mahindra, Hyundai

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Electric Vehicle Manufacturing and Mobility Policy, 2022



Source: Invest UP

DEFENCE & AEROSPACE

- Bundelkhand – Home to one of the two dedicated Defence Industrial Corridors (DICs)
- 5,000 hectares of developed land earmarked across six nodes (Aligarh, Agra, Kanpur, Lucknow, Chitrakoot and Jhansi) along the Defence Industrial Corridor
- 9 Cities viz. Chitrakoot, Jhansi, Kanpur, Lucknow, Agra, Aligarh, Ghaziabad, Meerut, GBNagar to benefit by the UP DIC
- An investment of INR 50,000 Cr is expected, supporting 2.5 lakh jobs

DOMINANT INDUSTRY FORCES

Adani Defence and Aerospace, Lohia Aerospace Systems, DRDO, Amitec, Ancor, Bharat Electronics, Triveni Engineering and Industries Limited, Bharat Dynamics Limited, Tata Technologies,

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Defence Aerospace Unit Employment Promotion Policy, 2022

ELECTRONICS & TECHNOLOGY

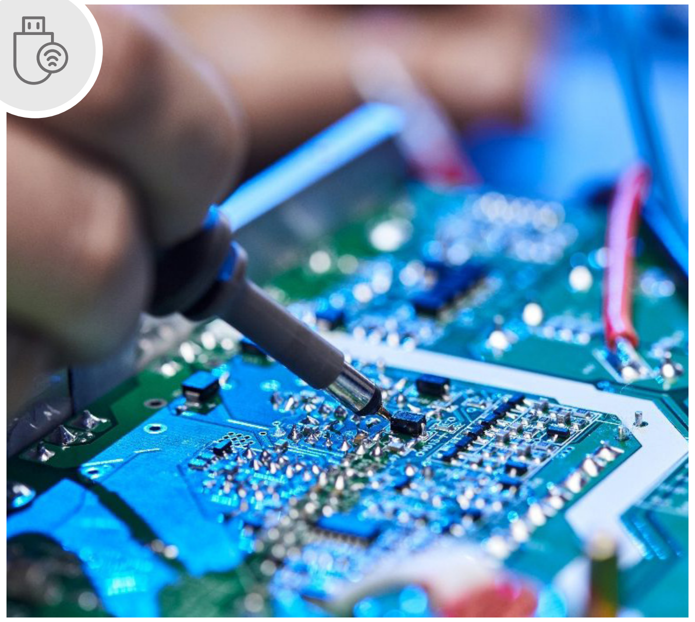
- Largest exporter of consumer electronics in India
- Home to 45% of India's smartphone manufacturing and 55% of mobile components
- Nearly 200 Electronics System Design and Manufacturing (ESDM) companies presently operating in UP
- OPPO, VIVO and Samsung operating plants in Greater Noida – Account for 40% of India's mobile manufacturing market

DOMINANT INDUSTRY FORCES

Oppo, Samsung, Vivo, Haier, Holitech India, Sunwoda, Dixon

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Electronics Manufacturing Policy, 2020 (First Amendment-2022)



EV MANUFACTURING

- One of the leading markets for electric vehicles in India, with a market share of over 14% in 2023
- One of the largest beneficiaries under FAME1&2 schemes of Government of India
- Over 2,000 acres of land identified in various industrial areas across the state for the development of electric vehicle (EV) manufacturing units

DOMINANT INDUSTRY FORCES

Tata Motors, Hero, Ashok Leyland, JSA, Ampere, Ele

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Electric Vehicle Manufacturing and Mobility Policy, 2022

Source: Invest UP

FINTECH

- 150% growth observed in FinTech Startups in last 5 years
- Noida – Hub for FinTech startups, houses over 239 FinTech companies
- Spans across various segments, including digital lending, payments, blockchain and digital wealth management
- FinTech City in Noida, spanning over 100 acres being setup to attract more startups and investments

DOMINANT INDUSTRY FORCES

Paytm, Pinelabs, Wishfin, Rapipay, Unnati

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Startup Policy, 2020 (First Amendment-2022) ; IT and ITeS Policy of Uttar Pradesh, 2022

HANDLOOM & TEXTILE

- #3 largest textile producer in India accounting for nearly 13% of the production
- #5 largest producer of silk in India
- #5 largest base of apparels in India
- Accounts for approx. 90% of India's carpet production
- 2nd largest employer after food processing providing direct and indirect employment to more than 10 Cr people

DOMINANT INDUSTRY FORCES

Arvind, FabIndia, Seva Chikan, Threads India Limited

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Textile and Garmenting Policy, 2022

WAREHOUSING & LOGISTICS

- 16 clusters identified for multi-modal logistics facilities
- Seven cities to be developed as logistics hubs
- 3 industrial areas being planned in the Dadri-Noida-Ghaziabad Investment Region (DNGIR) around the junction of Eastern and Western dedicated freight corridors
- Logistic hubs being planned along Yamuna Expressway Industrial Development Authority (YEIDA), MRO/Cargo complex near Jewar International Airport

DOMINANT INDUSTRY FORCES

Amazon, DHL, Mondelez, Hyperpure by Zomato, Indus Towers, Reliance Projects and Property Management Services Limited, Sharaf Group

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Warehousing and Logistics Policy, 2022

Source: Invest UP

IT & ITES

- #6 highest share in India's IT exports, growing at CAGR of approx. 8%
- Home to over 40 IT parks and 25 Special Economic Zones (SEZs)
- 6 operational STPI Parks in Noida, Meerut, Lucknow, Kanpur, Prayagraj and Agra
- North India's first hyper-scale Data Centre Yotta D1 inaugurated in Greater Noida
- Data Centers with capacity of approx. 650 MW under development
- Presence of 70+ Global Capability Centres (GCCs), Delivery Centres

DOMINANT INDUSTRY FORCES

Adobe, Dell, Barclays, Infosys, HCL, Tata Consultancy Services, IBM, Microsoft, Wipro, Genpact, NXP, Maq Software, Altos, CPA Global, NEC, IHS Markit, Access healthcare, MetLife

SUPPORTING POLICIES & SCHEMES

IT and ITeS Policy of Uttar Pradesh, 2022; Uttar Pradesh Global Capability Centres Policy, 2024; Uttar Pradesh Data Centre Policy, 2021

MICRO, SMALL, AND MEDIUM ENTERPRISES (MSMEs)

- Home to 90 lakh MSMEs – 89.64 lakh micro units and 0.36 lakh small units
- 45% of UP's exports contributed by MSME units
- MSMEs in UP provide employment to over 14 million people
- Key MSME sub-sectors include textiles and handicrafts, carpets, processing and packaging agricultural products, leather goods, IT services, software development, and digital marketing

DOMINANT INDUSTRY FORCES

Karam, Metal Seams, Chopra Retec, Colorjet

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Micro, Small and Medium Enterprises Promotion Policy, 2022

Source: Invest UP

MEDICAL DEVICE & PHARMA

- 17% share of national sales in terms of value
- 9 existing Pharma clusters and 1 Biotech park
- Recognized as a focus sector in the state's industrial policy
- Proposed investments to the sector amounting to nearly INR 28,500 Cr
- Expected to create approx. 57,000 job opportunities

DOMINANT INDUSTRY FORCES

GPC, Teva, Romsons, Encardio Rite, Anondita Healthcare

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Pharmaceutical Medical Device Policy, 2023

RENEWABLE ENERGY

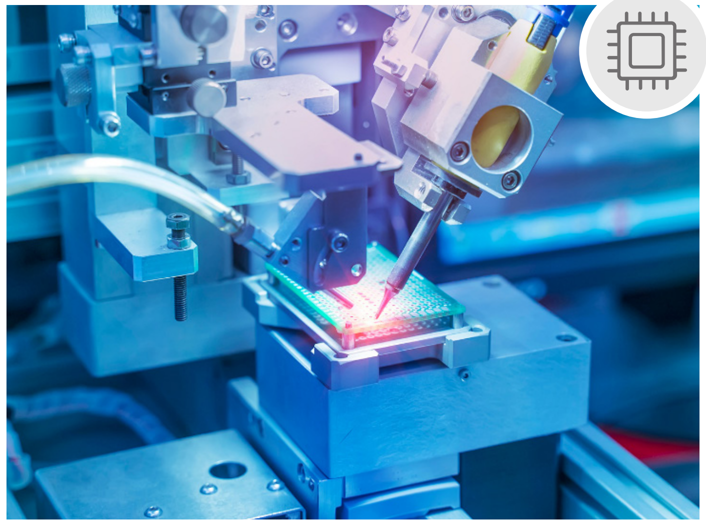
- 2,632 MW solar power installed capacity
- Solar parks with an aggregate capacity of 3,565 MW in the Bundelkhand being set up
- Offers $6 Billion investment opportunity in solar energy sector to meet energy demand in India
- Ayodhya to be developed as model Solar City, further replication across 16 Municipal Corporations of UP and Noida

DOMINANT INDUSTRY FORCES

Azure Power, Sael, Amplus

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh State Bio Energy Policy, 2022
Uttar Pradesh Green Hydrogen Policy, 2024
Uttar Pradesh Solar Energy Policy, 2022



SEMICONDUCTOR MANUFACTURING

- Noida region – A preferred destination for semiconductor units
- 1,000 acres of land identified next to Jewar airport dedicated for semiconductor manufacturing units
- 3 Electronics Manufacturing Clusters (EMC) focusing on mobile manufacturing, consumer durables, drone, semiconductor fabrication (FAB), defense electronics, Robotics, IoT etc. to be setup

DOMINANT INDUSTRY FORCES

Samsung, Vivo, Haier, Holitech India

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Semiconductor Policy, 2024

Note: 10 Central Smart Cities of Uttar Pradesh namely Agra, Aligarh, Bareilly, Jhansi, Kanpur, Lucknow, Moradabad, Prayagraj, Saharanpur and Varanasi. Ayodhya, Firozabad, Ghaziabad, Gorakhpur, Mathura, Meerut and Shahjahanpur have been designated as State Smart Cities

Source: Invest UP

STARTUP

- #4 largest Startup Ecosystem in the country with more than 13,000+ DPIIT recognized Startups
- Consistently performing as a LEADER in the State Startup Ranking conducted by DPIIT. 49% Startups from Tier II and Tier III cities
- Startups spread across all 75 districts. At least one startup in each UP district
- Startups thriving in sectors like Information Technology, e-Commerce, Agritech, Healthtech, and Fintech. 1 Lakhs+ Jobs created by Startups

DOMINANT INDUSTRY FORCES

Info Edge, Class plus, PayTM, India Mart, Moglix, Pine Labs, Innovaccer

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Startup Policy, 2020
(First Amendment-2022)

URBAN DEVELOPMENT

- #1 State to launch State Smart City scheme using its own funding scheme
- #3 position in the "Best State" category at the Smart City Awards 2023
- #1 Best Performing State in Pradhan Mantri Awas Yojana-Urban (PMAY-U) Awards 2021
- Highest number of completed houses under the PMAY-U between 2019-20 and 2023-24 – 1.15 Mn Units
- 10 Smart Cities developed under Smart Cities Mission + 7 State Smart Cities

DOMINANT INDUSTRY FORCES

UP Housing and Development Board, DLF, Omaxe, Ansal Api, Amrapali Group, Eldeco, M3M India Private Limited, House of Abhinandan Lodha

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Township Policy 2023,
All other sector-specific policies

TOURISM & HOSPITALITY

- #1 Highest domestic tourist footfall.
- #5 Highest foreign tourist footfall in India
- Presence of UNESCO World Heritage Monuments – 3 Sites – Taj Mahal, Fatehpur Sikri and Agra Fort
- Hotspot for heritage, religious and cultural tourism
- Presence of adventure tourism activities like river rafting, kayaking, and trekking
- Emerging destination for eco-tourism

DOMINANT INDUSTRY FORCES

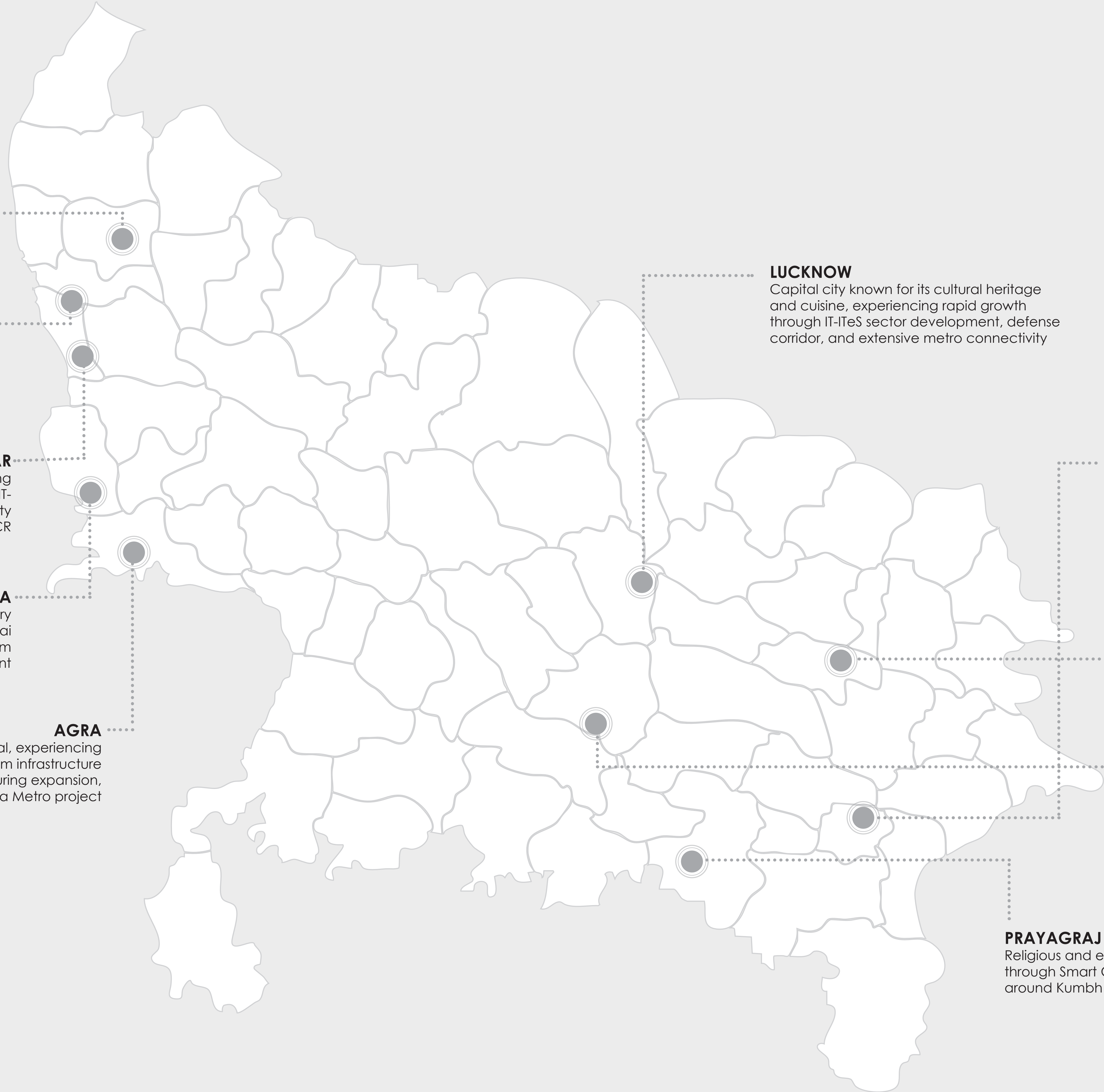
ITC Hotels, Hyatt, Ramada, Marriott International, Radisson Blu, Sheraton Hotels and Resorts, Taj Hotels Resorts and Palaces

SUPPORTING POLICIES & SCHEMES

Uttar Pradesh Tourism Policy, 2022

MAJOR URBAN CENTRES AND RELIGIOUS CITIES OF UTTAR PRADESH

MAJOR
URBAN CENTRES



MEERUT
Major agricultural trade center and sports goods manufacturing hub, growth accelerated by Delhi-Meerut RRTS corridor and industrial development

GHAZIABAD
Rapidly urbanizing industrial city, growth fueled by Delhi Metro connectivity, residential developments, and manufacturing sectors

GAUTAM BUDDHA NAGAR
Modern industrial hub encompassing Noida and Greater Noida, driven by IT-ITeS sector, Noida International Film City project, and proximity to Delhi NCR

MATHURA
Religious tourism center and oil refinery hub, benefiting from the Delhi-Mumbai Industrial Corridor and religious tourism infrastructure development

AGRA
Home to the iconic Taj Mahal, experiencing substantial growth through tourism infrastructure development, leather manufacturing expansion, and the forthcoming Agra Metro project

LUCKNOW
Capital city known for its cultural heritage and cuisine, experiencing rapid growth through IT-ITeS sector development, defense corridor, and extensive metro connectivity

VARANASI
Ancient spiritual capital of India, seeing major urban transformation through Smart City initiatives, tourism infrastructure, and multimodal transport development

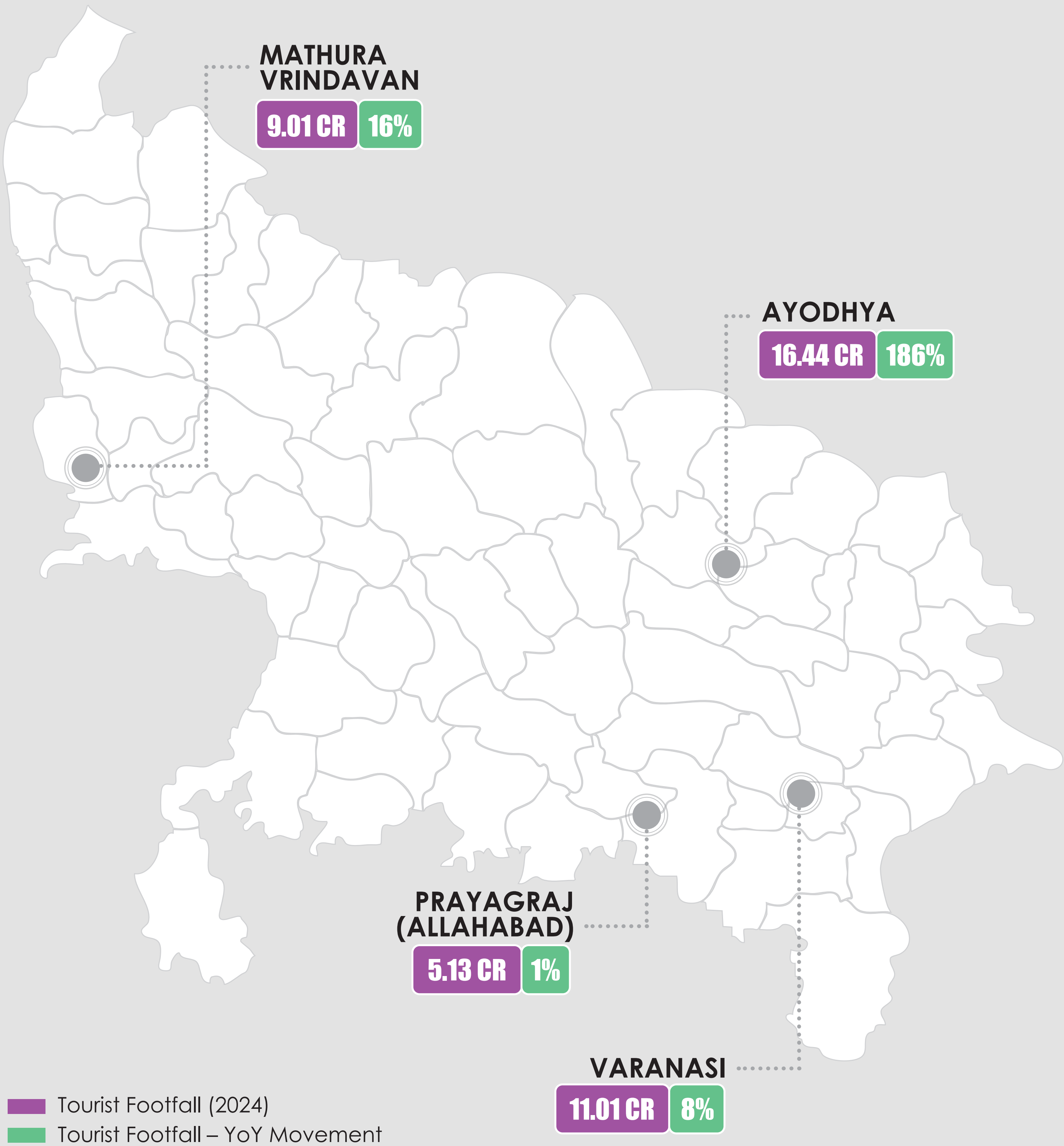
AYODHYA
Emerging as a prime religious tourism destination, witnessing transformative development through Ram Mandir project, international airport, and comprehensive urban renewal

KANPUR
Industrial powerhouse of UP, traditionally strong in leather and textiles, now diversifying with defense corridor investments and educational institutions

PRAYAGRAJ (ALLAHABAD)
Religious and educational center, gaining momentum through Smart City projects and infrastructure development around Kumbh Mela facilities

Source: Invest UP, Compiled from various sources

KEY RELIGIOUS CITIES



Tourist Footfall (2024)
Tourist Footfall – YoY Movement (2024 vs 2023)

Source: Invest UP, Compiled from various sources

Growing Prominence of Religious Tourism in Uttar Pradesh

Tourism Volume and Growth

- Uttar Pradesh witnessed a significant tourism surge, with approximately 64.9 Cr tourists in 2024 – 32% increase compared to 2023's 48.01 Cr footfall.
- The state has maintained significant tourism growth, positioning itself as one of India's most visited destinations.

Spiritual Tourism Centers

- Four primary religious destinations in Uttar Pradesh—Varanasi, Ayodhya, Prayagraj, and Mathura-Vrindavan - demonstrates remarkable tourism potential.
- Ayodhya, with its recently consecrated Ram Mandir, has emerged as Uttar Pradesh's most visited destination, surpassing the historic draw of the Taj Mahal in Agra.

Strategic Tourism Development

- The Government of Uttar Pradesh is actively promoting a new "Golden Triangle" of religious tourism, encompassing Prayagraj, Varanasi and Ayodhya.
- This strategic initiative capitalizes on the cultural and religious significance of these destinations while enhancing infrastructure and visitor facilities.

Major Religious Gatherings

- The Kumbh Mela in Prayagraj continues to showcase the state's exceptional capacity for managing large-scale religious tourism events.
- The recent Maha Kumbh Prayagraj 2025 (January 13 - February 26, 2025) witnessed approximately 660 Mn visitors, surpassing the estimated 400 Mn.

UTTAR PRADESH'S PATH TO $1 TRILLION ECONOMY

FOCUS SECTORS

Uttar Pradesh has set an ambitious target of becoming a $1 trillion economy by 2027. To achieve the goal, the corresponding Gross State Domestic Product (GSDP) will have to expand over threefold from the current estimated GSDP of approx. $300 billion (INR 25 trillion) in the FY 2023-24. This economic transformation is being driven by strategic focus on ten key sectors that leverage the state's inherent strengths while addressing emerging opportunities.

The state's progress in these sectors will not only contribute to its economic transformation but also to India's broader economic objectives.


LAW & ORDER


URBAN DEVELOPMENT


AGRICULTURAL PRODUCTION


RURAL DEVELOPMENT


MEDICAL & HEALTH


SOCIAL SECURITY


EDUCATION


TOURISM & CULTURE


REVENUE COLLECTION


INFRASTRUCTURE AND INDUSTRIAL DEVELOPMENT

BOLSTERING INFRASTRUCTURE IN UTTAR PRADESH

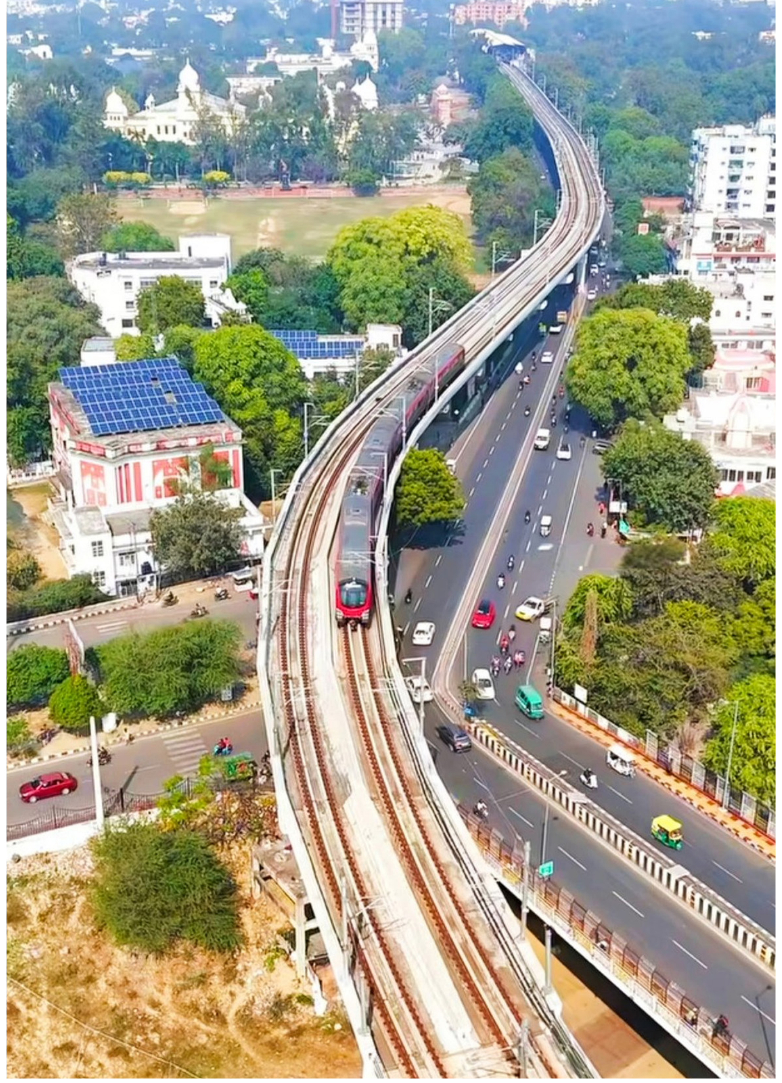
TRANSPORT INFRASTRUCTURE (OPERATIONAL)

AIR CONNECTIVITY

- Highest number of operational airports in India
- 11 Domestic Airports – Agra, Aligarh, Azamgarh, Bareilly, Chitrakoot, Ghaziabad, Gorakhpur, Kanpur, Moradabad, Prayagraj, Shravasti
- 4 International Airports – Ayodhya, Kushinagr, Lucknow, Varanasi

INLAND WATERWAYS

- India's 1st Inland Waterway
- National Waterway 1 (NW1) connecting major exporting hubs to Haldia Port via Varanasi & Prayagraj
- 26% catchment Area of NW-1 in UP
- India's 1st Multi Modal Terminal at Varanasi on NW1
- Other NW1 Terminals
  - Varanasi MMT
  - Assi Ghat, Varanasi
  - Rajghat, Varanasi
- 425 km of total navigable water length in UP



RAIL

- Largest rail track in India – 8,949 km
- Railway density – Twice of nation's average (40 km)
- 5 Railway zones (Northern Railways, North Eastern Railways, East Central Railways, North Central Railways and West Central Railways)

ROADS

- Largest road network in India
- Accounts for 8.5% of total National Highway (NH) length in India
- #2 in India in total National Highway network length presence
- Well-connected to nine neighbouring states and other parts of India through 48 National Highways.

MASS RAPID TRANSIT SYSTEM (MRTS)

- **Lucknow Metro Rail**
  - Network Length: 22.88 km
  - Operational: 22.878 km | Proposed: 85 km
- **Noida Metro Rail**
  - Network Length: 29.7 Kms
  - Operational: 29.7 km | Approved: 14.95 km | Proposed: 70 km

Source: Invest UP,UP NRI Department, Compiled from various sources

TRANSPORT INFRASTRUCTURE (UNDERWAY)

AIR CONNECTIVITY

- **Noida (Jewar) International Airport**
  - Under Construction
  - Location: Jewar, Gautam Buddha Nagar
  - Total Area: 1,334 hectares
  - Tentative Completion: April 2025 (Phase I Opening/Start of Commercial Operations)

6 Airport Projects under Regional Connectivity Scheme (RCS) – Under Construction

MASS RAPID TRANSIT SYSTEM (MRTS)

- **Kanpur Metro Rail – Under Construction**
  - Network Length: 32.385 km
  - Operational: 8.728 km | Under Construction: 23.437 km
  - Tentative Completion: December 2025
- **Agra Metro Rail – Under Construction**
  - Network Length: 29.4 km
  - Operational: 5.2 km | Under Construction: 9 km | Approved: 15.4 km
- **Meerut Metro Rail – Under Construction**
  - Network Length: 35 km
  - Under Construction: 20 km | Proposed: 15 km
  - Tentative Completion: March 2025

RAIL

- **Delhi – Varanasi High-Speed Rail (DVHSR Bullet Train) – Proposed**
  - Network Length: 865 km
  - Tentative Completion: 2029

REGIONAL RAPID TRANSIT SYSTEM (RRTS)

- **Delhi – Meerut RRTS (RapidX)**
  - Under Construction
  - Network Length: 82.15 km
  - Operational: 42 km | Under Construction: 40.15 km
  - Tentative Completion: June 2025

LIGHT RAIL TRANSIT (LRT)

- **Gorakhpur Metro Rail – Proposed**
  - Network Length: 27.41 km
  - Tentative Completion: To be Determined
- **Mathura Metro Rail – Proposed**
  - Network Length: 12 km
  - Tentative Completion: To be Determined
- **Prayagraj Metro Rail – Proposed**
  - Network Length: 42 km
  - Tentative Completion: To be Determined
- **Varanasi Metro Rail – Proposed**
  - Network Length: 29.235 km
  - Tentative Completion: To be Determined
- **Bareilly Metro Rail – Proposed**
  - Network Length: 21.5 km
  - Tentative Completion: To be Determined

Source: Metro Rail Guy, Compiled from various sources

STATE OF THE ART EXPRESSWAYS (OPERATIONAL)

PURVANCHAL EXPRESSWAY
- **Total Length:** 340.8 km
- **Lanes:** 6
- **Connects:** Chand Saray in Lucknow district to Haydaria village in Ghazipur district
- **Major Junctions:** Lucknow, Barabanki, Amethi, Sultanpur, Ayodhya, Ambedkar Nagar, Azamgarh and Mau
- **Inauguration:** November 2021

AGRA–LUCKNOW EXPRESSWAY
- **Total Length:** 302.2 km
- **Lanes:** 6 (expandable to 8)
- **Connects:** Agra to Lucknow
- **Major Junctions:** Firozabad, Mainpuri, Etawah, Auraiya, Kannauj, Kanpur Nagar, Hardoi and Unnao
- **Inauguration:** November 2016

BUNDELKHAND EXPRESSWAY
- **Total Length:** 296 km
- **Lanes:** 4 (expandable to 6)
- **Connects:** Kudrail Village in Etawah district to Bharatkoop in Chitrakoot district
- **Major Junctions:** Auraiya, Jalaun, Hamirpr, Mahoba and Banda
- **Inauguration:** July 2022

YAMUNA EXPRESSWAY
- **Total Length:** 165.5 km
- **Lanes:** 6 (expandable to 8)
- **Connects:** Greater Noida to Agra
- **Major Junctions:** Gautam Budh Nagar, Bulandshahr, Aligarh, Hathras and Mathura
- **Inauguration:** August 2012

EASTERN PERIPHERAL EXPRESSWAY
- **Total Length:** 135 km
- **Lanes:** 6
- **Connects:** Sonipat to Palwal
- **Major Junctions:** Baghpat, Ghaziabad, Greater Noida and Faridabad
- **Inauguration:** May 2018

DELHI–MEERUT EXPRESSWAY
- **Total Length:** 82 km
- **Lanes:** 6-14
- **Connects:** Delhi to Meerut
- **Major Junctions:** Ghaziabad and Dasna
- **Inauguration:** April 2021

Source: Invest UP, Uttar Pradesh Expressways Industrial Development Authority, Compiled from various sources

STATE OF THE ART EXPRESSWAYS (UNDERWAY)

GANGA EXPRESSWAY (INDIA'S 2ND LONGEST EXPRESSWAY)

- **Total Length:** 594 km
- **Lanes:** 6 (expandable to 8)
- **Connects:** Meerut to Prayagraj
- **Major Junctions:** Hapur, Bulandshahr, Amroha, Sambhal, Badaun, Shahjahanpur, Hardoi, Unnao, Rae Bareli and Pratapgarh
- **Tentative Completion:** March 2025

GHAZIABAD–KANPUR EXPRESSWAY

- **Total Length:** 380 km
- **Lanes:** 4 (expandable to 6)
- **Connects:** Ghaziabad to Kanpur
- **Major Junctions:** Hapur, Bulandshahr, Aligarh, Kasganj, Farrukhabad, Kannauj and Unnao
- **Tentative Completion:** 2026

GORAKHPUR LINK EXPRESSWAY

- **Total Length:** 91.3 km
- **Lanes:** 4 (expandable to 6)
- **Connects:** Jaitpur, Gorakhpur to Purvanchal Expressway at Salarpur
- **Major Junctions:** Azamgarh, Ambedkar Nagar, Sant Kabir Nagar, and Gorakhpur
- **Tentative Completion:** December 2024

LUCKNOW-KANPUR EXPRESSWAY

- **Total Length:** 62.7 km
- **Lanes:** 6 (expandable to 8)
- **Connects:** Lucknow to Kanpur
- **Major Junctions:** Banthara, Bani, Datauli Kantha, Taura, Neorna, Amarsas and Rawal
- **Tentative Completion:** June 2025

Source: Invest UP, Uttar Pradesh Expressways Industrial Development Authority, Compiled from various sources

KEY HIGH-IMPACT PROJECTS (UNDERWAY)

AYODHYA RAM MANDIR (SHRI RAM JANMBHOOMI TEERTH KSHETRA)

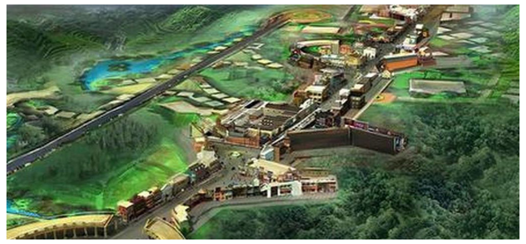
- **Location:** Ayodhya
- **Total Area:** 2.7 acres
- **Tentative Completion:** September 2025
- **Tentative Completion:** March 2025

NOIDA INTERNATIONAL FILM CITY

- **Location:** Ayodhya
- **Total Area:** 2.7 acres
- **Tentative Completion:** September 2025
- **Tentative Completion:** March 2025

MULTI-MODA LOGISTICS HUB (MMLH)

- **Location:** Dadri, Greater Noida
- **Total Area:** 823 acres
- **Tentative Completion:** To be Determined



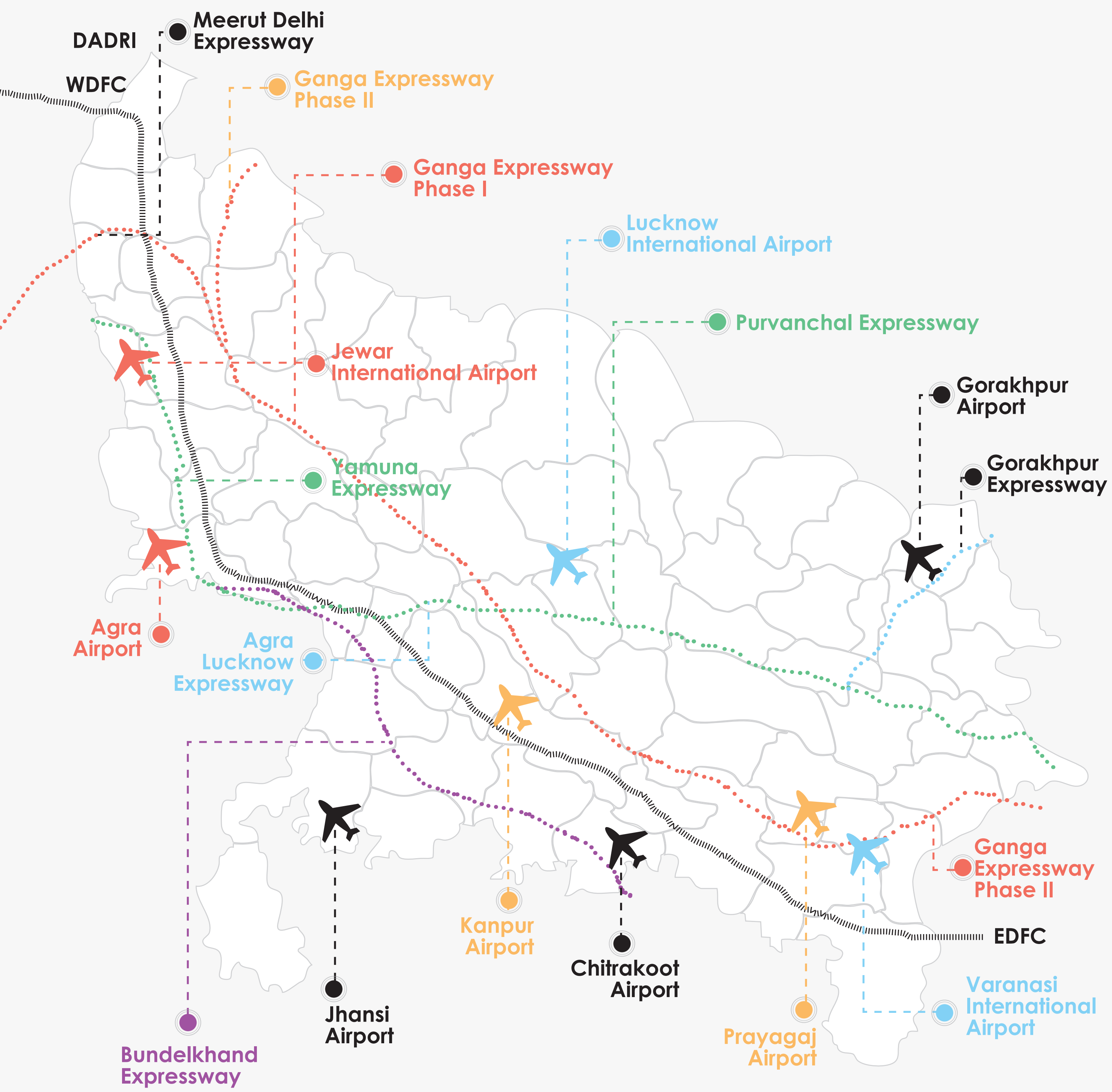
AEROTROPOLIS

- **Location:** Near Jewar Airport
- **Total Area:** 6,554 hectares
- **Tentative Completion:** To be Determined

OLYMPIC PARK

- **Location:** Near Jewar Airport
- **Total Area:** 6,554 hectares
- **Tentative Completion:** To be Determined

TRANSPORT INFRASTRUCTURE (MAPPED)



CORRIDORS (UNDERWAY)

DELHI MUMBAI INDUSTRIAL CORRIDOR (DMIC)

- 15% of DMIC catchment area falls in Uttar Pradesh
- Spreads over 36,068 sq. km across 12 districts
- Expected investment of INR 27,400 Cr and 1.2 Mn Job creation

WESTERN DEDICATED FREIGHT CORRIDOR (WDFC) ALONG DMIC

Projects planned along DMIC-WDFC:

- Boraki Integrated Transport Hub
- Dadri – Noida – Ghaziabad Investment Region
- Integrated Industrial Township at Greater Noida
- Integrated Multi Modal Logistic Hub at G.Noida near Dadri

AMRITSAR KOLKATA INDUSTRIAL CORRIDOR (AKIC)

- 57% of AKIC catchment area falls in Uttar Pradesh
- Spreads across 17 districts
- Expected investment of more than Rs 50,000 Cr

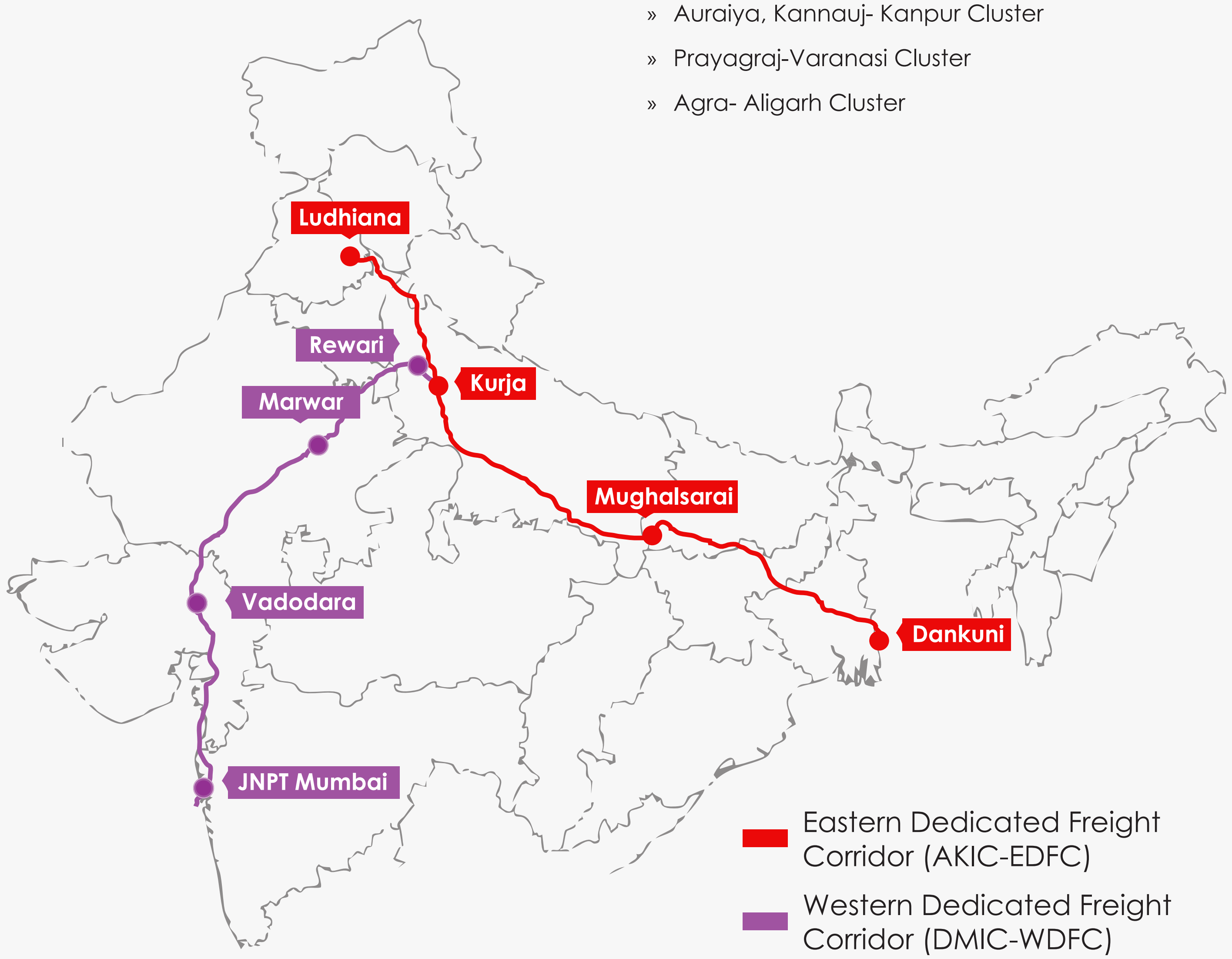
EASTERN DEDICATED FREIGHT CORRIDOR (EDFC) ALONG AKIC

Projects along AKIC-EDFC:

- 3 Integrated manufacturing clusters around 18 identified railway stations

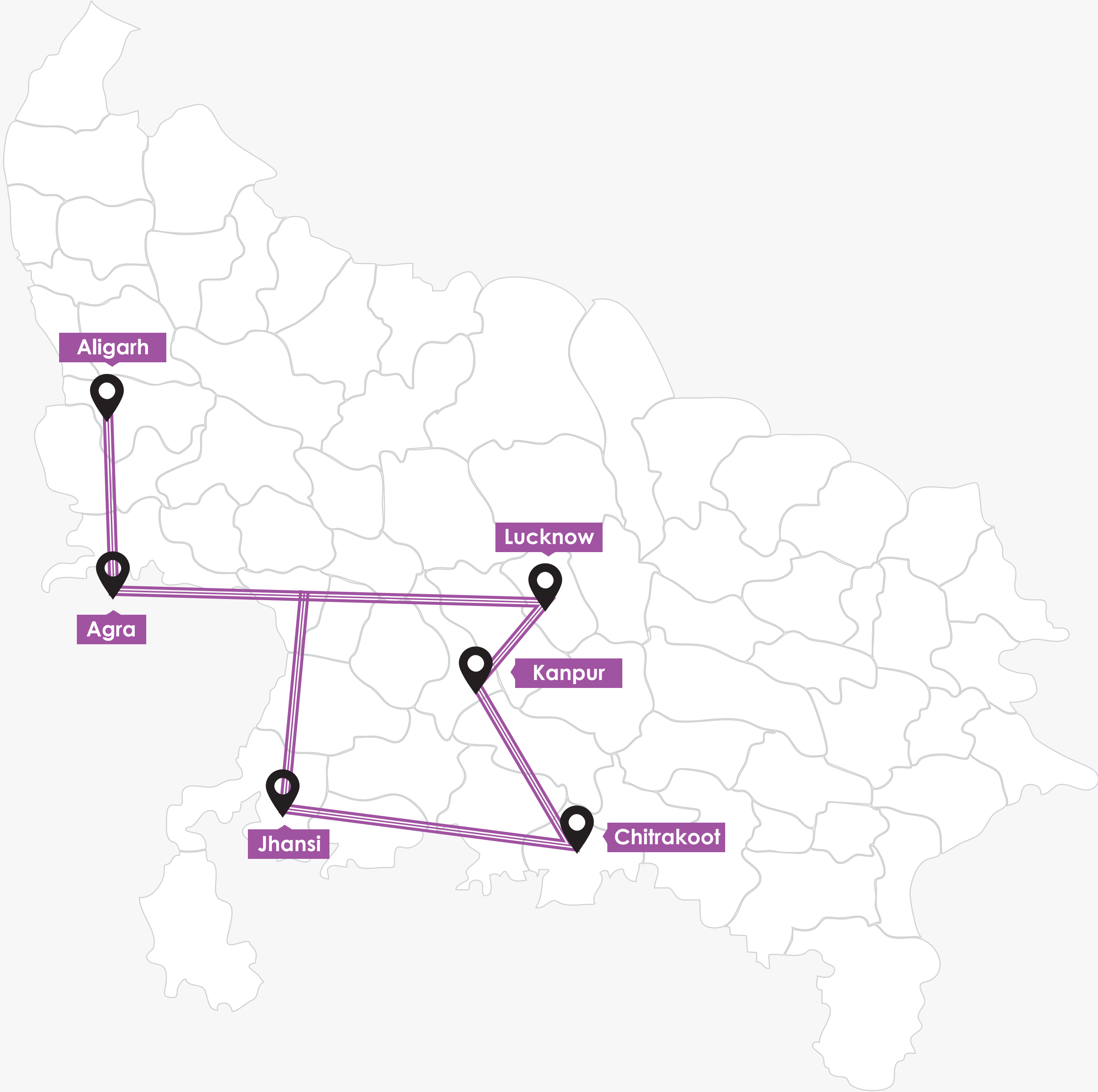
Development of 3 industrial clusters –

- Auraiya, Kannauj- Kanpur Cluster
- Prayagraj-Varanasi Cluster
- Agra- Aligarh Cluster



UP DEFENCE INDUSTRIAL CORRIDOR

- One of the 2 Defence Industrial Corridors in India.
- Uttar Pradesh Defence Industrial Corridor (UPDIC) intends to reduce foreign dependency of Indian Aerospace & Defence Sector.
- Expected Investment approx. INR 50,000 Cr & 2.5 lakh job opportunities.
- 6 nodes identified: Aligarh, Agra, Jhansi, Chitrakoot, Kanpur & Lucknow.
- Approx. 5071 hectares land bank identified, of which 3796 hectares has been acquired.
- IIT Kanpur and IIT BHU identified for setting up Centre of Excellence worth INR 50 Cr & INR 69 Cr respectively.
- Land allotment policy & incentive policy announced.
- 9 Cities viz. Chitrakoot, Jhansi, Kanpur, Lucknow, Agra, Aligarh, Ghaziabad, Meerut, GB Nagar to benefit by UP DIC.



LUCKNOW: AN EMERGING INVESTMENT HUB

LUCKNOW CITY SNAPSHOT

DEMOGRAPHICS

- Population: 4 Mn (2024-Estimated)
- Area: 631 sq.km
- Administrative Capital of Uttar Pradesh
- Largest city of Uttar Pradesh (in terms of Area)
- #2 Leading district in Uttar Pradesh's GDP (3.85%)
- Part of newly formed State Capital Region (SCR)

CONNECTIVITY

- Strategic location near National Capital Region (NCR)
- Robust road network featuring Outer Ring Road & 5 NHs linking to major cities
- Presence of 5 Major Railway Stations
- Served by Chaudhary Charan Singh International Airport
- Mass rapid transit (MRT) system – Lucknow Metro (Operational-22.878 km)
- #3 largest urban transit system in UP after Delhi Meerut RRTS and Noida Metro
- Part of Lucknow-Kanpur-Agra-Delhi Defence Industrial Corridor (UP DIC)

GROWTH DRIVERS

- Educational hub with access to vast talent pool
- IT City and Defense Corridor developments
- Smart Cities Mission Development Initiatives
- Part of the 'Heritage Arc' tourist circuit stretching from Agra to Lucknow and Varanasi
- Major infrastructural developments such as metro rail, Outer Ring Road, flyovers and road widening
- Being developed as Next IT hub of UP after Noida
- Emerging as a key industrial and logistics hub with over INR 400 Cr investments attracted in last 5 years
- 300% increase in warehousing demand in the past three years
- Emerging as a key destination for GCCs, especially for IT-ITeS firms
- Recognized as an emerging hub for the IT and Business Process Management (BPM) industries by NASSCOM
- Recognized as a hub for tech startups by Software Technology Parks of India (STPI)

KEY INFRASTRUCTURE DEVELOPMENTS – UNDERWAY

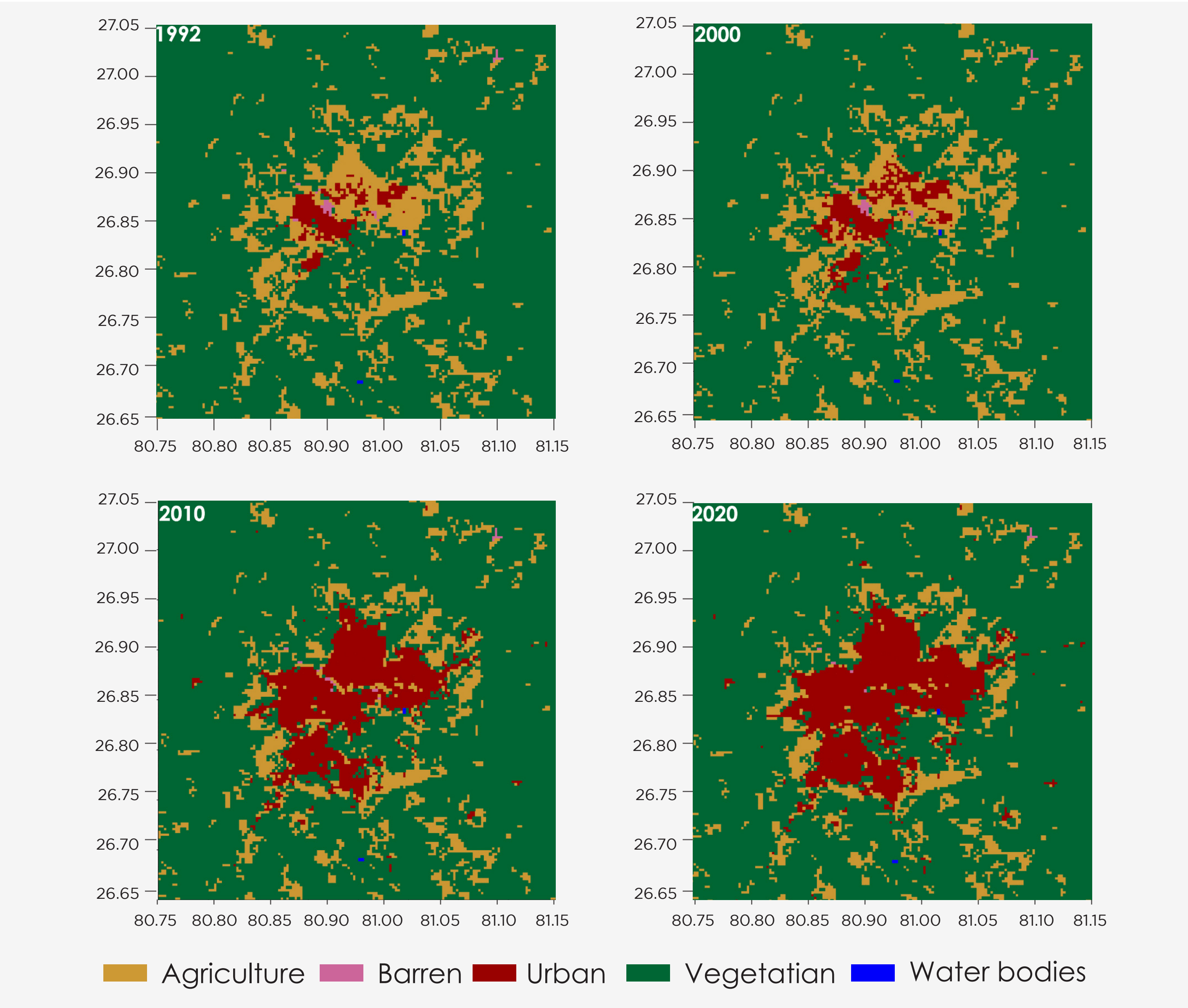
TRANSPORT INFRASTRUCTURE

- Lucknow Metro Phase 1B (11.2 km) – Under construction – Expected completion 2025
- Lucknow Metro Phase 2 (75 km) - Planning in progress
- Modernization of railway stations– Expected completion 2025
- Lucknow-Kanpur Expressway – Under construction – Expected completion 2025
- Lucknow Orbital Railway Corridor – Planning in progress

URBAN DEVELOPMENT PROJECTS

- Defense Corridor manufacturing cluster – Under development
- Multi-Modal Logistics Hub– Proposed
- Green Corridor Project – Under development
- PM Mega Integrated Textiles and Apparel (PM Mitra) Park – Under development
- India's first AI city – Proposed
- Development and beautification of Gomti Riverfront – Under development
- Greenfield mega passenger terminal near Sultanpur Road – Planning in progress
- Mega Rail logistics park near Agra Lucknow Expressway – Planning in progress

URBAN GROWTH PATTERN OF LUCKNOW



KEY HIGHLIGHTS: LUCKNOW LULC (1992-2022)

- **Significant Urban Growth**
  Built-up area more than doubled, increasing from 23.27% in 1992 to 50.77% in 2022, reflecting rapid urban expansion.
- **Agriculture Land Expansion**
  Agricultural land has significantly increased, from 2.76% in 1992 to 13.423% in 2022.
- **Vegetation Loss**
  Vegetation cover has shrunk, falling from 34.95% in 1992 to 22.721% in 2022. This could be attributed to urbanization and other development pressures.
- **Barren Land Reduction**
  Barren land has decreased from 37.57% in 1992 to 11.699% in 2022, possibly due to reclamation for other land uses.
- **Water Bodies Relatively Stable**
  Water bodies have remained relatively stable, with a slight decrease from 1.43% in 1992 to 1.361% in 2022.

Source: National Clean Air Programme, "Analyzing the evolution of urban sprawl in Lucknow City: A Comprehensive study (1992-2022)."- Journal of Emerging Technologies and Innovative Research (JETIR)

LUCKNOW RESIDENTIAL REAL ESTATE SNAPSHOT (2018 - 2024)

Total New Residential Launches
(2018 - 2024)
23,100 Units

Total Inventory Sold
(2018 - 2024)
35,300 Units

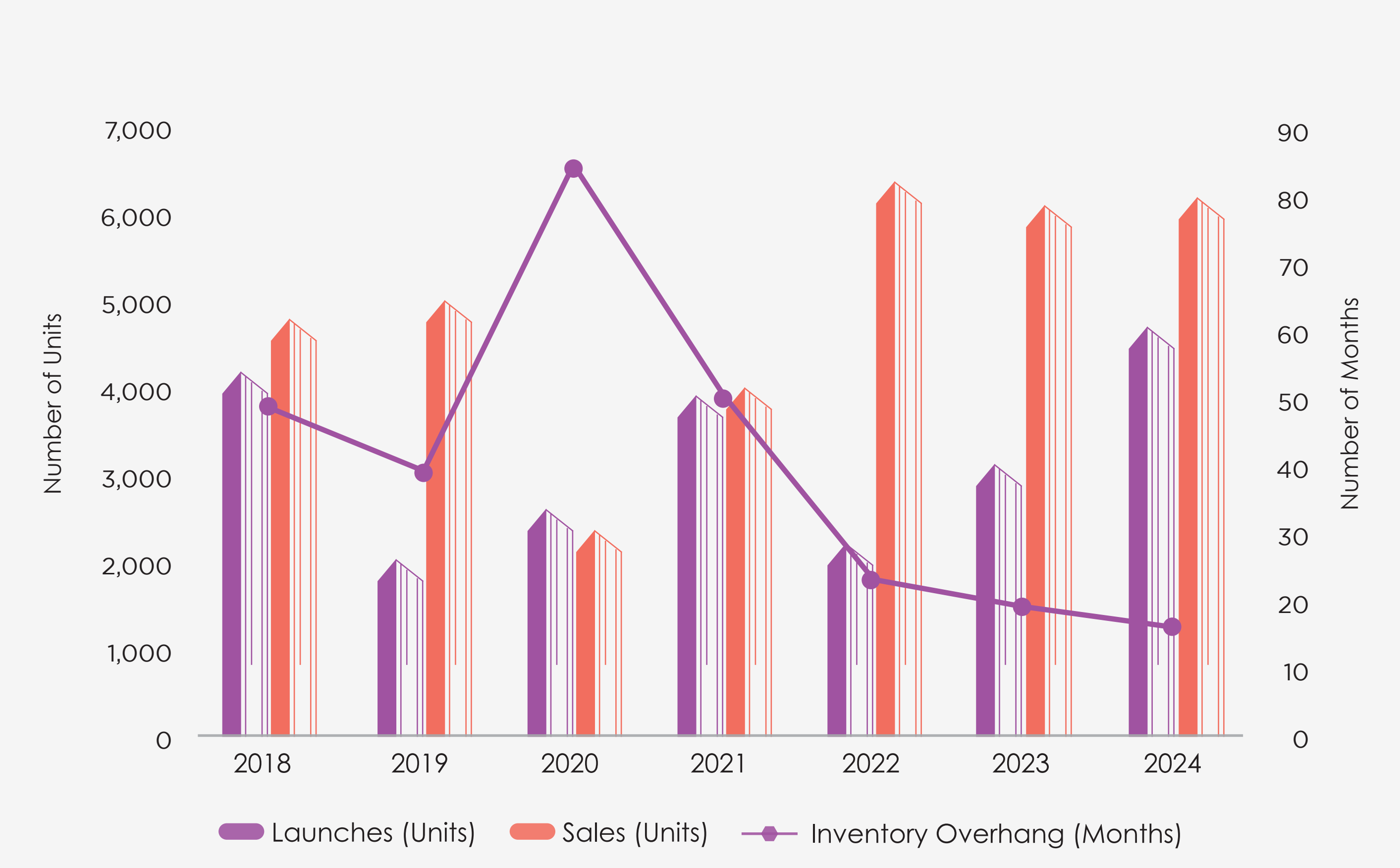
Predominant Budget Segment
(2018 - 2024)
INR 40 LAKH – INR 80 LAKH

Average Capital Value
(Q4 2024)
INR 5,630 /Sqft

Inventory Overhang
(Q4 2024)
16 Months

Average Quoted Rate (Base Price) on Super Built-Up Area
Source: ANAROCK Research

CHARTING THE COURSE
YEAR-WISE RESIDENTIAL MARKET PERFORMANCE



SUPPLY - DEMAND DYNAMICS

» The market experienced significant volatility in new launches, with notable peaks in 2018 (4,200 units) and 2024 (4,800 units).

» The intervening years show varying levels of developer activity, with a significant drop during 2019-2020 period, likely influenced by market uncertainties.

» Sales of residential units in the city has demonstrated remarkable resilience, consistently outpacing new launches from 2019 onwards, with particularly strong performance in 2022 (6,500 units) and 2024 (6,300 units).

» The substantial gap between launches and sales in 2022-2023 suggests developers exercised caution in launching new inventory while the market absorbed existing stock.

INVENTORY OVERHANG

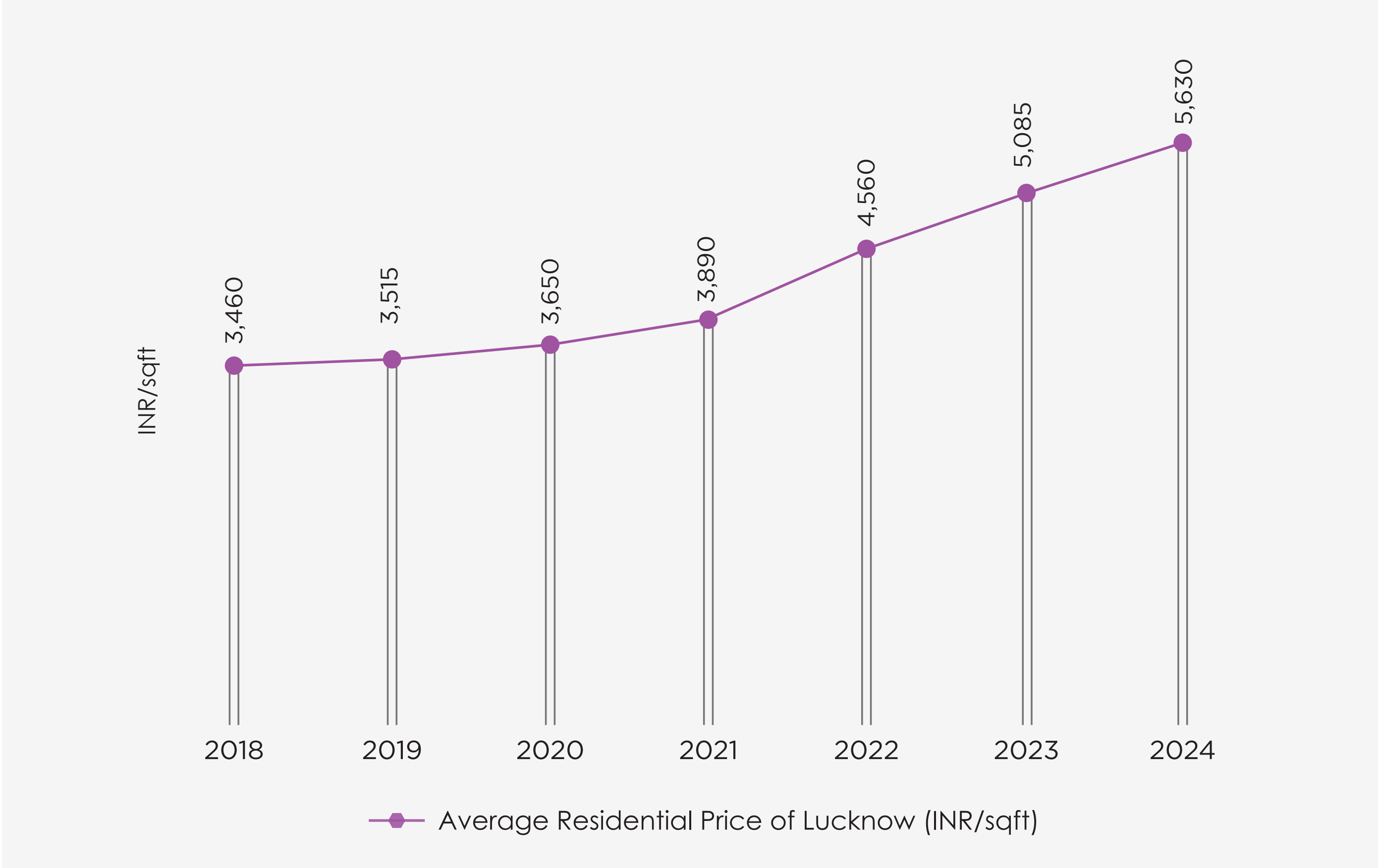
» The inventory overhang has shown significant improvement, declining from a peak of 85 months in 2020 to 16 months by the end of 2024.

» The progressive decline in inventory overhang demonstrates a steady improvement in market efficiency and suggests the Lucknow residential market is moving toward a more balanced state.

» The current 16-month inventory level represents the healthiest market position in the observed period.

Source: ANAROCK Research

RESIDENTIAL PRICE TREND
(2018-2024)



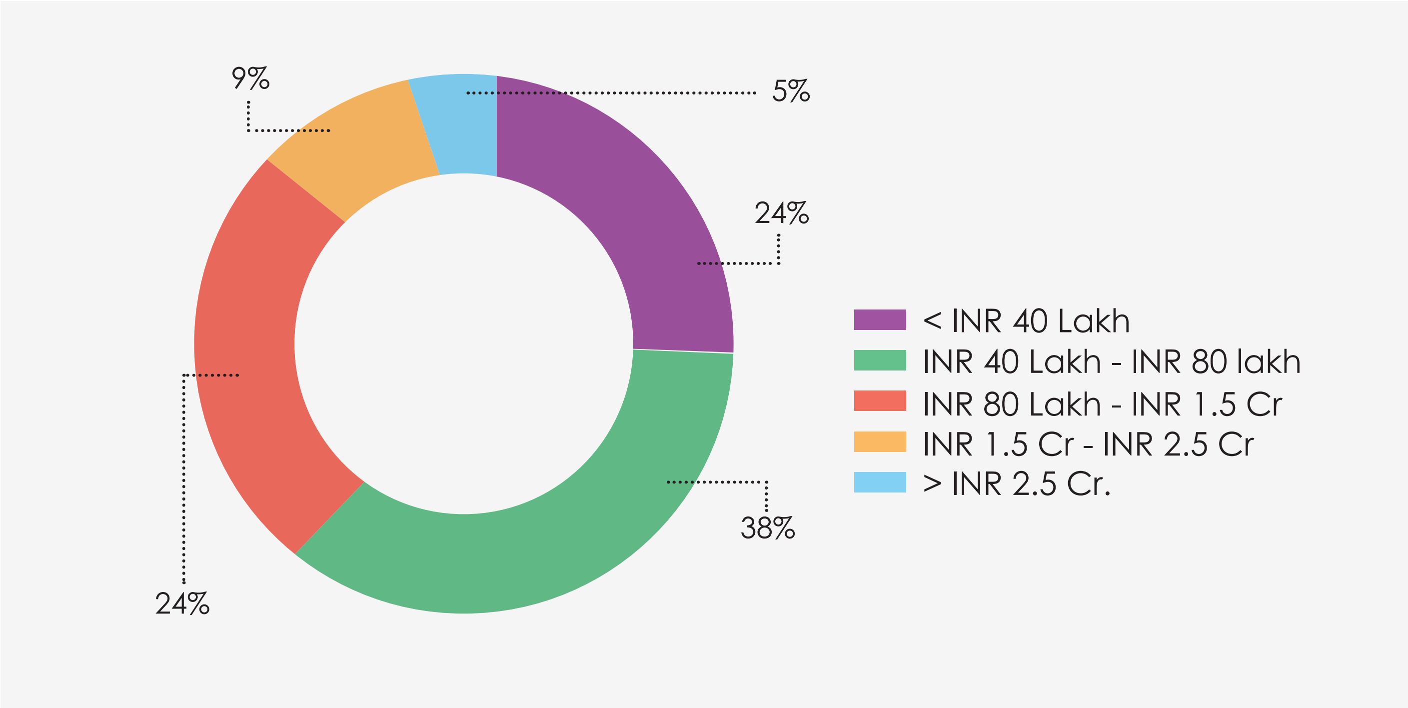
» The average residential prices in Lucknow have demonstrated consistent appreciation, increasing from INR 3,460/sqft in 2018 to INR 5,630/sqft in 2024, representing a cumulative growth of approximately 63% over this seven-year period.

» The price growth trajectory shows a gradual incline from 2018-2020, followed by more accelerated appreciation from 2021 onwards.

» The most significant price jumps occurred between 2021-2022 (17% increase), followed by 2022-2023 (12% increase) and 2023-2024 (11% increase), indicating strengthening market fundamentals and growing buyer confidence in Lucknow's residential sector.

Note: Average Residential Prices on Super Built-Up Area
Source: ANAROCK Research

MARKET SEGMENTATION BY BUDGET
NEW LAUNCHES (2018-2024)



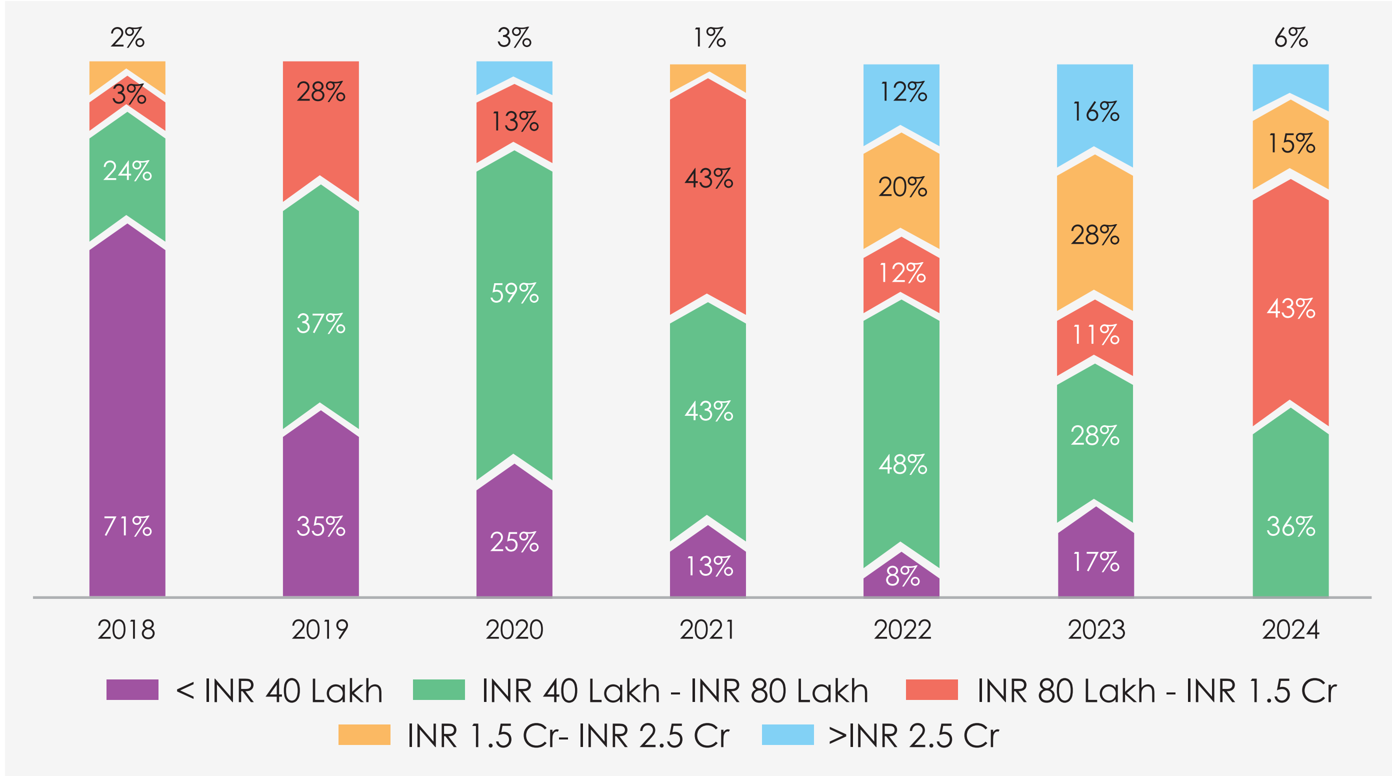
- The mid-segment (INR 40 Lakh-INR 80 Lakh) dominates the market with a commanding 38% share of new launches, indicating strong developer confidence in this price bracket and robust demand from the middle-income segment.
- The high-end-segment (INR 80 Lakh-INR 1.5 Cr) holds a significant 24% share, suggesting growing affluence and increasing appetite for upgraded housing options.
- The affordable segment (<INR 40 Lakh) also holds 24% share, reflecting Lucknow's status as a price-sensitive market with sustained demand from first-time homebuyers.
- The luxury and ultra-luxury segments (INR 1.5 Cr-INR 2.5 Cr and >INR 2.5 Cr) collectively account for 14% of launches, indicating an emerging but still limited market for premium residential properties.

Budget Segmentation:

Affordable (< INR 40 Lakh)
Mid-end (INR 40 Lakh - INR 80 Lakh)
High-end (INR 80 Lakh - INR 1.5 Cr)
Luxury (INR 1.5 Cr - INR 2.5 Cr)
Ultra-luxury (> INR 2.5 Cr)

Source: ANAROCK Research

NEW LAUNCHES BY BUDGET SEGMENT
YEAR-WISE BREAKDOWN



- The affordable segment (<INR 40 Lakh) has seen a dramatic decline in its share from 71% in 2018 to 17% in 2023 and 0% in 2024, reflecting rising land and construction costs and a strategic shift by developers.
- The mid-segment (INR 40 Lakh-INR 80 Lakh) has maintained relative stability between 24-59% throughout the period, with current levels at 36% in 2024, demonstrating sustained demand from the city's expanding middle class.
- The most significant change is the massive growth of the launches in the high-end segment, from 3% in 2018 to 43% in 2024, suggesting a definitive upmarket shift in buyer preferences and developer offerings.
- Luxury and ultra-luxury segments have shown consistent growth, with properties above INR 1.5 Cr increasing from just 2% in 2018 to 21% (cumulative) in 2024.
- The most notable transition occurred during 2020-2021, with a clear shift from affordable to mid and high-end segments, influenced by changing buyer preferences post-pandemic.

Source: ANAROCK Research

LUCKNOW'S KEY RESIDENTIAL HOTSPOTS

SULTANPUR ROAD

New Residential Launches
(2018 - 2024)

3,300 Units

Predominant Budget Segment
(2018 - 2024)

INR 40 LAKH – INR 80 LAKH

Average Capital Value
(Q4 2024)

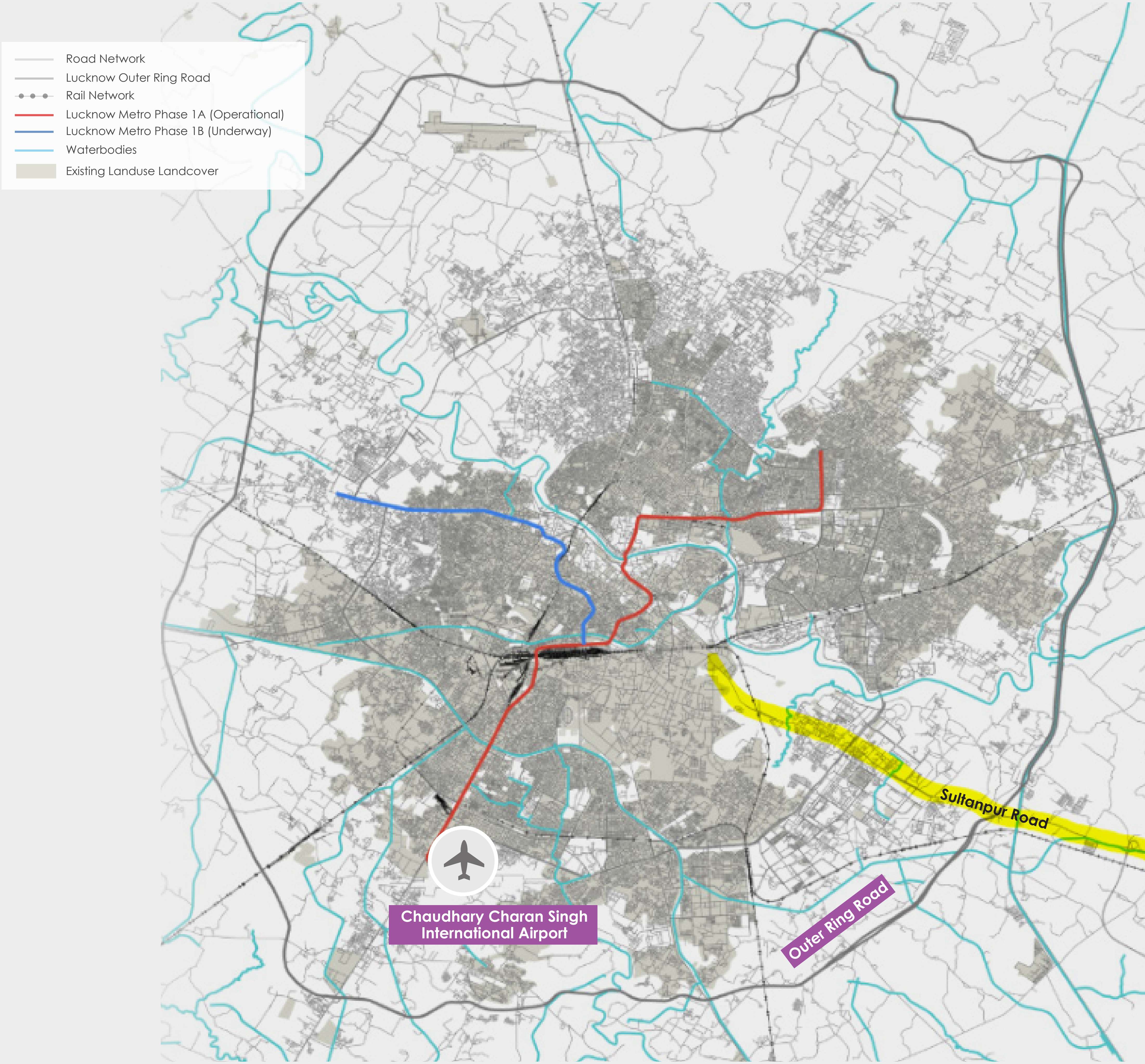
INR 6,532 /sqft

Average Rental Value
(Q4 2024)

INR 14,000-17,000 /Month

Sultanpur Road has emerged as one of Lucknow's rapidly evolving residential corridors, stretching southward from the Shaheed Path junction toward Sultanpur. The micro market has gained significant traction in recent years due to its strategic location and improved connectivity to key commercial and institutional hubs of the city. Sultanpur Road benefits from its proximity to Lucknow International Airport and the Outer Ring Road, which has catalyzed real estate activity in the region. Large parcels of land available at relatively competitive prices have attracted the developers to launch affordable residential projects, catering to the growing demand from IT-ITeS professionals and government employees. The average residential prices in Sultanpur Road have appreciated by approximately 91% since 2018, making it an attractive investment destination for both end-users and investors.

Average Quoted Rent for 2 BHK apartment measuring 1,000 sqft
Average Quoted Rate (Base Price) on Built-up Area (BUA)
Source: ANAROCK Research, Metro Rail Guy(Lucknow Metro Alignment)



SUSHANT GOLF CITY

New Residential Launches
(2018 - 2024)

2,200 Units

Predominant Budget Segment
(2018 - 2024)

INR 40 LAKH – INR 80 LAKH

Average Capital Value
(Q4 2024)

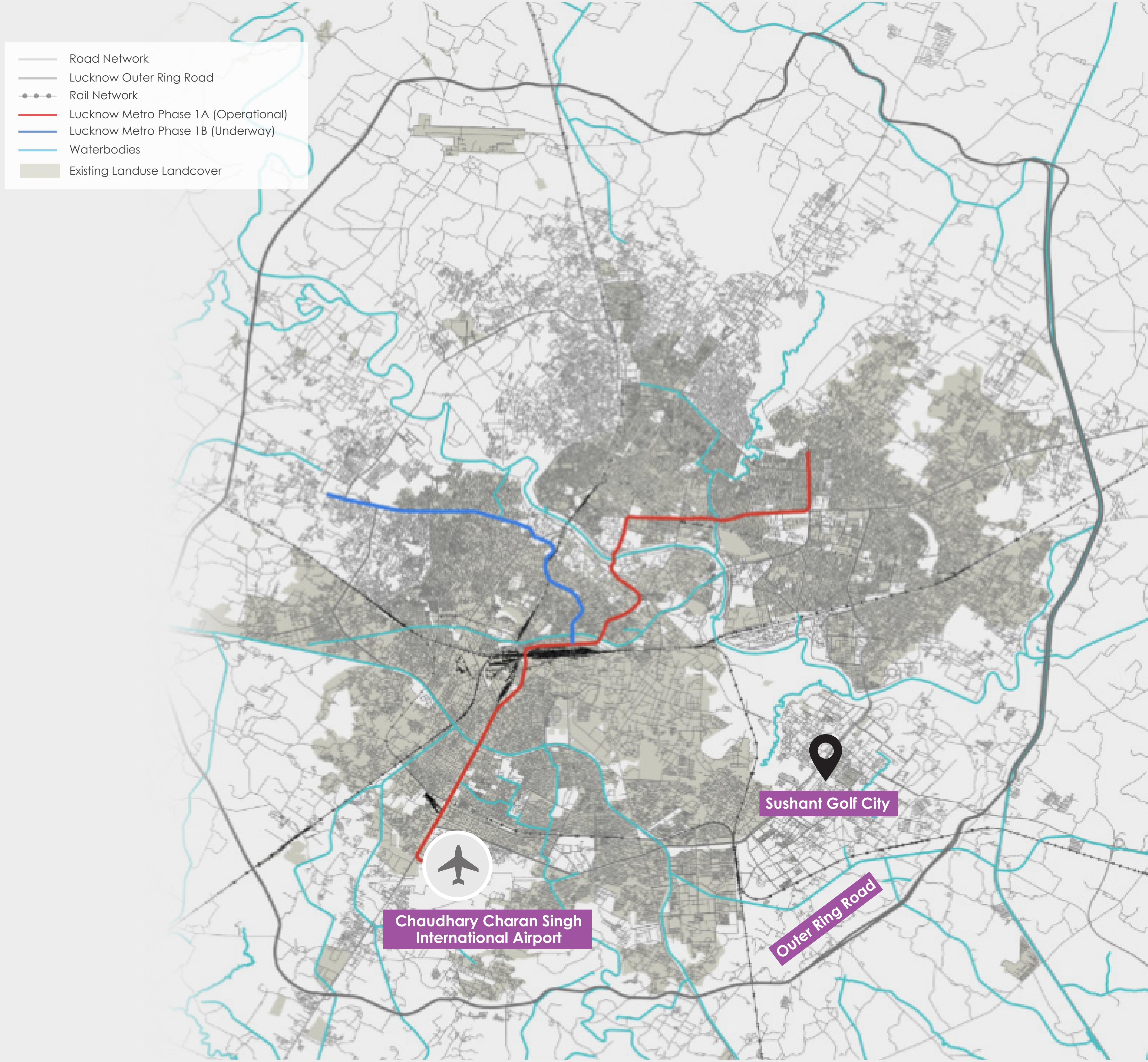
INR 6,186 /sqft

Average Rental Value
(Q4 2024)

INR 17,000-21,000 /Month

Sushant Golf City, spread across approximately 6,500 acres along the Amar Shaheed Path and Lucknow-Sultanpur highway, has redefined aspirational living in Lucknow with its world-class amenities and planned development approach. It has attracted both end-users and investors alike. Beyond its signature golf course, the township features dedicated zones for sports facilities, healthcare, and education. Sushant Golf City offers a wide range of residential options, from affordable apartments to luxurious villas, catering to various budget segments of the market. Driven by its strategic location, well-planned infrastructure, significant commercial and retail developments, the micro market has witnessed an approximate 77% appreciation in average residential prices since 2018 – indicating strong investor confidence and market potential.

Average Quoted Rent for 2 BHK apartment measuring 1,000 sqft
Average Quoted Rate (Base Price) on Built-up Area (BUA)
Source: ANAROCK Research, Metro Rail Guy(Lucknow Metro Alignment)



GOMTI NAGAR EXTENSION

New Residential Launches
(2018 - 2024)

2,000 Units

Predominant Budget Segment
(2018 - 2024)

INR 80 LAKH – INR 2.5 CR

Average Capital Value
(Q4 2024)

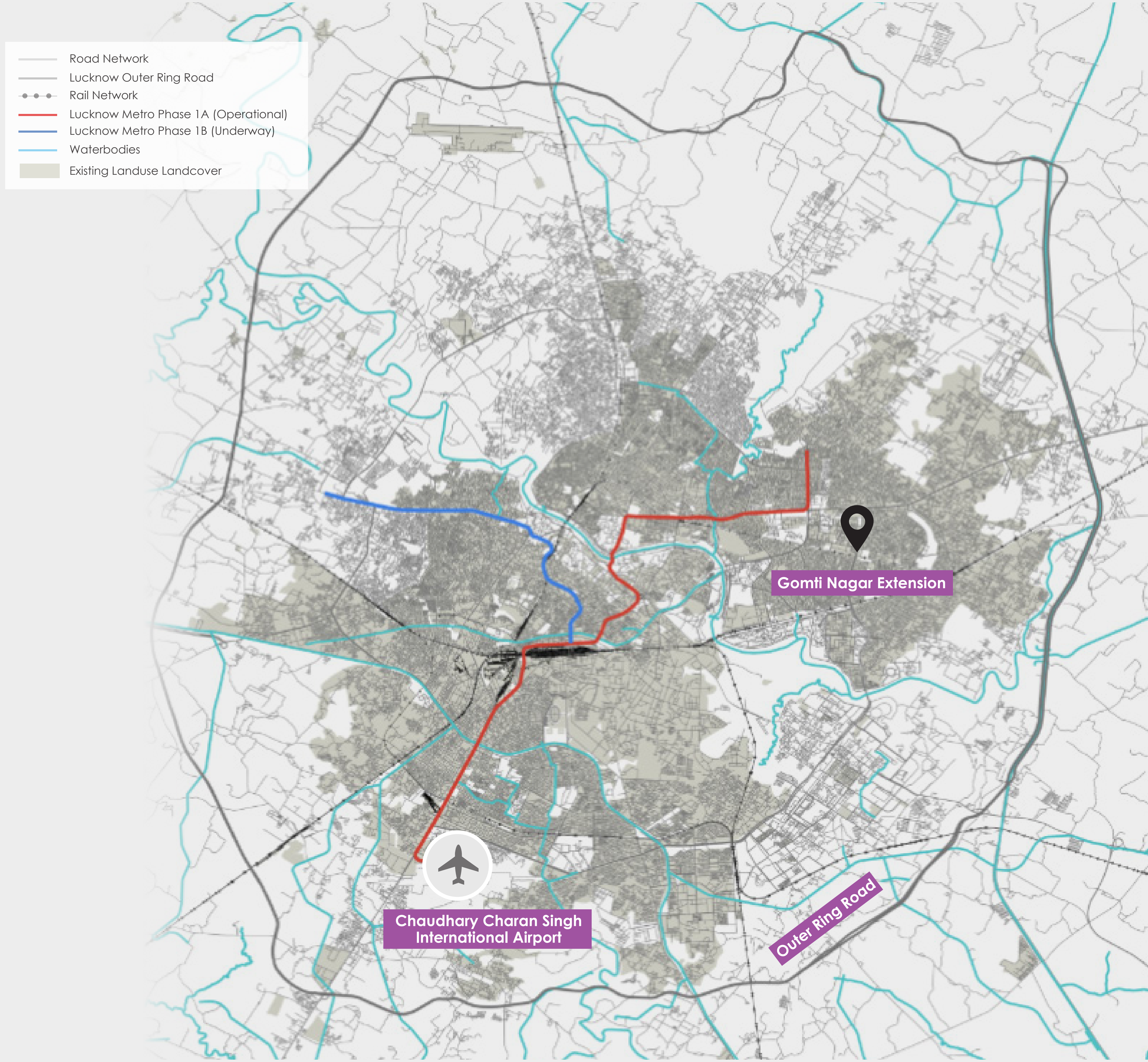
INR 9,342 /sqft

Average Rental Value
(Q4 2024)

INR 19,000-23,000 /Month

Gomti Nagar Extension, a natural expansion of the established Gomti Nagar, has emerged as one of Lucknow's premier residential markets. The micro market enjoys strategic connectivity via Shaheed Path, with proximity to the Outer Ring Road and the operational metro rail network. Its establishment as Lucknow's new central business district has been driven by the growing presence of IT-ITeS and commercial developments. While the market is predominantly characterized by equal presence of high-end and luxury residential projects, the market also features affordable housing projects, ensuring that Gomti Nagar Extension serves diverse socio-economic segments. The micro market has demonstrated strong appreciation potential, with the average property values increasing by approximately 95% between 2018 and 2024, making it an attractive proposition for both end-users and investment-focused buyers.

Average Quoted Rent for 2 BHK apartment measuring 1,000 sqft
Average Quoted Rate (Base Price) on Built-up Area (BUA)
Source: ANAROCK Research, Metro Rail Guy(Lucknow Metro Alignment)



FAIZABAD ROAD

New Residential Launches
(2018 - 2024)

1,600 Units

Predominant Budget Segment
(2018 - 2024)

INR 80 LAKH – INR 1.5 CR

Average Capital Value
(Q4 2024)

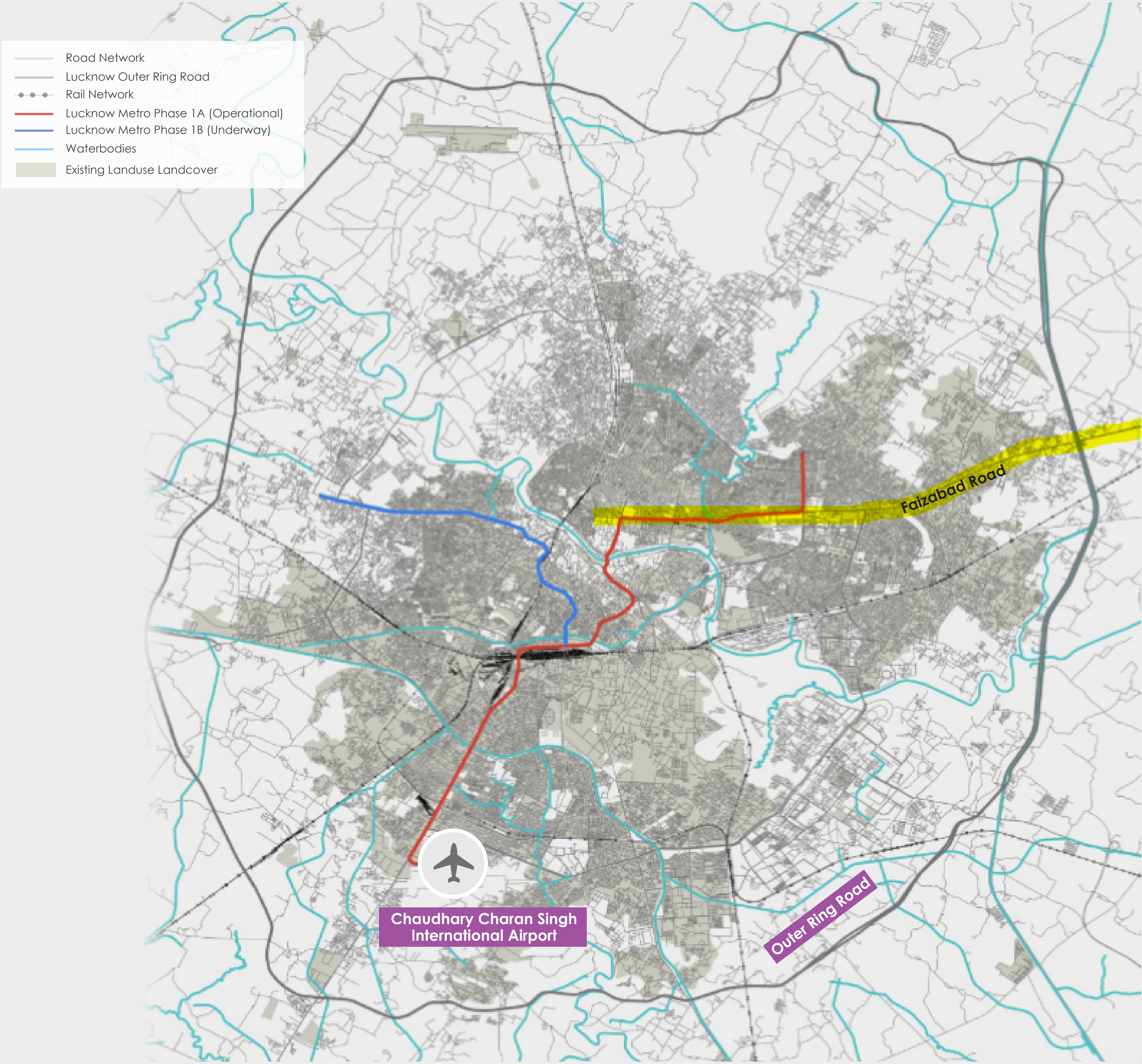
INR 6,352 /sqft

Average Rental Value
(Q4 2024)

INR 17,000-21,000 /Month

Faizabad Road, one of Lucknow's most prominent residential corridors, has emerged as a strategic growth vector extending eastward from the city center toward Faizabad (now Ayodhya). The micro market has witnessed substantial real estate development over the past decade, characterized by mid and high-end segment residential projects. The micro-market's transformation has been catalyzed by robust infrastructure development, including the widening of Faizabad Road to an eight-lane expressway and improved connectivity through the operational Metro Rail. Average residential values in this corridor have demonstrated significant appreciation – approximately 81% between 2018 and 2024. The presence of established educational institutions, healthcare facilities, and retail developments has further enhanced the micro market's livability quotient, making it an increasingly preferred choice for end-users and investors alike.

Average Quoted Rent for 2 BHK apartment measuring 1,000 sqft
Average Quoted Rate (Base Price) on Built-up Area (BUA)
Source: ANAROCK Research, Metro Rail Guy(Lucknow Metro Alignment)



VRINDAVAN YOJNA

New Residential Launches
(2018 - 2024)

1,300 Units

Predominant Budget Segment
(2018 - 2024)

INR 40 LAKH – INR 80 LAKH

Average Capital Value
(Q4 2024)

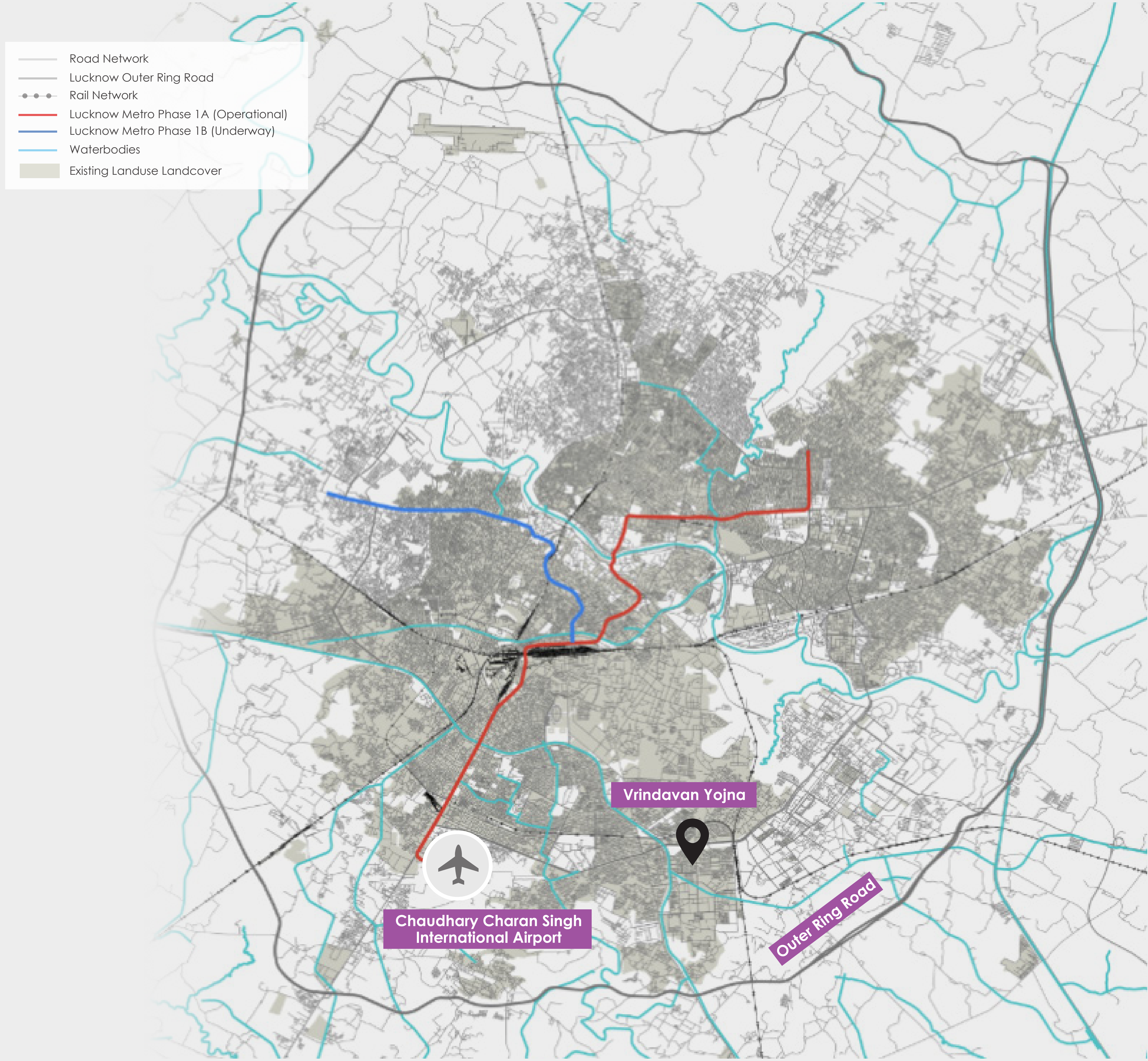
INR 5,714 /sqft

Average Rental Value
(Q4 2024)

INR 13,000-17,000 /Month

Vrindavan Yojna, strategically positioned along Rae Bareli Road in South Lucknow, has emerged as one of the city's most promising residential market since its inception by the Lucknow Development Authority (LDA). The micro market has gained traction due to presence of established educational institutions, retail developments along with proximity to major employment hubs and Chaudhary Charan Singh International Airport. Vrindavan Yojana features a well-planned layout with wide roads and a developed social infrastructure. This has attracted significant residential development, including plotted developments, independent houses, and group housing projects across various price segments, from affordable to high-end. Since 2018, the micro market has seen a 47% increase in average residential property prices, reflecting its growing prominence in Lucknow's residential market.

Average Quoted Rent for 2 BHK apartment measuring 1,000 sqft
Average Quoted Rate (Base Price) on Built-up Area (BUA)
Source: ANAROCK Research, Metro Rail Guy(Lucknow Metro Alignment)



ASSESSING THE CURRENT STATE AND FUTURE POTENTIAL OF LUCKNOW'S RESIDENTIAL REAL ESTATE

SWOT ANALYSIS

STRENGTH

» Strong administrative capital status is driving consistent housing demand from government sector employees and associated services, creating a stable buyer base.

» Lucknow's designation as a Smart City and substantial government investments in infrastructure development have significantly enhanced the city's real estate potential and connectivity.

» Lucknow's relatively lower property prices compared to other tier-1 and major tier-2 cities make it an attractive market for first-time homebuyers and investors, offering better affordability and potential for appreciation.

» Rising rental yields in established micro-markets present attractive investment opportunities for both local and NRI investors seeking steady returns.

» The city's rich cultural heritage and established educational institutions continue to attract migrants from surrounding regions, creating sustained housing demand across different segments.

OPPORTUNITIES

» Ongoing Defense Corridor project, smart city initiatives, metro rail expansion and airport expansion projects are expected to generate substantial employment, potentially driving housing demand and property values appreciation in the catchment markets.

» Government focus on affordable housing schemes offers significant potential for developers to tap into the mid-income segment through structured financial products.

» Presence of major IT-ITeS companies in emerging business districts like Gomti Nagar Extension has created a steady demand for residential properties from young professionals and investors seeking rental yields.

» Increasing interest in smart homes presents opportunities for developers to incorporate advanced technologies into new projects.

» With its historical significance, increased tourism can lead to growth in short-term rental markets and related real estate investments.

WEAKNESS

» Infrastructural gaps in peripheral areas where major residential development is occurring, leading to connectivity and utility supply challenges

» Despite recent growth, Lucknow still lags behind major cities in terms of job opportunities, which could impact demand for high-end residential properties.

» Limited presence of Grade-A office spaces restricts the potential for premium residential development compared to peer cities.

» Concerns regarding construction quality and adherence to regulations can deter potential buyers and investors.

» Integration of modern technology in real estate transactions and property management is still evolving, which may hinder efficiency.

THREATS

» Fluctuations in the national economy or global economic conditions could adversely affect buyer sentiment and investment levels in Lucknow's residential real estate.

» Other Tier-II cities in Uttar Pradesh are also experiencing rapid growth, which could divert investment and demand away from Lucknow.

» Potential changes in real estate regulations or taxation policies could pose risks to investors and developers alike.

» Urbanization may lead to environmental degradation if not managed properly, which could impact long-term livability and desirability of the city.

» As more developers enter the market, there is a risk of oversupply in certain segments, which could lead to price corrections and increased competition among sellers.

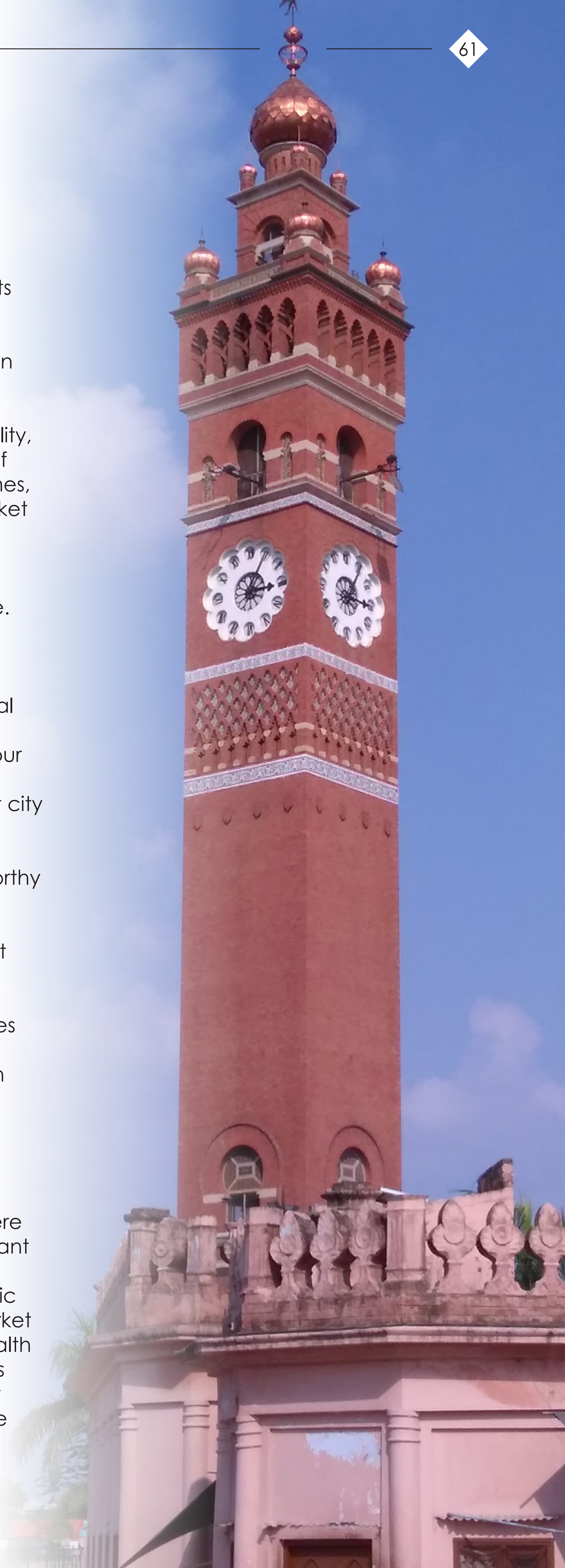
WHY INVEST IN LUCKNOW?

Lucknow's residential real estate market presents compelling investment opportunities driven by multiple growth catalysts and strategic advantages. The city maintains a unique position with competitive property prices compared to other major North Indian markets, offering an attractive entry point for investors. This affordability, combined with the city's demographic trends of growing population and rising disposable incomes, creates a strong foundation for sustainable market growth.

The city's infrastructure development pipeline is significantly enhancing its real estate landscape. Key initiatives include the expansion of metro connectivity, development of the defence corridor, and enhancement of road networks. These improvements are creating new residential catchments, particularly in emerging micro-markets such as Gomti Nagar Extension, Sultanpur Road, and Faizabad Road. The government's commitment to developing Lucknow as a smart city further strengthens its investment potential.

The real estate market is experiencing a noteworthy shift towards organized development, with established national and regional developers expanding their presence in the city. The market dynamics are further bolstered by Lucknow's emergence as an IT-ITeS and start-up hub, generating substantial employment opportunities and driving housing demand across segments. A thriving rental market adds another dimension to the investment potential, fueled by the influx of professionals and students seeking accommodation.

The city's rich cultural heritage and improving social infrastructure create an environment where real estate investments can flourish within a vibrant community setting. With its strategic location, developing infrastructure, and positive economic indicators, Lucknow's residential real estate market demonstrates strong potential for long-term wealth accumulation. The combination of these factors positions the city as an attractive destination for both end-users and investors seeking sustainable returns in a growing market.



ANAROCK
VALUES OVER VALUE

ANAROCK is a leading independent real estate services company with a presence across India and the Middle East. The Company has diversified interests across the real estate value chain and deploys its proprietary technology platform to accelerate marketing and sales across its businesses. Over the last seven years, the firm has grown from being a residential-focused organization to other businesses including Retail, Commercial, Technology, Investment Banking, Hospitality, Land, Industrial and Logistics & Data Centres, Research, Strategic Advisory & Valuations, Flexible spaces, and Society Management.

Founded in 2017 by industry leaders Anuj Puri and Rohin Shah, ANAROCK was built on a forward-looking vision of the real estate sector. With deep insights into the dynamics of the Indian real estate market, Anuj and Rohin anticipated the industry's growth potential and established ANAROCK to deliver integrated solutions across multiple real estate segments.

ANAROCK operates in over 15 business verticals, marking its presence across all segments of the real estate value chain. With a team of over 2200 certified and experienced real estate professionals who operate across all major Indian and Middle East markets, the Company has also leveraged technological advancements and deployed bespoke tools across its business lines, offering a comprehensive suite of Real Estate solutions to all its customers.

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