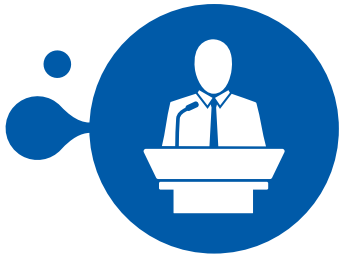


CONCORDE Connect

concorde.in | Issue No. 12

The handover for Spring Meadows has begun





Executive Director Speak



“The demand for real estate has always been ever-growing, and more so since citizens have now accepted the situation, the pandemic and the lockdown has put us in.”

Mr. B S Nesara
Executive Director, Concorde

“With the offset of the second wave and relaxations happening in the past month in Bengaluru, the real estate market has seen a beam of hope from the government.

Homes have now turned into an abode that fulfils all social needs of the homeowners, and thus the demand for larger spaces is on the rise.

According to industry experts, the size of the real estate sector is expected to reach \$1 trillion in the next ten years and it's a huge opportunity for us to grow as an industry. With the unlock phases beginning in Bangalore we have been able to speed up our constructions and get the ball rolling.

Not to mention, India's ranking on construction permits has improved significantly and the fee for sanctioning building plans of residential properties has been recently slashed. It has gone down from 0.5 percent per sq. metre of guidance value to 0.2 percent.

According to an industry report, there has been an increasing demand in the residential sector. In fact, property searches have also increased by 30%-40% compared to pre-Covid levels.

The real estate industry has seen a growth recovery in demand, with buyer preferences moving largely to affordable and mid-segment properties. The luxury sector has also seen considerable traction post lockdown.”

Executive Director Speak



“Our sustainable spaces are always designed for efficiency and scalability with boutique commercial offerings.”

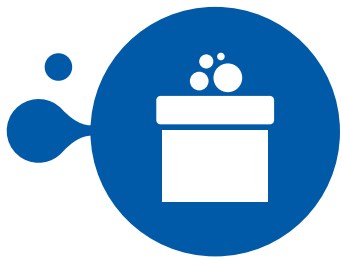
Mr. R.G. Anil
Executive Director, Concorde

“We’re also keeping up with our efforts to integrate nature in our designs and making sure our spaces are always the most sustainable, meeting our ‘biophilic’ directive.

Moving ahead, we are also looking forward to keeping the employee workspace functioning by fulfilling business requirements like efficiency, accessibility, aesthetic architecture. Abiding by the international standard (GRADE A) for the workspace will also be one of the key differentiators from now on and will be incorporated and replicated across all commercial offerings from Concorde.

In the year 2021, there will be some developments in flexible leasing arrangements. That will eventually push the demand curve up for a sharing economy in 2021. Apart from industries like logistics, fintech, and BPOs, only a few industries will continue operating remotely.

Overall leasing space to witness an upward trend post-H2 2021 with rental recovery expected in a few micro markets, especially Bengaluru post-H2 2021.”



New at Concorde

Concorde Abode 99 is launched in a grand fashion!

The grand launch of Abode 99 took place on the 25th of August in the presence of all our Channel Partners. The event was extremely successful, and we are elated to have launched Abode 99, our precious villa project. We assure you it'd redefine the entire concept of villa living!



Concorde Elements of Earth is all **SOLD OUT!**

It gives us immense pleasure to declare that the launch of Elements of Earth was a rousing success. All the villa plots were sold out. We cannot thank you all enough for considering and investing in us.



Project Progress

CONCORDE Spring Meadows

Off. Dasarahalli Metro Station

Project work is in full swing and ready for handover in 2 months. Your smart home getting ready!



Shot on site, 31st July 2021

CONCORDE Abode 99

Off Hosur Sarjapur Road

Work has begun at the site in the right earnest. A crafted villa living experience is taking shape.



Shot on site, 31st July 2021

Project Progress

CONCORDE Hillcrest

On NH-7, North Bengaluru

Every plot is ready for registration and awaiting your presence! Now is the time to explore that elusive, serene weekend getaway. The construction of the clubhouse is in full swing as per schedule.



Shot on site, 31st July 2021

CONCORDE Auriga

K R Puram

Project development is in full swing and exactly according to plan.



Shot on site, 31st July 2021

Project Progress



Welcome to the finest living experience there is in Bengaluru! This is taking shape and is progressing as planned.



Shot on site, 31st July 2021



Real Estate Trends and News

Although the demand for housing spaces is on the rise in 2021, India's eight prime housing markets have shown a growth in flat prices.

During the third and fourth quarters of FY21, the property sales and housing registration activities showed a staggering growth as compared to the pre-pandemic average levels.

There was, in fact, a slowdown in the residential market in the first quarter of FY20, right before the lockdown hit the nation.

Amidst the rise, factors like stamp duty fee cuts and moderation in interest rates for housing loans were responsible for the public falling back to spending maximum time at home. This has also catalysed the ongoing demand.





Employee Speak



“The need for independent homes with quality lifestyle post-COVID-19 has helped us conceptualise villas with more open spaces and less habitat in the premises surrounded by ample greenery but with all the amenities of an apartment.”

Ms. Rohini Bagewadi
Principal Architect, Concorde

Q 1. What was your inspiration behind Abode 99?

Each day of our lives is inspired by many things and designing a project is always influenced by these daily inspirations. We also draw inspiration from nature.

The need to have alternative realities at the time of COVID-19 has become important. Trying to holistically integrate the abundance of light, fresh quality air, green views, creating spaces that are open yet private and comply with present-day trends are a must these days.

Architecture is one of the few chosen sections we can pen down as inspirations, having done multiple villa projects in Bengaluru over the past few years. We've also witnessed the success stories of families loving independent homes with all amenities that have kept us inspired to create and craft villas.

Identical villas in a row, with beautiful street views as seen in western countries like the US, Canada, Europe, always inspired us to do similar projects that are international yet catering to Indian requirements.

Q 2. How did you conceptualise Abode 99?

Many factors have been considered in conceptualising Abode 99.

Location, surrounding infrastructure, the habitat around and the potential area has to be developed in a beautiful locality. Inputs that we receive from our sales team and from our past customers' families who have stayed and shared their views are always helpful. As architects, we always want to better our designs with the right feedback.

Being an architect, I am also automatically a keen observer and look at every element for inspiration.

Q 3. What is the story behind Abode 99?

Concorde management came up to do a project on this land over 4 years ago as a joint venture. The need to fulfil the requirements of all has to be achieved. We started working on understanding the various options for group housing apartments.

Analysing the surrounding developments that were shaping up in the locality, the proposed PRR Road and the number of villa projects in the vicinity, we worked around to fit a very suitable project for all after working on multiple concepts.

Q 4. What were the challenges you faced in this project?

As my team always says that designing is all about satisfying 90% of other inputs and 10% inputs of architectural requirements to make the project complete. All projects have challenges and so did Abode 99.

The major challenges involved the shape of the land, the completing of concepts from apartments to villas, finalising of unit sizes, convincing the team to do different sizes of plot that will help in better planning. From the regular 9x12m, we added (10x12) plots that will give better spaces, similarly instead of 12x18 plots, we have added 12x15 plots to achieve the proper spaces required for better living.

Another major challenge was to fulfil the requirement of Vastu. Vastu always comes as a bigger challenge for architects. With the compliance of proper Vastu, we have been able to create a better balance in every home.

Q 5. What is your favourite architectural marvel and why?

There are many favourites from the architectural world from different ages. As the evolution of design happens in every era, each structure has its uniqueness. Since we are talking about residential projects, I would love to say that ONE THOUSAND MUSEUM Residence designed by the late legendary DAME ZAHA HADID is my most favourite.

It's an architectural contemporary art sculpture that defines and establishes the fact that "the characteristic is the integrity with which the following function is formed." DAME ZAHA HADID is known for fluidic structures that the next generation of designers look forward to.



CSR Initiatives

इसपारइते

A grand successful Vaccination Drive

Ensuring absolute safety at the workplace is of utmost importance at Concorde. Hence, a COVID-19 vaccination drive was undertaken by all employees at our office recently. 100% Vaccine Drive for all Employees as well Channel Partners was carried on.

Not just that, but the entire management team was also vaccinated. 56+ Business Partners have been vaccinated along with 250+ Workers/Contractors for the 1st dosage as of 8th July 2021.





Plantation Drive by us

World Environment Day was celebrated with great pomp and joy, with plantation drives by the Concorde family powered by Akanksha. It was our way of giving back to Mother Nature!





Customer Testimonials

"Had an exceptional experience during the sales process. Loved the project and presentation by the Concorde team. Waiting to move in as soon as the interiors are done."

Mr. Karthikeyan K.S.
Concorde Napa Valley

"I was looking to invest in a place in North Bengaluru when I found Concorde HillCrest. I feel this is one of the best decisions of my life!"

Ms. Rashmika Tiwari
Concorde HillCrest

"Got the possession of a villa this week. The Napa Valley staff were friendly and supportive throughout the process. We will move in soon once our interiors are done."

Mr. Naveen Kulkarni
Concorde Napa Valley

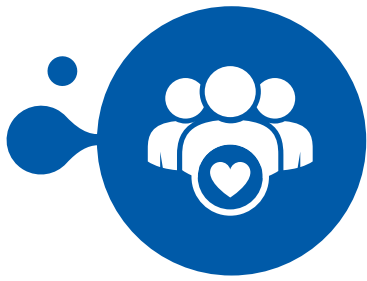
Customer Testimonials

"We have recently booked a 2BHK with Concorde Auriga. This is one of the most beautiful high-rise projects we have come across, that too at a convenient location. The Concorde Auriga team is amazing. I highly recommend this property!"

Mr. Chatthish Kumar K R
Concorde Auriga

"The most cooperative and supportive sales team I have ever seen. We were amazed and satisfied with the apartment and amenities. We are happy to be a part of the Concorde Family."

Mr. Monisha Sarkar
Concorde Spring Meadows



Concorde Community

A New Chapter



Mr. Ravi Hegde
A 101, Concorde Spring Meadows



Mr. B Dinesh Rao
A 102, Concorde Spring Meadows



Mr. Santosh L Munnolli
A 103, Concorde Spring Meadows



Ms. Asha Kiran V
A 104, Concorde Spring Meadows



Mr. Praveen
A 202, Concorde Spring Meadows



Ms. Priyanka
A 203, Concorde Spring Meadows

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Mr. Harish K
A 403, Concorde Spring Meadows



Ms. M K Renuka
A 503, Concorde Spring Meadows



Mr. Jayasankar S Menon
A 804, Concorde Spring Meadows



Mr. Gautam Shenoy
B 202, Concorde Spring Meadows



Mr. Dheeraj Joshi Mala
B 205, Concorde Spring Meadows



Ms. Reshma K Sharma
B 302, Concorde Spring Meadows

Concorde Community



Mr. Amit Pandey
B 305, Concorde Spring Meadows



Ms. Raghavendra M Shetty
B 402, Concorde Spring Meadows



Mr. Sidheshwar Prasad
B 505, Concorde Spring Meadows



Ms. Neena Mati
B 604, Concorde Spring Meadows



Mr. Prabhakar Shastri
B 702, Concorde Spring Meadows



Ms. M Kavitha Reddy
B 707, Concorde Spring Meadows

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MS. Manohara
B 805, Concorde Spring Meadows



Mr. Shishira D
C 101, Concorde Spring Meadows



Mr. Umesh Kumar
C 102, Concorde Spring Meadows



Mr. Manjunatha H
C 103, Concorde Spring Meadows



Mr. Ambarish Chakraborty
C 208, Concorde Spring Meadows

Concorde Community



Mr. Aven Charles Desouza
C 303, Concorde Spring Meadows



Mr. Faizal Paramal
C 304, Concorde Spring Meadows



Mr. D P Vijaya Kumar
C 503, Concorde Spring Meadows



Mrs. U. M INDIRA
D-108 Concorde Spring Meadows



Mr. Manjunath K Srinivas
D 405, Concorde Spring Meadows

Concorde Community



Mr. Anand Narayan Chandrasekaran
D 705, Concorde Spring Meadows



Mr. J Gabriel Rajasekaran
D 801, Concorde Spring Meadows



Ms. Pooja S R
D 803, Concorde Spring Meadows



Mr. Vishwas Athreya S R
D 804, Concorde Spring Meadows

"No legacy is so
rich as honesty."

- *William Shakespeare*