

CONCORDE Connect

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Opus II has been launched!





Mr. B S Shivarama
Chairman

From the Chairman's Desk

"Dear patron,

New Year Greetings from the Concorde Family! We hope that the new year gifts you with lots of celebrations, love and togetherness.

It's with great pleasure we announce the growth and progression of Concorde, with all your love and blessings. We've been expanding our growth throughout 2021, all the while undertaking a plentitude of successful projects.

Our pride and joy Abode 99 and Opus II have garnered great success and been selling out at a fast pace, and we genuinely wish to continue with our success rate!

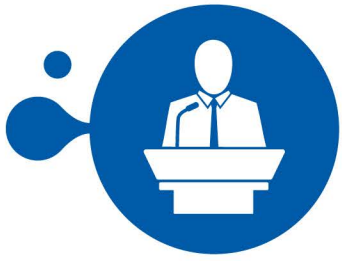
The upcoming residential project conveniently located in Northern Bengaluru at Vidyaranyapura has 5 towers with 18 floors on each tower. Fantastic 625 units are waiting for you. Pick any 2 or 3 BHK from here and enjoy a fantastic lifestyle.

Hillcrest is about to roll out its second phase with an array of amazing villa plots for you to craft your very own villa.

The upcoming Whitefield Commercial project, spread over 1.2 acres comes with a biophilic theme. It's well known for its tech parks and upmarket apartment complexes which also happen to be a shopping and entertainment hub. Upscale malls like Phoenix Marketcity and VR Bengaluru are located close by. "

- Chairman

Concorde Group



Executive Director Speak



“Owning a Home’ has become the buzzword in almost every conversation including in family, social, and professional circles. This is because of the two waves of the COVID-19 pandemic and the consequent lockdowns.”

Mr. B S Nesara
Executive Director, Concorde

“Despite being a challenging year that heavily affected lives and livelihood, surprisingly the real estate sector enjoyed a strong rebound, making positive headway for the coming year. It is hoped that the resilience of the sector will tide over the latest Omicron variant as well.

The home buying sentiments were also quite prominent in the top eight cities. As per an industry report, the July-September quarter witnessed a massive hike of 92 percent in home sales while witnessing a surge of 21 percent in new home launches. These facts and figures showcase the regained consumer and investor confidence, encouraging the market to maintain steady growth momentum in the year ahead.

The retail sector, affected by the pandemic, soon had to adapt to newer trends due to evolved consumer aspirations and preferences. A rise of new asset classes like the high street and multipurpose commercial properties found favour with investors as well as consumers. In other words, the focus has pivoted towards hi-tech, modern, organised, and safe shopping experiences.”

Executive Director Speak



“The lockdown has taught us that digital commerce is never going to completely outmanoeuvre its physical counterparts. 2022 will also see high streets, malls, hypermarkets coming up with new concepts and ideas to help visitors unwind, relax, and entertain themselves.”

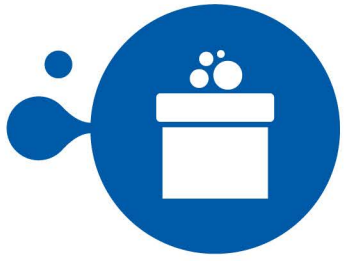
Mr. R.G. Anil

Executive Director, Concorde

“The rising number of popular brands and conscious consumers are increasing the demand for everything from upscale shopping complexes & malls, entertainment hubs to high streets across the country.

To perfectly catch the trends and ever-evolving preferences infused by the pandemic, the high streets have emerged as the strongest contributor to the growth of the commercial segment. Developers are strengthening their portfolios as more and more investors and retailers are hugely investing in this commercial asset class.

Today, the Indian market stands as one of the favourite markets of various global brands. They are eyeing the Indian market with aggressive business expansion plans. Besides, transforming lifestyle, elevating urbanisation, and allowing 100 percent FDI in retail are the key factors leading to the success of high street concepts in India apart from malls and shopping centres. These spaces yield better rental returns and retailers are actively investing in the segment. The mixed-use development of urban India like modern multi-level car parking with multiple benefits is likely to facelift the infra landscapes in the cities. The segment is another emerging asset class likely to be at the centre stage in the coming year.”



New at Concorde

Launch of OPUS II

Now enjoy the freedom to build your home the way you've always imagined. Experience the security of a gated community, like-minded neighbours, proximity to schools, colleges, hospitals, retail stores and more.

Welcome to Opus II, a beautiful and secure development spanning 12.7 acres with a 60,000 sq. ft. Evolve Clubhouse and top-notch world-class amenities. Experience and enjoy a wide array of outdoor amenities including Reflexology park, Amphitheatre, Gazebo, Natural playground, Jogging Track, Multipurpose Court, Yoga Deck and more. The plots are ready with connections for all common utilities.





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 is getting ready!



Shot on site, Jan 2022

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, Jan 2022

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, Jan 2022

CONCORDE Auriga

K R Puram

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



Shot on site, Jan 2022

Project Progress



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



Shot on site, Jan 2022



Real Estate Trends and News

The Indian real estate sector shows signs of healthy growth in 2022.

The country's housing sector has quickly adopted digitalisation and innovation thus witnessing a demand shift with buyers looking for the best-in-class amenities.

Knight Frank India, an international property consultant, said in a report that 2022 may prove to be a more stable year both for the commercial as well as the residential sector. They also added that the housing segment could see up to a 5% rise in values in 2022.

With physical offices here to stay, portfolio optimisation and hybrid working are expected to dominate themes going forward driven by incremental demand from IT/ITes firms and the rebound of flexible office operators.

As for the residential sector, a further demand revival is expected with strong end-user interest aided by government impetus and incentives by developers ensuring buoyancy.

The warehousing segment shall maintain the growth run rate driven by demand from e-commerce and 3PL players," the report said.

The key findings of this report highlight 2022 are as follows:

The residential segment to witness around 5% capital value growth in 2022. Residential sales momentum is expected to continue this year as prospective homebuyers' preferences for bigger homes, better amenities and attractive pricing will keep them interested to finalise deals.

It is revealed that the Top 5 IT companies' incremental demand for office space based on robust hiring in the last eighteen months is estimated at 11.67 mn sq. ft. spread out over the next one to two years.

The co-working sector will become beneficial as the pandemic reinforces the need for unprecedented agility. Agility, a keyword associated with the co-working sector, will drive the demand rebound for flexible office spaces. The recovery in the office sector and flight-to-quality trend is expected to keep rents stable from increasing in 2022.





Employee Speak

Financial distress

5 points to keep in mind to help someone in need.



"People don't always solve their financial issues directly. Sometimes, denial is the strange comfort the brain provides to deal with small setbacks. But many extend that soothing balm to deeper problems while preferring to wish them away."

Mr. Himanshu Agrahari
AGM Accounts

There are five things in totality that one can do when they find close friends or relatives in financial distress. These people might require help but may be unaware of the real situation.

Firstly, you need to cross-check facts before speaking to the person.

Secondly, you need to find someone close that you can work with. The relevant person with accurate knowledge of the situation will help you with facts and guide you with information if they know you are genuine. They might even act as your conduit and get the affected person to listen.

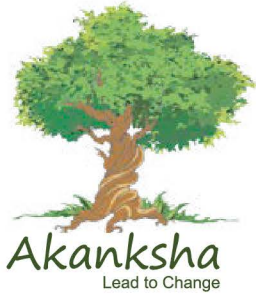
Thirdly, you need to have workable solutions at hand. Help convert expensive loans through credit counselling, enable broadening network through referrals, identify buyers for assets that can be liquidated and always keep the focus on the actionable.

Fourthly, you shouldn't speak about the person's situation to others. Being the one that they can confide in and trust is what will help them to address the real issue.

And finally, don't assume that you have to chip in money, or find donors to bail out the person in distress. Protect their self-esteem at any cost.



CSR Initiatives



Plantation Drive by us

Last year, in September a Plantation Drive was undertaken at the Abode 99 Customers Meet. People participated with great enthusiasm and zeal and we hope to keep doing these more frequently.





Customer Testimonials

"We have recently booked a 2 BHK in Concorde Auriga. It's a category A builder with fantastic amenities and a convenient location (on the Highway). Akshay and Sufiya were very patient and understanding of all our concerns."

Shehnaz Parveen
Concorde Auriga

"Mr.Thimmiah was very cooperative and guided us while clarifying our queries. Also, I have to thank Anil who showed us all the flats patiently. I have booked a 2 BHK as advised by Mr. Thimmiah."

Krishna Prasad
Concorde Spring Meadows

"Concorde Spring Meadows is a nice property with several amenities and very good construction quality. Thank you very much Mr. Thimmaiah for your help and Catherine from the CRM team for her swift responses."

Kishor Gopi
Concorde Spring Meadows

Customer Testimonials

"The location of the property is breathtakingly beautiful! I have invested and trust me, it is the best place for investment."

Shruti Verma
Concorde Opus-II

"A great team! Starting with initial calls till registration, they guided us well and helped with every legal documentation."

Gaurav Mehta
Concorde Hillcrest

"We were really impressed and satisfied with Concorde Abode 99 since I have already seen Napa Valley. We are extremely happy with Chandan and Pavan and their professionalism."

Ravichander Arcot
Concorde Abode 99



Concorde Community

A New Chapter



Ms. Thrishuli B
A 204, Concorde Spring Meadows



Mr. Vinod Kumar
A 303, Concorde Spring Meadows



Mr. Somenath Bhattacharya
A 604, Concorde Spring Meadows



Mr. Appanna Gowda
A 703, Concorde Spring Meadows



Mrs. Smrity Kumari
B 101, Concorde Spring Meadows

Concorde Community



Mr. Vasant Kodlekere
B 803, Concorde Spring Meadows



Mr. Somnath Maruthirao
D 204, Concorde Spring Meadows



Mr. Santosh Rajpurohith
D 401, Concorde Spring Meadows



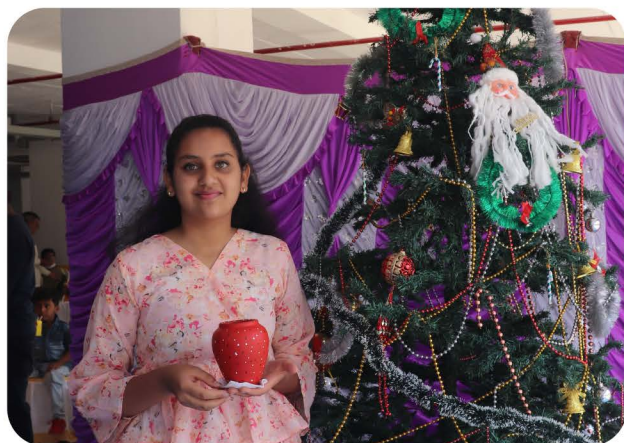
Mr. Chitharanjana Das V
D 407, Concorde Spring Meadows



Mr. Ajay Nayanar
D 805, Concorde Spring Meadows

Christmas celebrated in style at Concorde

The Yuletide spirit at Concorde was on an all-time high with beautiful celebrations including everything from Christmas lunch to a kids' carnival, where little Concordians wowed everyone with their art skills.



“Legacy is not leaving something for people. It’s leaving something in people”.

- Peter Strople