

CONNECT

Opening
a new
chapter



From the ED



CONCORDE LUXEPOLIS

Luxepolis is our first CBD property and one of our ultra-luxury offerings in Old Bangalore of Basavanagudi. This 17-storeyed project comes with many features like a rooftop clubhouse with the infinity pool, sky gym and party area and a banquet hall and mini-theater on the ground floor. We've achieved 75% open space in this project. Each unit here is very well planned; a result of partnering with a Singapore-based architecture company, Space Matrix, who designed the whole project. The floor plans are well-spaced and have developed excellently.

Luxepolis offers two 3BHK variants a 4BHK in which one room can be converted to suit the owner's needs; a home-theatre, gym or entertainment area. Concorde Luxepolis is located in the heart of Old Bengaluru, where many joint families are now transitioning to nuclear families and thus need more space. In such a location, an offering of 2000-3000 sq. ft. is ideal, which makes Luxepolis homes the right size. This has resulted in good customer response.

IMPACT OF RERA

The arrival of RERA has changed the industry. Financially disciplined developers who deliver on time will continue to grow and post record numbers. In comparison, those who fail to meet customer expectations will find sustainability difficult. This has also brought in a lot of confidence in investors, bankers and mainly customers who can reach RERA to resolve any difficulty they face.

REDUCTION OF GST

Developers have also welcomed GST reduction. 12%, with an additional 7% as stamp duty brought total GST to almost 20%. Its reduction to 5% is thus a huge boost to the industry. Though prices might rise marginally, they will stabilize in the long run, which benefit customers.

THE FUTURE FOR CONCORDE

2018 has been good for us. We launched Spring Meadows, a mid-segment housing project, at Hesarahatta Main Road, North-West Bengaluru; Hill Crest, a 32-acre plotted development project, at Chikkaballapur, North Bengaluru and Luxepolis, ultra-luxury residences, at #1 Bull Temple Road, Central Business District.

This year, we plan to enter East Bengaluru with Auriga, and some affordable housing projects: one opposite Napa Valley and the other in South East Bengaluru. In the next few years, we also intend to build a commercial project portfolio.

MR. B.S. NESARA

Executive Director, Concorde Group

New at Concorde

CONCORDE LUXEPOLIS, BANGALORE'S FINEST SMART RESIDENCES, LAUNCHED

We are excited to present Luxepolis, our finest offering yet, with top notch facilities at Bengaluru's iconic #1 Bull Temple Road. We, at Concorde Group, one of Bengaluru's leading real estate players, bring you 'Luxepolis', a unique luxurious residential project that offers a peek into the world of elegance and serenity. With an address that boasts of proximity to the city's best educational institutions, shopping centres, the iconic Sri Sringeri Shankara Math and Bangalore's lush green cover, we've placed Luxepolis in a coveted domicile that everyone aspires to live in. It's here that you get top-of-the-line features in an Alexa-integrated smart home that is voice enabled with light and appliance automation.

Our beacon of rich heritage is spread over an acre of land, with a breath-taking view of Bengaluru's cityscape. With amenities fit for royalty, we aim to offer you the luxurious life you deserve. Get set to be pampered with a contemporary lifestyle in these expansive rooms with voice-enabled actions. You can invite guests over to feast in an elegant banquet, relax in the rooftop infinity pool and sky deck, and catch up on the latest movies in the mini-theatre; with a play area for the children.



New at Concorde

Luxepolis is scheduled to be completed in four years, with a minimum of 17 floors and around 50 palatial residences.

The city's HNI population has seen a spike of more than 3% in the last two years, corresponding with an increase in the demand for luxury housing. With the current budget reducing taxes for luxury housing from 12% to 5%, this segment is on an upward trajectory. This is why we have a number of projects offering a high-end lifestyle for the distinguished resident; with Luxepolis being the most elite.

Mr. Kranti Alladi, Head of Marketing, says, "Luxepolis is our most luxurious offering till date. The sheer quality and range of amenities we offer in a location, with such a rich cultural heritage, speaks for itself. This project has been years in the making, with an objective to make sure that the houses are palatial with every element possessing a touch of elegance and grandeur. We are proud to say that Luxepolis is going to be a very unique and opulent residence for those who crave the finer things in life; a home that is unparalleled in its extravagance."



Project Progress

Concorde
Hill Crest
ON NH-7, CHIKKABALLAPUR

Hill Crest, our plotted development project, is witnessing a rapid completion pace. The grand entrance archway is almost complete while work on the inner pathways continues in full swing.



Shot on-site, 31st March 2019

CONCORDE
springmeadows
Hesaraghatta Main Rd,
Off Dasarahalli Metro Station

Spring Meadows, our High IQ project, is also running on par with our estimated timelines; with a few floors already having been completed.



Shot on-site, 31st March 2019

Real Estate Trends

The real estate industry is in a state of constant flux where every decade brings about a different face to it. While it has had its fair share of ups and downs, it looks to be on an upward trajectory in the near future. 2019 promises to be the watershed year for India since a lot is riding on the elections this year. Regardless, there are many things that are evidently changing for the better.

REAL ESTATE INVESTMENT TRUSTS

Real Estate Investment Trusts (REIT) are organizations or companies that allow customers to invest in real-estate assets by purchasing individual stocks, mutual funds or exchange traded funds. REIT stakeholders earn a share of profits earned from real estate investment without having to buy any property themselves.

The Real Estate Investment Trusts (REIT) have recently taken shape, and judging by the surging subscription rates, they are expected to usher a cash flow in to the sector. While the commercial space shows great promise, REITs have also peaked global investors' interests in creating a portfolio in India. Bengaluru can gain further traction with fair pricing and the growth of IT companies; with REITs bringing in much-needed liquidity in the market. REITs lease out spaces and collect rent on them, generating income, of which almost 90-100% is offered to their stakeholders.

Affordable housing is another segment that is witnessing an exchange of transactions; a trend that is expected to continue this year. With government incentives like tax benefits to aid builders and GST reforms to drive demand among customers, this segment promises to be the driving force behind the entire residential sector in the months to come.

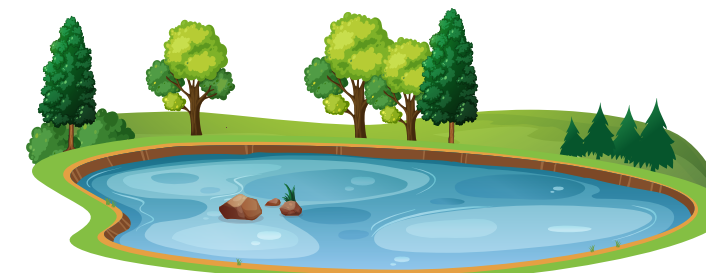
RERA-K is the need of the hour as it is instrumental in bringing the state's projects under its ambit. This move will impose regulations on builders to carry out activities in a smooth manner and harmonize relationships between them and homebuyers.



SUPREME COURT REJECTS NGT'S ORDER FOR BUFFER ZONES INCREASE

In May 2016, the National Green Tribunal petitioned for an increase in the buffer zone size around lakes, ponds and stormwater drains; from 35 meters to 75 meters. Developers, whose current and past projects were within the buffer limit, were living with the concern of their projects being demolished and awaiting the verdict with concern.

On 6th March, the Supreme Court moved to reject NGT's order for the buffer increase and contended that this order was against the Karnataka Industrial Area Development Act, the Planning Act and the Karnataka Municipal Corporations Act; all set in 1976. The decision has been met with a sense of relief.



Employee Speak



Ms. Rohini Bagewadi,
Principal Architect | Concorde Group

WHAT HAS YOUR JOURNEY WITH CONCORDE BEEN LIKE?

Having been associated with Concorde since 2003, I can say that I have grown with Concorde over the years and working with them has been delightful. The past decade in the construction industry has been very dynamic and Concorde has evolved with it. In the initial stages, we primarily worked on developing layouts and gradually over the years Concorde has grown to be reputed builders and developers. We have successfully completed and handed over 20 Million Sq. Ft of built-up area.

CAN YOU TAKE US THROUGH CONCORDE GROUP'S EVOLUTION THROUGH THE YEARS?

Initially, we had a small group of people working on projects who constantly strived to come up with multiple iterations to suit the market and customer needs and a lot of overtime went into achieving this. As our team grew, we took up larger projects and started using mass-production technologies to aid in faster construction and to improve quality. This dedication and up-to-date attitude has led Concorde to facilitate 100% sales and on-time delivery as promised to the customers.

WHICH MARKET SEGMENT HAS CONCORDE GROUP EXCELLED IN SERVICING?

Concorde has catered primarily to the residential mid and luxury market segments for apartments and villas. Our designs have been successful in providing customers an experience to living life to the fullest and spending quality time with their loved ones. We are also making our way in to the affordable housing segment this year, with new projects in the pipeline.

CAN YOU ELABORATE ON WHAT YOU MEAN BY EFFICIENCY IN CONSTRUCTION?

Efficiency for Concorde is a fusion of explicit, timely design with emphasis on quality and necessary use of capital to make sure that the quality is never to be compromised and is according to the design of the technical teams. And by far, we have achieved this with all our projects and have done so using state of the art building technologies from around the world. Our teams have been instrumental in adopting new and emerging technologies to aid construction speed and quality.

SINCE INTERNATIONAL WOMEN'S DAY JUST PASSED BY, WHAT HAS BEEN YOUR EXPERIENCE AS A WOMAN IN THIS INDUSTRY?

Women at our firm are valued by their talent, determination and the work they put in and no differently to the men. We are well taken care of and are provided for during times of difficulty. The women at our firm know no difference between their male colleagues and it has been a delightful place to work at. More and more women are seen entering this industry everyday and we encourage and support them to make a name for themselves. Everyday the men and women of Concorde work in harmony and strive hard to meet the expectations of the firm.

WHAT DOES CONCORDE GROUP HAVE IN STORE FOR THE FUTURE?

Future is what we make it to be, and we at Concorde believe that sustainable and eco-friendly development is the way to go. We make sure the spaces we build use natural sunlight and provide for adequate flow of fresh air and clean surroundings. We believe in a future where we don't harm our environment and instead build structures that compliment the environment.

Events

WOMEN'S DAY

At Concorde, we do our best to create a healthy work environment for women so they can give their all. This year, on Women's Day, we celebrated their strength of character, their determination to succeed and their desire to achieve their dreams - over a fun-filled lunch outing.



SPORTS DAY

All work and no play makes you a dull boy. Not at Concorde though. We know how to strike the right balance of fun and games. This year, on Sports Day, the best minds in the industry showed us how they stay in the best shape; while pitting their fierce competitiveness against each other.

Date: 6th March 2019, Venue: VET Ground, J P Nagar.



Concorde Community

Experience the very best that the villa life has to offer, right at home in Concorde Napa Valley – a 110-acre large neighbourhood with lush green outdoor spaces.

These villas are set apart from the chaos of daily life while taking care of every lifestyle need. It's here that you can enjoy ample space and a plethora of options for recreation and leisure, at the massive 60k sq. ft. Club which contains more indoor and outdoor amenities than one can think of.

These villas are created with the state-of-the-art Kumkang Kind Aluminium Formwork system which provides better structural stability, enhanced durability and exceptional quality; while being eco-friendly.

Concorde Napa Valley also has excellent connectivity, with major junctions like Anjanapura Metro Station and Peripheral Ring Road right outside; with easy accessibility to major locations like Nice Road, JP Nagar, Bannerghatta Road, Mysore Road and Electronic City.

Over 530 people have already moved in to Bengaluru's largest Smart Neighbourhood. We look forward to adding more members to our family by offering them an unparalleled living experience.



A NEW CHAPTER



Mrs. Anandhi S.
G-203, Concorde Epitome



Mr. Murugan
G-205, Concorde Epitome



Mr. V. Selvin Raja Kumar
G 202, Concorde Epitome



Mrs. Ashwini B. P.
Villa No.: 139,
Concorde Napa Valley



Mr. K. Raviraja
Villa No.: 629,
Concorde Napa Valley



Mrs. Trisha Dey
Villa No.: G-402,
Concorde Napa Valley



Mr. Ganesh Shevire
Villa No.: 273,
Concorde Napa Valley



Mr. Adiba M Kazi
Villa No.: 520, Concorde Napa Valley



Mr. Muthu Vijayan Rajendran
Villa No.: 395, Concorde Napa Valley

Customer Testimonials

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My association with everyone at Concorde has been truly enjoyable. Whenever I visit the site to check the project progress, I feel very happy with the pace at which things are being completed. The people there are polite and respectful and make me feel totally at home.

- Prashant Kulkarni
E 801, Concorde Spring Meadows

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During our property visit, we had lengthy discussions with the people at the Concorde office about the company and its various projects; specially the one we invested in. With that alone, we were convinced that we had taken the right decision and immediately booked the flat. We feel like our wishes have been answered.

- H M Sudha
F 801, Concorde Spring Meadows

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“

Ashish from Concorde has been extremely friendly and approachable; clarifying all our doubts and answering all our questions. After we booked a home at Spring Meadows, he sends us periodic updates on the construction status along with updates in the real estate market. We are extremely happy with him and will gladly refer him for future recommendations.

- Shri Shyam
E 802, Concorde Spring Meadows

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CSR Initiatives

At Concorde, we are committed to the growth of the world around our homes. That's why we have contributed to the redevelopment of Sarkari Hirya Prathamik Shalya; located near Hill Crest at Chikkaballapur; to give children the power to create a better future.



At Concorde Group, we are committed to the well-being of our people and the environment they live in. As part of our Akanksha initiative, we are committed to increasing and nurturing Bengaluru's green cover and do so by planting and growing trees in and around all our projects. This concern for the environment was the prime reason behind our desire to retain this 102-year-old Cycas tree that has survived changing generations and is today an iconic memoir of the legacy of Old Bengaluru.



COME HOME TO A
CONCORDE HOME

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