

THE HOMEFRONT

April 2026 Edition

By Reliance Builders

MD'S NOTE

Dear Patrons,

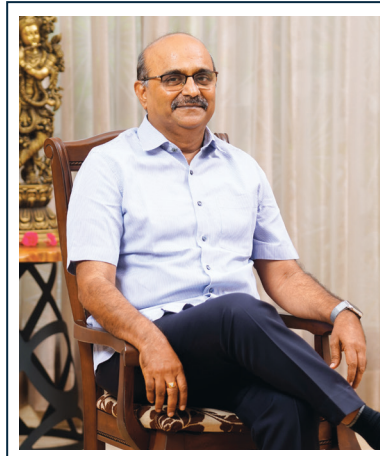
As we move through the year, what stands out is not just momentum, but clarity.

Hyderabad's residential market is no longer driven by speculation alone. It is being shaped by a more aware homebuyer, one who evaluates not just location, but livability, long-term value, and the integrity of development itself.

Over the past quarter, we've seen this shift reflect consistently across our interactions—with customers who are asking sharper questions, making more deliberate choices, and placing greater emphasis on how a home fits into their everyday lives.

This evolving mindset aligns closely with how we have always approached development. For us, growth has never been about scale alone, but about building with intent, spaces that remain relevant not just at launch, but years into living.

As we look ahead, this philosophy takes a more defined shape with our upcoming villa community, La Valora. Conceived as a low-density, design-led environment, it represents a natural progression of our vision, where space, privacy, and thoughtful planning come together with purpose. The introduction of revised



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OUR INTENT REMAINS THE SAME, TO CREATE THOUGHTFUL SPACES THAT STAND THE TEST OF TIME.

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real-estate regulations by the state is a progressive step towards making development more efficient and responsive. By simplifying approval frameworks and enabling more optimal use of space, these changes are expected to bring greater clarity to the development process. More importantly, they allow for better-designed communities, where planning is not constrained by procedural complexity but guided by intent and functionality.

Alongside this, the announcement of Bharat Future City reflects a broader vision for urban expansion, one that is structured, sustainable, and built for

scale. Envisioned to accommodate a significant population while integrating clean energy, mobility, and infrastructure at its core, it signals a shift towards long-term, future-ready urban planning.

Together, these developments reinforce a larger narrative: that growth today is no longer about rapid expansion alone, but about building cities and communities that are considered, connected, and enduring.

For us, this only strengthens our commitment to creating spaces that are designed to stand the test of time.

While we will be sharing more in the coming months, the direction is clear: to create communities that prioritise how people live, not just where they live.

Warm regards,
M. Srinivasa Rao
Managing Partner
Reliance Builders

02

Market updates

03

Construction updates

05

Highlights from the last quarter

06

Reader's corner

07

Homebuyer FAQs

MARKET UPDATES:

Market Perspective: A Policy Shift That Signals Maturity

Telangana government amends building rules, expands TDR use

Telangana's revised building rules are designed to accelerate real estate development by simplifying approvals and improving land utilisation.

The policy introduces greater flexibility in high-rise construction, allowing additional floors based on road width and infrastructure capacity, while also streamlining norms around setbacks and open spaces.

A key change is the structured use of Transferable Development Rights (TDR), with defined slabs for taller buildings, bringing clarity and predictability to vertical expansion.

The reforms aim to reduce project timelines, improve feasibility for developers, and ensure more organised urban growth, especially in rapidly expanding corridors around Hyderabad.



Overall, the move reflects a shift towards efficient, policy-led development that supports both scale and better planning outcomes.

Source: realty.economictimes.indiatimes.com/

Telangana unveils Bharat future city plan to house up to 30 lakh residents

Bharat Future City is being envisioned as a large-scale, master-planned urban development designed to support long-term, sustainable growth.

Planned to accommodate around 30 lakh residents, the project integrates residential, commercial, industrial, and social infrastructure within a single, cohesive ecosystem.

The focus is on sustainability-led planning, with clean energy, efficient mobility, and resource management built into the core of the development.

Importantly, the initiative reflects a shift towards decentralised urban expansion, aimed at reducing pressure on existing city centres while enabling more balanced growth.

At its core, Bharat Future City signals a move towards future-ready, self-sufficient urban clusters that prioritise both livability and economic opportunity.



Source: realty.economictimes.indiatimes.com/

Hyderabad residential market witnessed 6,179 property registrations worth ₹4,139 crore in February 2026

Hyderabad residential market witnessed 6,179 property registrations worth ₹4,139 crore in February 2026. The city recorded a rise in both registrations and total value compared to the previous month, indicating a recovery in market activity.

Properties priced above ₹1 crore contributed a significant share to the overall value, reflecting strong demand in the premium segment. Key areas such as Gachibowli, Kondapur, and Narsingi continued to see high buyer interest. Overall, the market showed positive momentum during the month.

Source: thehindu.com/

CONSTRUCTION UPDATES

Reliance Elysium at Mokila:



Tower A: Structure for cellars + G+14th floor completed. Brickwork, plastering, and gypsum plastering completed. Tile laying in progress.

Tower B: Structure for cellars + G+ 16th floor completed. Brickwork and plastering completed. Paint, putty, and tile laying in progress.

Tower C: Structure for cellar + G+ 16th floor completed. Brickwork and plastering completed. Paint, putty, and tile laying in progress.

Reliance Courtyard at Shankarpally:

Ready to Move in



Revasa Aura at Kardanur near Kollur:



- Tower 1:** All floor formwork, shuttering, and slab concreting completed. Paint and putty works in progress. Tile laying in progress.
- Tower 2:** Excavation completed. Second slab shuttering and concreting completed.
- Tower 3:** Excavation completed. Stilt floor concreting in progress.
- Tower 4:** Excavation in progress.
- Club house 2:** Basement slab work 100% completed. Slab shuttering in progress.
- Club house 1:** Basement slab work in progress.

Reliance Sunshine at Isnapur:

Ready to Move in



ACTIVITIES FROM THE LAST QUARTER

Steady Progress Across Projects

Construction across our developments continues to advance with consistency, with key structural milestones being achieved at Elysium and steady momentum maintained at Revasa Aura.

Sustained Buyer Engagement

Customer interactions this quarter reflected a more informed audience—buyers evaluating not just pricing, but long-term usability, developer credibility, and community planning.

Strengthening Brand Presence

Our participation in curated industry platforms and customer touchpoints has enabled deeper engagement with serious homebuyers and partners, reinforcing trust and visibility.

CREDAI Hyderabad: A Moment of Industry Alignment

Our participation at the CREDAI event this February marked an important moment of alignment with the broader real estate ecosystem.

Beyond visibility, the event offered an opportunity to engage with industry peers, understand evolving regulatory directions, and participate in conversations shaping the future of urban development in Hyderabad.



More importantly, it reaffirmed a key shift within the industry itself, towards greater transparency, stronger compliance, and a more disciplined approach to development.

For us, it was not just about presence, but about perspective, being part of a larger movement that is steadily redefining how real estate is built, delivered, and experienced.



LOOKING AHEAD: THE PHILOSOPHY BEHIND LA VALORA

As we look to the next phase of our journey, the focus begins to shift, not just towards what we build, but how it is experienced over time.

In a market that has long prioritised scale and speed, we see a growing need for something more deliberate. A move towards environments that are quieter, more personal, and designed with a deeper understanding of everyday living.

La Valora is being envisioned as a response to this shift.

Conceived as a low-density villa community, it steps away from density-led planning to embrace a more measured, thoughtful approach, one where space is not maximised, but respected. Where architecture is not excessive, but intentional. And where privacy is not a feature, but a fundamental premise.

At its core, La Valora will prioritise:

- Spatial openness that allows homes to breathe
- Architectural clarity that favours timeless design over fleeting trends

- A more private, highly exclusive living environment shaped by restraint rather than abundance

More importantly, it is not being approached as a conventional real estate offering.

The intent is to build it as an ecosystem, where layout, landscape, and community planning come together seamlessly, shaping not just how spaces look, but how they are lived in, day after day.

While details will unfold in the coming months, what remains clear is the philosophy guiding it.

A conscious move away from scale-driven development, towards communities that are defined by experience, discretion, and enduring relevance.

La Valora, in that sense, is not just a new project, it is a natural progression of how we believe people will choose to live next.

READER'S CORNER

The Rise of the Concious Homebuyer

The homebuyer today appears more measured. Decisions are taking longer, questions are becoming more specific, and the lens through which value is assessed is noticeably

sharper. What was once a largely momentum-driven market is now seeing a more deliberate pace, shaped by evaluation rather than urgency.

Increasingly, the conversation has moved beyond location advantage or projected appreciation. Buyers are paying closer attention to how a

home functions over time, how spaces are planned, how they respond to everyday use, and how well they hold up beyond the initial years of occupancy. There is also a greater awareness of the ecosystem around a home: the direction of infrastructure, the nature of surrounding development, and the balance between density and livability.

This does not signal a slowdown. If anything, it points to a market that is becoming more critically assessing, where clearer understanding leads to better decisions. A certain distance has emerged between perception and decision-making, and in that

distance, clarity is taking shape.

For developers, the implication is subtle but significant. Projects that rely solely on visibility or narrative may find it harder to sustain attention. Those that are grounded in clear planning, coherent design, and consistent execution are more likely to find resonance over time.

In that sense, the rise of the concious homebuyer is not a disruption. It is, perhaps, a sign of the market settling into a more considered phase, one where choices are shaped less by immediacy, and more by how well a home stands up to everyday life.

LOCATION SPOTLIGHT: KARDANUR THE CASE FOR MEASURED GROWTH

In a market often driven by high-visibility micro-markets, Kardanur presents a quieter, more rational opportunity.

Positioned along a key growth corridor with improving connectivity to the Financial District and ORR, the location is gradually evolving without the pricing volatility seen in more speculative zones.

What sets Kardanur apart is not just its connectivity, but its planning potential.

With relatively lower density, emerging infrastructure, and a growing residential base, it offers the fundamentals required for stable, long-term growth. Unlike high-hype markets where pricing often precedes development, Kardanur's trajectory is more grounded, allowing value to build alongside physical progress.

For end-use buyers, this translates into a more balanced equation:

- Practical access to work hubs
- Greater space and lower congestion
- Entry at relatively rational price points

For developers aligned with long-term vision, it offers the ability to create judiciously planned, low-density communities defined by space and aesthetic design.

It is this balance that makes Kardanur not just a location, but a strategic decision.

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Revasa embodies the core values of **Reliability, Excellence, Value Creation, Aspiration, Savvy, and Aesthetics**. It represents a promise of forward-thinking innovation and an unwavering commitment to delivering lasting value. Rooted in principles that stand the test of time, Revasa is a value built on values. As a trusted name in the industry since 1988, Revasa is proudly brought to you by Reliance Builders, synonymous with quality and dependability.

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HOMEBUYER FAQs

Q1. Is buying a home in hyderabad still realistic at current prices?

Affordability today depends less on market averages and more on micro-markets. Many buyers are questioning whether prices reflect real demand or controlled supply narratives. The key is to evaluate value at a project level, not assume uniform pricing across the city.

Q2. How do I choose between an apartment, villa, or plot?

The decision should align with your long-term lifestyle and financial horizon. Plots are often viewed as stronger appreciation assets, while villas offer community and independence, and apartments deliver convenience and liquidity. Each serves a different purpose—clarity of intent makes the choice easier.

Q3. What should I verify before investing in land or emerging locations?

Due diligence is non-negotiable, especially in developing corridors. Buyers are increasingly focused on legal clarity—checking title history, zoning restrictions, road plans, and regulatory approvals. Without these fundamentals, even high-growth locations can carry long-term risk.

Q4. Are prices driven by real demand or market perception?

This is one of the most discussed concerns among buyers today. There is a growing awareness that pricing can sometimes be influenced by narrative—limited inventory, projected growth, or broker-led urgency. Understanding actual occupancy, absorption, and end-user demand helps separate perception from reality.

Q5. What hidden costs should I factor into my purchase decision?

The listed price is rarely the final price. Buyers often overlook additional costs such as registration, maintenance advances, floor-rise premiums, interiors, and amenity charges. A complete cost view ensures better financial planning and avoids post-purchase surprises.

Q6. Is rental yield still a reliable factor in decision-making?

Rental yield continues to be relevant, particularly in established employment corridors. However, it is no longer viewed in isolation.

Buyers are factoring in vacancy risk, tenant profile, maintenance costs, and long-term appreciation alongside rental income. The approach has become more balanced, rather than yield-driven alone.

HAVE A QUESTION? ASK US!

Got home finance or buying-related questions?

Email us at enquiry@rbhyd.com.

Our team will be happy to clarify and your question might be featured in the next edition of The Homefront!

We are excited to introduce our Referral Program! Now, you can refer friends and family to us and earn some attractive incentives. For more information, **contact our team today.**

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