



**Reimagining Habitat and Healthcare**

# INCOR BUSINESS LINES

## Real Estate

- Gated communities with residential & commercial spaces
- Stand alone commercial & office spaces



## Healthcare (Hospitals)

- Multi specialty & Super specialty



## Others

- Fintech
- Co-living & Co-working
- PropCare (Property Management Services)





# INCOR TIMELINE

2007

INCOR INFRASTRUCTURE started with the vision of redefining norms with the real estate sector through a professionally managed real estate company in India.



2008

INCOR partnered with PBC and Electra, two fortune 500 conglomerates to start with PBEL Property Development and starts its first flagship project PBEL City at Hyderabad.



2010

The group started its first independent real estate project with Bonsai Homes Tellapur. It also started its healthcare business with a 120 beds multi specialty corporate hospitals.



2011

The group completes a full cycle, from land procurement to construction, sales and complete delivery of the first phase of PBEL City, Hyderabad.



2012

The group conceptualized an ambitious 42 acres development named PBEL City, Chennai.



2013

The group's healthcare business attracted private equity funding, and started OMNI RK super speciality hospital in Visakhapatnam and UDAI OMNI Hospital for advanced Orthopaedics and Trauma in the heart of Hyderabad.

2014

The Group is consolidating and growing well in Real Estate, winning prestigious awards for quality and customer service. In the health care business, the group started OMNI Hospitals, at Kurnool and is seeing healthy growth of the units.

2015

The group completes the construction and delivery of phase II at PBEL City, Hyderabad. Opens a new branch of OMNI at Orissa (Cuttack)

2016

INCOR is rebranded with a new visual Identity



The group launches a commercial center for retail and office spaces called INCOR 9 at Kavuri Hills, Madhapur. The group launches One City at KPHB - HITEC City main road, Hyderabad



2017

Launches DIVINO Villas in Hyderabad



2018

Launches Carmel Heights in Bengaluru



Launches CSR initiative for mental health awareness and suicide prevention



2019

Launches Boston Living, a co-living brand, in Hyderabad. Launching soon in Chennai and Bangalore



Launches Assetmonk, an asset management company



# RESIDENTIAL PROJECTS

Completed

Ongoing

**HIGHLIGHTS**  
Upgraded lifestyle of 3600+ families  
3+ million sqft of residential space delivered

**PBEL City Phase 1, Chennai**

**PBEL City Phase 1, Hyderabad**

**Incor Divino, Hyderabad**

**Incor Oppulance, Bangalore**



**PBEL City Phase 2, Chennai**

**Carmel Heights, Bangalore**

**Lake City, Hyderabad**

**The Core 1.0, Chennai**



**BOSTON**

• living •

**Carmel Heights Ph 2, Bangalore:**

2,24,000 sqft - 1200+ beds

**Lake City, Hyderabad:**

3,30,000 sqft - 1700+ beds

**The Core 1.0, Chennai:**

4,47,000 sqft - 2300+ beds

**The Core 2.0, Chennai:**

1,55,000 sqft - 700+ beds

# COMMERCIAL PROJECTS

Completed



**incor Capital**



**incor 9**

Upcoming



**INCOR ONE CITY – CENTRAL PARK**

# COMPLETED PROJECTS

## PBEL City Phase 1 - Hyderabad



- 1549 Units sold. 1500 families residing
- Near TSPA (APPA) Junction, ORR, Hyderabad
- 14 Acres , 2.3 Mn sq. ft. 2 & 3 BHK Apartments
- 8 Towers, G+19 Floors each
- Construction by L & T
- Wide array of amenities including:
  - Sports Arena (approx. 1.35 acres)
  - The Square (Clubhouse of approx. 2.43 acres)
  - Creche', Supermarket, ATM, Café, Clinics etc.
- Managed by INCOR PropCare

### Ongoing: PBEL City Hyderabad Phase 2

- 10 Acres. 2 Mn sq. ft. 2 & 3 BHK Apartments
- Total units 1226. Sold 400+ Nos.
- Construction by L&T



# COMPLETED PROJECTS

## PBEL City Phase 1 - Chennai



- 360 units sold. 300+ families residing
- On OMR, Chennai
- 8 acres. 2 and 3 BHK Apartments
- 4 Towers, G+14 Floors each
- Construction by Shapoorji & Pallonji
- Wide array of amenities and facilities including:
- Sports Arena (approx. 3.5 acres) – **The only Flood-Lit Cricket Ground (in residential properties)** along with Tennis, Badminton and Basketball Courts
- THE PAVILION (Clubhouse of approx. 40,000 sq. ft.) with Indoor Gym, Library, Squash Courts, Creche, Supermarket etc.
- Operational School (Velammal, a renowned Chennai chain)

### Ongoing: PBEL City Chennai Phase 2

- 428,000 sq. ft. 2 & 3 BHK Apts.
- Total units 328

### Upcoming: PBEL City Chennai Phase 3

- 1.6 Mn sq. ft. First Home + Co Living
- Total 8 towers

# COMPLETED PROJECTS

## Divino Hyderabad and Opulence Bengaluru



### **INCOR DIVINO, Hyderabad**

- At Tellapur, Hyderabad
- Gated Community of 80 villas. All units occupied.
- Approx. 220 sq. yds., 2,560 sq. ft. built up area each

### **INCOR OPULENCE, Bengaluru**

- At Gunjur (Sarjapur Road & Marathahalli), Bengaluru
- 58 units; mix of 2 & 3 BHK Apartments (1,150 to 1,910 Sq. Ft.)
- Premium amenities and facilities, clubhouse etc.



# ONGOING PROJECTS

## One City, Hyderabad



- HITEC City-KPHB Main Road, Kukatpally, Hyderabad
- 8 Acres. 2.1 mn sft. 2 and 3 BHK Apartments
- Total units 1361. Sold 880 Nos.
- 5 Towers, G+27 to G + 32 Floors
- 3.5 Acres Commercial/Retail
- Construction by TATA Projects



# ONGOING PROJECTS

## Carmel Heights, Bengaluru



One-of-a-kind amenities make for an elevated lifestyle. From Aromatic Sensory Garden to Reflexology Park, Health Club with Jacuzzi and Sauna to Indoor and Outdoor Game facilities and even a Dedicated Senior Citizen's Area, this is where it is all at.



FOR BOOKING  
CALL 7896876621

- Located in one of Bengaluru's hottest destination – Whitefield. Adjacent property to Forum Mall (Prestige Ozone)
- Other developers in the vicinity includes Brigade, Prestige, Mantri, Sobha , Goyal etc.
- Premium 2 & 3 BHK Apartments (400 Nos.)
- 1,385 – 1720 Sq. Ft. options/configurations
- Gated Community spread across 4 Acres
- G + 18 Floors. 3 Blocks with 2 Basements
- Premium amenities and facilities
- Clubhouse (Pools, Gym, indoor & outdoor games, Bowling Arena, Amphitheatre, Banquet Hall, etc.)

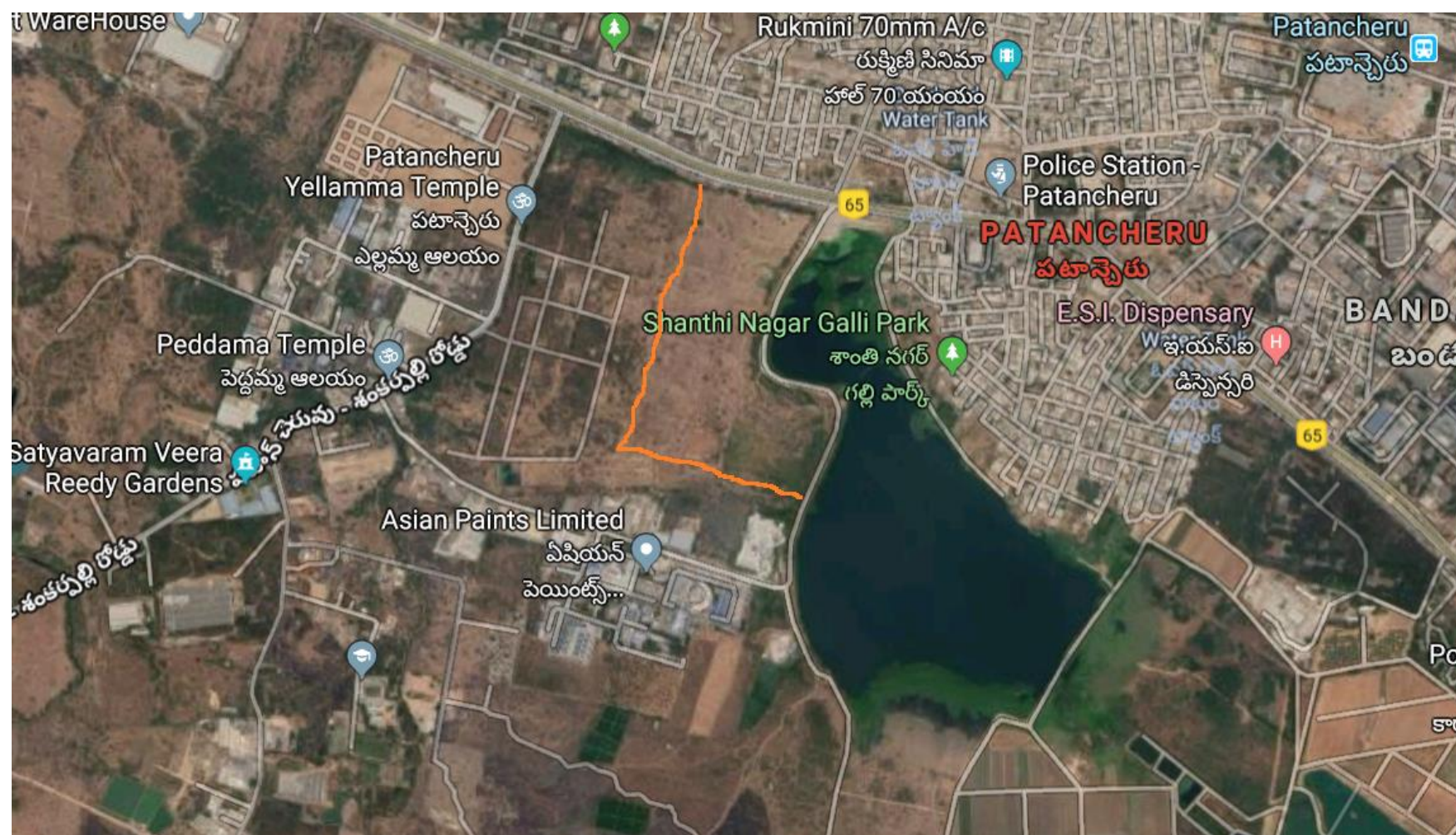
# UPCOMING PROJECTS

## Lake City, Hyderabad



**(Living by the lake)**

- Set to become a future landmark of the city; a one-of-its-kind, destination lake-side living project
- Highway property, located just 2 km away from the Outer Ring Road (ORR)
- Upcoming Metro terminus at BHEL just 7 minutes away
- Just 25 minutes away from Gachibowli Financial district/IT corridor
- Easy accessibility to IT/ITES, Pharma, Manufacturing and Educational clusters of Hyderabad.
- Top schools (Samishti, Open Minds, Sancta Maria etc) and colleges (IIT – Kandi, GITAM etc) nearby



**(Map Location)**

# UPCOMING PROJECTS

## The Core 1.0, Chennai

THE  
**CORE**  
CHENNAI



- Situated at the heart of SIPCOT Industrial Park, Siruseri
- Sharing a boundary with the magnificent TCS Siruseri campus
- Surrounded by other IT companies, banks, educational institutes
- “First Home” Apartments: 2 Towers comprising studio, 1-BHK and 2-BHK apartments
- “Boston Living”: 2 Towers – 2000 rooms offering a range of Co-living options
- “The Concept”: 40,000 Sqft of custom-designed space dedicated to Co-working

# UPCOMING PROJECTS

## The Core 2.0, Chennai

**THE  
CORE**  
CHENNAI 2.0



### Unmatched location

- Strategically located on the 200' MMRD Road
- 8 km away from the Airport and 4.5 km from Metro
- Surrounded by IT companies, banks, schools, colleges and shopping malls
- Transforming living conditions of young professionals

### Co-Living and Co-working

- 2 Towers – 2000 rooms offering a range of Co-living options
- Simplified pricing to ease the life of the residents
- Facilitating not only ease of living, but also a dynamic lifestyle
- 40,000 Sq. ft. of custom-designed space dedicated to Co-working
- Live, work, play and socialize – all within The Core

### Retail Zone

- 2 Floors of retail: Supermarket, Medical Store, Food Court
- Amenities: Unisex Saloon, Day Care

# HEALTHCARE

## Omni Hospitals



Location	Operational Since	Key Specialities
Hyderabad (Kothapet)	April 2010	General Medicine, Neurology and Cardiology.
Hyderabad (Kukatpally)	October 2015	Orthopaedics, General Medicine and Neurology.
Vizag (Ram Nagar)	July 2013	Paediatrics, Orthopaedics and General Medicine.
Hyderabad (Nampally)	November 2013	Orthopaedics and General Medicine.
Kurnool	September 2014	Cardiology, Orthopaedics and General Medicine.

### FUTURE PLANS:

- Target medical and healthcare tourism
- Greater presence across existing markets
- Entry into other markets in South or East India

# BOSTON LIVING

## Innovations in the living space



**Shared living**



**Individual or shared homes**

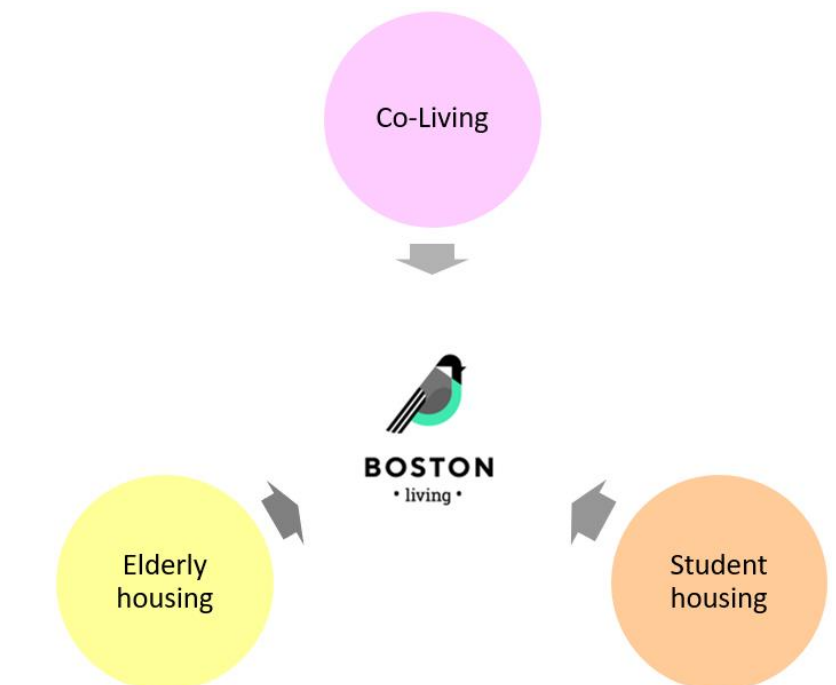


**Shared spaces: bathroom, kitchen, lounge etc.**



**Shared values, lifestyle and motivations**

- Creating living space for the Millennials (working professionals and students) and Seniors
  - Customized living solutions for working professionals, in collaboration with employers
  - Physical and mental activity programs leading to a more vibrant lifestyle
  - Building communities; connecting Millennials and Seniors
- 
- Currently under operation: 1,000 beds
  - Under execution (by 2020): 6,000 beds
  - To be added by 2021: 20,000 beds





# ASSETMONK

## Fintech platform for smart investment in Real Estate


- Fintech platform for real estate investment
- Strong technology backend by enterprise software and block chain
- Opening up opportunity for retail investor to participate in investments into high rent yielding assets
- Reputed industry partners at every stage of asset life cycle including acquisition, due diligence and structuring
- Targeted at millennials and high salaried professionals
- Benefits: Alternative investment options, Passive income, Robust IRR, Expert due diligence

### Current status

- In talks with a few property owners for the first set of properties across South India
- Onboarding of reputed partners for due diligence, asset acquisition and structuring is in progress
- Alpha version of the platform is currently being developed and tested internally
- Interested investors are being primed up for the platform launch in next quarter
- Branding and collaterals are being worked upon.



**Incor 9**  
Hyderabad, IN



**93% FUNDED** \$68,845 OF \$73,737

Trusted High Growth Office

**Asset Type:** Office/ Commercial

**Total Deal size:** \$5000000

**Expected IRR:** 19%

**Min Investment:** \$1000

**Asset Status:** Funding Live

[View Details](#)





**incor**

Thank you