

SUMADHURA®

FOUNDATION OF HAPPINESS

SUMADHURA NEWSLETTER

SUMVAD

JANUARY 2026

USHERING IN THE NEW ERA OF GLOBAL LIVING



FROM THE CHAIRMAN'S DESK



Dear Sumadhura Family,

As we step into the New Year, I extend my heartfelt wishes to our cherished residents, their families, our partners, and our beloved Sumadhura team for a joyful and prosperous 2026. The beginning of a new year is a special time—a moment to pause, reflect, and celebrate the journey we have shared together. It is also an opportunity to look ahead with hope, embrace new beginnings, and dream even bigger. I am deeply grateful for the trust and confidence our residents and their families place in us, the continued support of our partners, and the unwavering commitment of our team.

Looking back at 2025, it has been a remarkable year for Sumadhura. We announced our foray into the plotted development segment, which was met with an overwhelming and enthusiastic response. With our entry into managed office spaces, Workshop quickly achieved impressive milestones, reflecting our dedication to creating efficient, innovative, and future-ready work environments for our clients. Leasing at Capitol Towers exceeded expectations, demonstrating the growing trust in our commercial offerings. Additionally, the marquee deal signings at our warehousing park reinforced our position as a reliable partner in industrial real estate solutions. These achievements are a testament to the hard work, vision, and collective spirit of our entire team and, most importantly, to the trust and support of our residents, partners, and clients.

With aspirations and lifestyles evolving at an unprecedented pace, India's luxury real estate is entering a transformative era—one where true luxury is defined not by mere opulence, but by purposeful design, sustainable choices, and a deeper commitment to everyday wellbeing. With three decades of experience, we are proud to be at the forefront of this shift, redefining what it truly means to live exceptionally. From pioneering the launch of India's first Multicity Branded Clubhouses, in collaboration with eight iconic global brands across sports, fitness, wellness, and recreation to the introduction of Ileseum Clubs, we are curating holistic, global-level lifestyle experiences that elevate community living to new heights.

As we move forward into 2026, we remain steadfast in our purpose to build not just homes and workspaces, but enduring legacies rooted in trust, innovation, and excellence.

Wishing you and your loved ones a very prosperous New Year!

**Best wishes,
Madhusudhan G,
CMD, Sumadhura Group**

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TOP MARKET INSIGHTS PAGE



BENGALURU

India's Premier Realty Destination

WHY?

High demand in prime locations, limited supply, superior quality of life(education, healthcare, etc.)

COMMERCIAL (H1 2025)

51%

LARGE-SIZED DEALS

Office leasing **27%** share of the gross absorption

Heavy concentration in **Outer Ring Road (ORR)** and Peripheral East micromarkets (~65%)

RESIDENTIAL (H1 2025)

₹1-5 Cr

LUXURY PROPERTIES

18,299

UNIT SOLD

31% ↑

YEAR ON YEAR

Average increase in housing prices, along with Delhi-NCR

WAREHOUSING (H1 2025)

GRADE A SPACE

58%

OF TOTAL SUPPLY

Total absorption of **3.3 mn sq. ft.** against supply of **3 mn sq. ft.**



HYDERABAD

India's Fast-Scaling Realty Hub

WHY?

Thriving IT/ITeS sector, infrastructure development, progressive government policies.

COMMERCIAL (H1 2025)

50%

MID-SIZED DEALS

Office leasing gross
absorption: **20%** Y-O-Y decline

Activities concentrated
in HITEC City, Madhapur,
Kondapur, Raidurg,
Gachibowli, Nanakramguda,
Kokapet

RESIDENTIAL (H1 2025)

₹1-5 Cr

LUXURY PROPERTIES

11,931

UNIT SOLD

11% ↑

YEAR ON YEAR

Average increase in
housing prices.

WAREHOUSING (H1 2025)

GRADE A SPACE

55%

OF TOTAL SUPPLY

Total absorption of
1.2 mn sq. ft. against
supply of **1 mn sq. ft.**



INTRODUCING
BRANDED CLUBHOUSE
TO RESIDENCES IN
BENGALURU AND
HYDERABAD



A NEW BENCHMARK IN EXPERIENTIAL LUXURY LIVING.

Sumadhura sets a new benchmark with India's first multi-city Branded Clubhouse experience for residences at Palais Royale (Hyderabad) and Folium (Bengaluru), managed by Ilseum Clubs, delivering unmatched global standard sports, wellness, and lifestyle amenities directly.



PALAIS ROYALE & FOLIUM: NOW BRINGING EXCLUSIVE AMENITIES



Michael Phelps
Swimming



**Badminton
Pros**
Powered by
Saina Nehwal



S
SQUASH



Arivisara
Music Academy



SHRIYOG
INSTITUTE OF IYENGAR YOGA
the journey inward..



UFCFIT



Mahesh Bhupathi
Tennis Academies



matrix
DANCE ACADEMY
BY TIGER SHROFF

— MANAGED BY —

**ILESEUM
CLUBS**

A romantic couple is shown in silhouette, embracing and looking out over a vast landscape at sunset. The sky is a gradient of soft colors from blue to orange, and the horizon shows distant hills and trees. The overall mood is peaceful and hopeful.

THE SUMADHURA
ADDRESSES OF
CRAFTED LIVING

NEW BEGINNINGS



SUMADHURA PALAIS ROYALE

52-STOREY, UBER LUXURY PROJECT IN ACROSS 7.35 ACRES



523 units of 4 and 5 BHK
bed palatial residences
spread over three wings.

Hyderabad's first branded
clubhouse with bespoke
services.

Grand **85,000 sq. ft**
floating clubhouse with
wellness zones

85% landscape area,
five levels of basement
parking.



SUMADHURA EPITOME

SUMADHURA'S AMBITIOUS FORAY INTO THEME-BASED
RESIDENCES IN BENGALURU



First phase of
mediterranean-themed
residences across 3.5 acres
with 200 species of trees

Three towers of **14 floors**
each offering 262 units of
2, 3 and 4 BHK homes

Strategic location in
Rachenahalli, **North Bengaluru**,
behind the Manyata Tech Park



SUMADHURA®

CAPITOL RESIDENCES

PREFERRED BY YOUNG LEADERS, IT PROFESSIONALS, ENTREPRENEURS
AND LIKE-MINDED PROFESSIONALS



Preferred by **young leaders**, IT professionals, entrepreneurs and like-minded professionals

Total of 405 units of 1, 2, 3, and 4 BHK homes offering vibrant, **future-ready lifestyle**

Prime location at Hope Farm Junction, Whitefield, Bengaluru

Spread over **4.1 acres** with **with 77% open space** offers four towers of **16 floors each**



SUMADHURA[®] PRAMODA

SUMADHURA'S TALLEST RESIDENTIAL DEVELOPMENT
IN BENGALURU



Marks the company's debut in
South Bengaluru

Spread over 3.25 acres in
Kenchanhalli, 80% open space
featuring 10 themed lush gardens

Marries the rich culture and
heritage of Hampi and Vijayanagar
with contemporary style

Offers 297 well-designed 2
and 3 BHK homes across two
towers

Each tower will contain 28 floors
with expansive 22-feet-long
balconies and 80% open space

One-minute drive to the
Jnanabharathi Metro Station and
five minutes to Metro Cash & Carry





SPANNING ACROSS 20 ACRES OF LAND.

INSPIRED BY BRITISH HERITAGE, BLENDS TIMELESS ARCHITECTURE
WITH MODERN COMFORT



Offers 1,650 themed
residences across 11 elegant
towers rising up to 18 floors

Presents well-designed 2, 3
and 4 BHK homes for serene,
contemporary living

Located in Siddapura,
Whitefield, East Bengaluru
Five minutes from
Nallurhalli Metro Station





SUMADHURA
SOLACE

AN **ULTRA-LUXURY RESIDENTIAL DEVELOPMENT** BLENDING
CONTEMPORARY ARCHITECTURE WITH STATE-OF -THE-ART AMENITIES
REDEFINING OPULENCE AND SOPHISTICATION.



Located on **Marathahalli Main Road**, Thubarahalli in East Bengaluru

Phase 1 rises up to **18 floors** for a haven of modern luxury and tranquility

Offers **777** spacious, well-crafted residences across **7 towers**

Boasts **breathtaking** view of **2 lakes** and spreads across **11.66 acres**





LIFE AT FOLIUM UNFOLDS AT ITS OWN UNHURRIED PACE - SHAPED BY
MOVEMENT, WELLNESS AND MOMENTS OF QUIET CONNECTION.
 THOUGHTFULLY DESIGNED TO GROW WITH YOU, FOLIUM OFFERS A WAY OF
 LIVING THAT FEELS COMPLETE, BALANCED AND ENDURING.



Launching the **final phase of Folium**

Located in **Whitefield**,
East Bengaluru

Brings in **Bengaluru's first Branded Clubhouse** in residential living

Offers **280 premium**
2.5, 3 & 4 BHK homes

A highly sought-after
Lakeside community





THE FIRST-EVER SOUTH INDIA THEMED LUXURY VILLA LAND COMMUNITY
BY SUMADHURA, LOCATED IN DEVANAHALLI, NORTH BENGALURU.



Only 10 minutes from the airport,
the development promises a serene
and sustainable living experience.

Sprawling over 100 acres, the first
phase offers 50 acres comprising
539 plots ranging between 1200
sq.ft to 7000 sq. ft.



SST Z·HUB BY SUMADHURA®

CO-LIVING | RETAIL | CO-WORKING

A MIXED-USE SPACE IN WHITEFIELD SPANNING 1.4 ACRES



Total Area

1.4 acres

Location

Whitefield, Bengaluru



SUMADHURA HIVE



SUMADHURA THRIVE

Commercial development offering office and retail spaces supporting diverse work environments of tech-driven businesses

Flexible layouts – from open-concept offices to specialised spaces – merging modern aesthetics with high functionality

Located at

Whitefield Main Road, Bengaluru



Sumadhura's maiden venture in the managed office spaces (MOS) segment, located in Capitol Towers, Whitefield.

Spans over 1.22 lakh square feet space with 3000+ seats

Premium amenities such as an arrival lounge showcasing exquisite artwork, collaborative zones, private offices, a podcast studio, and wellness areas

Houses offices of IT & ITES, pharma, and agri-tech firms

Expanding in Hyderabad by 2027





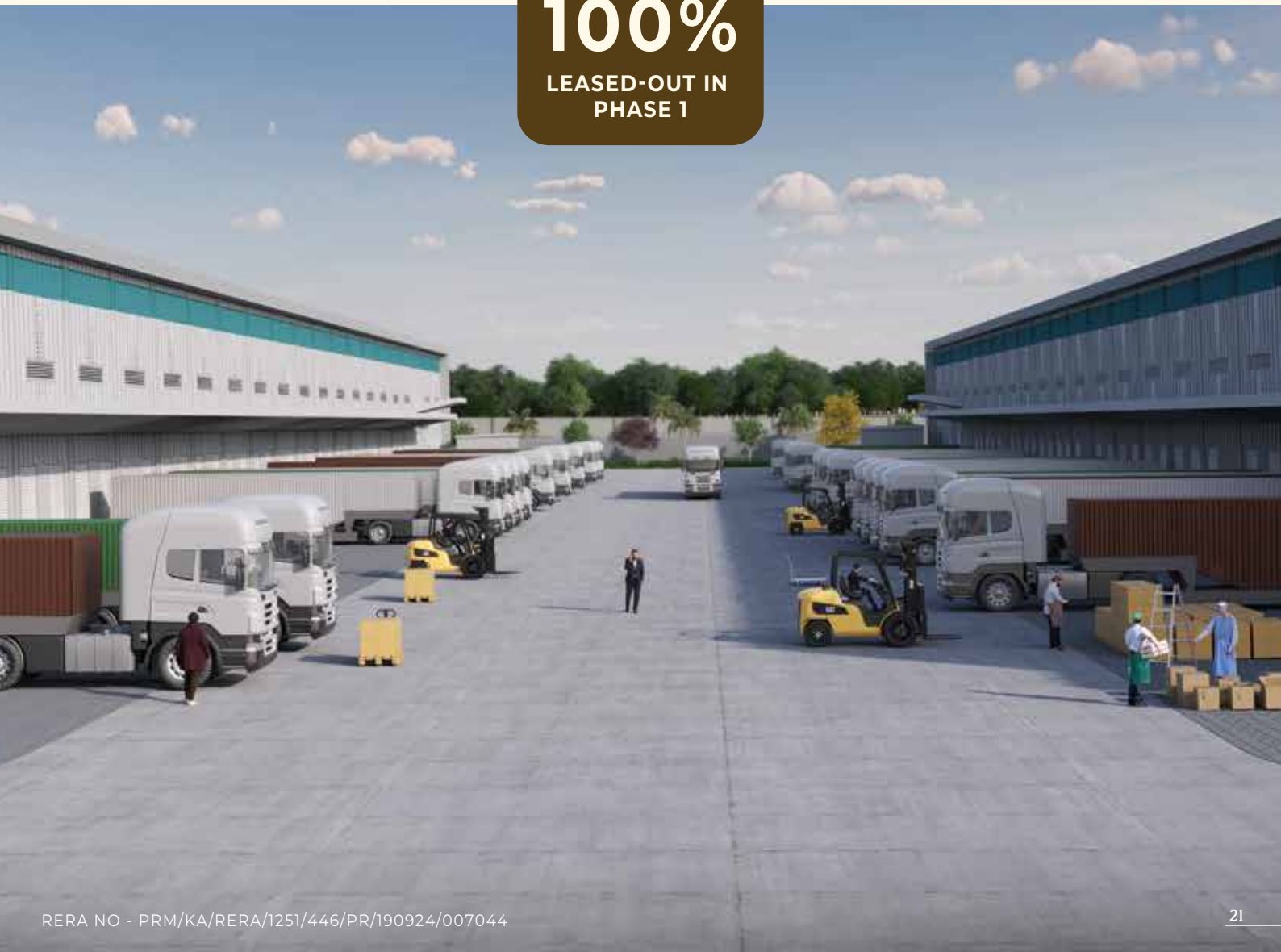
One of Bengaluru's **largest Grade A+ warehousing** facilities spanning across 100-acre land

Located on **Chintamani-Hoskote road** in East Bengaluru

Provides one of the largest warehousing facilities in India for **e-commerce player Zepto and Amazon**

Offers **~2.5 million sq ft** warehousing space in **phase 1**. The largest warehousing facility for **Zomato** in India East Bengaluru

100%
LEASED-OUT IN
PHASE 1



SHAPING HOMES WITH INNOVATION, SAFETY, AND TRUST



A HISTORIC
MILESTONE
AT **SUMADHURA'S
PALAIS ROYALE,**
HYDERABAD

6000 cubic meters of concrete poured continuously in just 37 hours. Supported by 35 technical experts and 80+ dedicated workers. Enhanced with boom placers and regular concrete pumps.

SUMADHURA UNVEILS FIRST-OF-ITS KIND SUSTAINABLE URBAN ROADWAY FOR OVER 5000 FAMILIES



The initiative was unveiled in the presence of Aravind Limbavali, Former Mahadevapura MLA, Manjula Limbavali, MLA of Mahadevapura, and Madhusudhan G, CMD, Sumadhura Group. The project sets a strong benchmark for community-led, eco-conscious urban infrastructure.



Rainwater
Recharge



Modern
Drainage



Green
Landscaping

Reinforcing its Corporate Environmental Responsibility (CER), Sumadhura Group inaugurated a **1.4-km sustainable urban road in East Bengaluru**, improving connectivity and quality of life for over **5,000 families**.

SUMADHURA'S INR 600 CR INDUSTRIAL PARK TO POWER TELANGANA'S MANUFACTURING AMBITIONS



Sumadhura Group has signed a INR 600-crore MoU with the Government of Telangana to develop a 100-acre Grade A+ industrial and warehousing park, reinforcing the State's \$3 trillion economy vision by 2047.

The next-generation park will offer plug-and-play infrastructure for aerospace, automotive, pharma and e-commerce players. The project is expected to generate nearly 8,000 direct jobs and strengthen Telangana's position as a preferred global manufacturing and logistics hub.

A group of five schoolgirls in blue uniforms and grey sweaters are gathered around a laptop, looking intently at the screen. They are sitting outdoors in front of a light-colored wall with a green door. The image has a warm, golden-brown overlay in the center where the text is located.

CSR INITIATIVES

SUMADHURA NIRMAN SHATHA SHATHAM



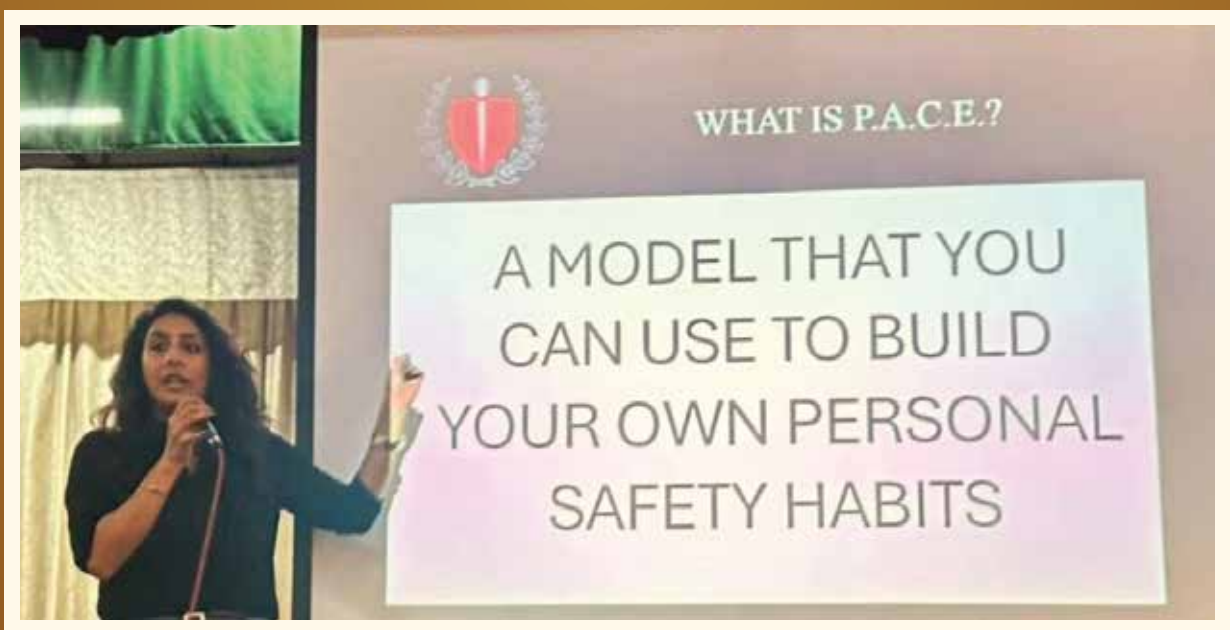
Sumadhura Foundation launched its flagship education initiative, **Sumadhura Nirman Shatha Shatham**, to enhance learning quality and expand opportunities for government school students across Telangana. In partnership with Vandemataram Foundation and the Department of School Education, the program will support over 7,000 students across 25 schools in 12 districts, aiming for a 100% pass rate.

The initiative offers academic support, study resources, career guidance, and access to scholarships, with plans to introduce a dedicated Sumadhura Scholarship Program. Designed for long-term impact, it also fosters peer learning and stronger parent-teacher engagement to help every child realise their full potential.

SATARK



Aiming to **empower women employees and promote their personal safety**, Sumadhura Foundation launched the 'Satark' initiative.



On this occasion, Antara Bhargava, one of India's first female black belts in Taekwondo (2nd Dan) conducted an **interactive self-defense session on essential self-defense techniques to empower women** and prepare them for any emergency as well as create a safe environment around women in the construction industry.

ECO CHAMPS: 'WASTE WISEWORKSHOP'



Sumadhura Foundation hosted an **interactive workshop** at the **Bio Shakthi Plant** under the Eco Champs program, converting 3,000 kg of waste into biogas and bio-energy daily. Eighty students (39 boys, 33 girls) and four teachers from Doddabanahalli GHPS **explored responsible waste management through fun activities, live demonstrations, and a guided plant tour.** They learned about waste segregation, types of waste (wet, dry, e-waste, biomedical, reject), and how waste transforms into energy.

The session concluded with students pledging to practice segregation at home and school, and teachers committing to send segregated food waste to the plant. The Foundation also pledged to support the school with segregation bins, inspiring young learners to continue as Eco Champs —spreading waste-wise habits across homes, schools, and communities.

DISTINGUISHED RECOGNITIONS/ INDUSTRY ACCOLADES

GROHE HURUN INDIA REAL ESTATE 150 LIST

Sumadhura Group proudly features in the Grohe Hurun India Real Estate 150 List, recognized among the Top 75 Most Valued Real Estate Companies nationally.

Regionally, the Track2Realty Brand X Report 2024-25 ranks Sumadhura among the Top 8 developers in South India, reaffirming its leadership and trust.



AWARDS



REAL ESTATE EXCELLENCE AWARDS 2025 - (NEW DELHI)

CREDAI AWARDS
FOR REAL ESTATE
EXCELLENCE 2025,
NEW DELHI

BEST CSR PROJECT
ISKILLA SCHOOL
CONSTRUCTION
INITIATIVE,
TELANGANA

**BEST COMMERCIAL
PROJECT**
CAPITOL TOWERS

AWARDS



ET BUSINESS
AWARDS 2025 - (SOUTH ZONE)

5TH REALTY+ WOMEN ICON
AWARDS 2025

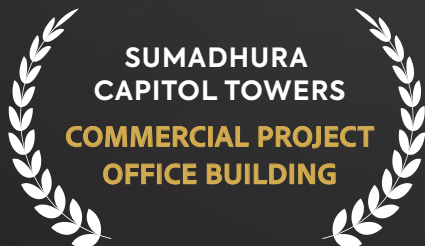
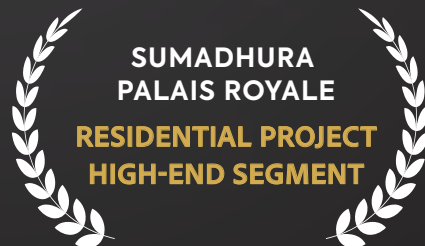
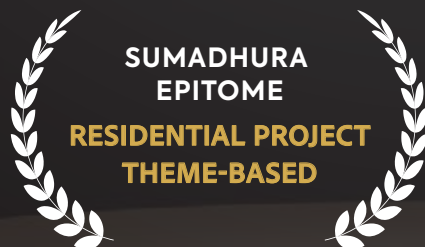
MR. MADHUSUDHAN G,
CMD, SUMADHURA
GROUP WAS RECOGNIZED
AS THE **VISIONARY
LEADER OF THE YEAR** -
REAL ESTATE

MS. JEEVANA KALAKUNTLA,
AVP - CSR & SUSTAINABILITY,
RECOGNISED AS A
**NATIONAL WOMEN
ACHIEVER IN CSR**

AWARDS



ET REAL ESTATE AWARDS 2025



AWARDS



2ND REALTY+ EXCELLENCE AWARDS 2025 - (HYDERABAD)

SUMADHURA
PALAIS ROYALE
ULTRA-LUXURY
LIFESTYLE PROJECT
OF THE YEAR

SUMADHURA
FOUNDATION
CSR EXCELLENCE
AWARDS

THE CENTRE
OF EXCELLENCE
(QUALITY STUDIO
AND REAL VIEW)
EXCELLENCE
IN CUSTOMER
SERVICE

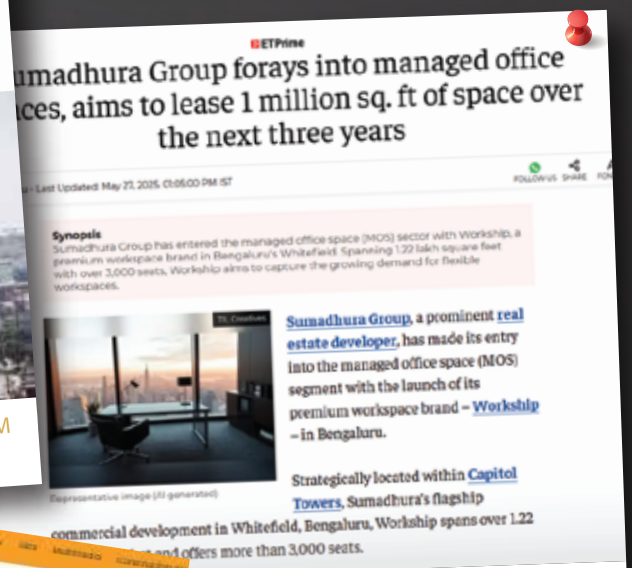
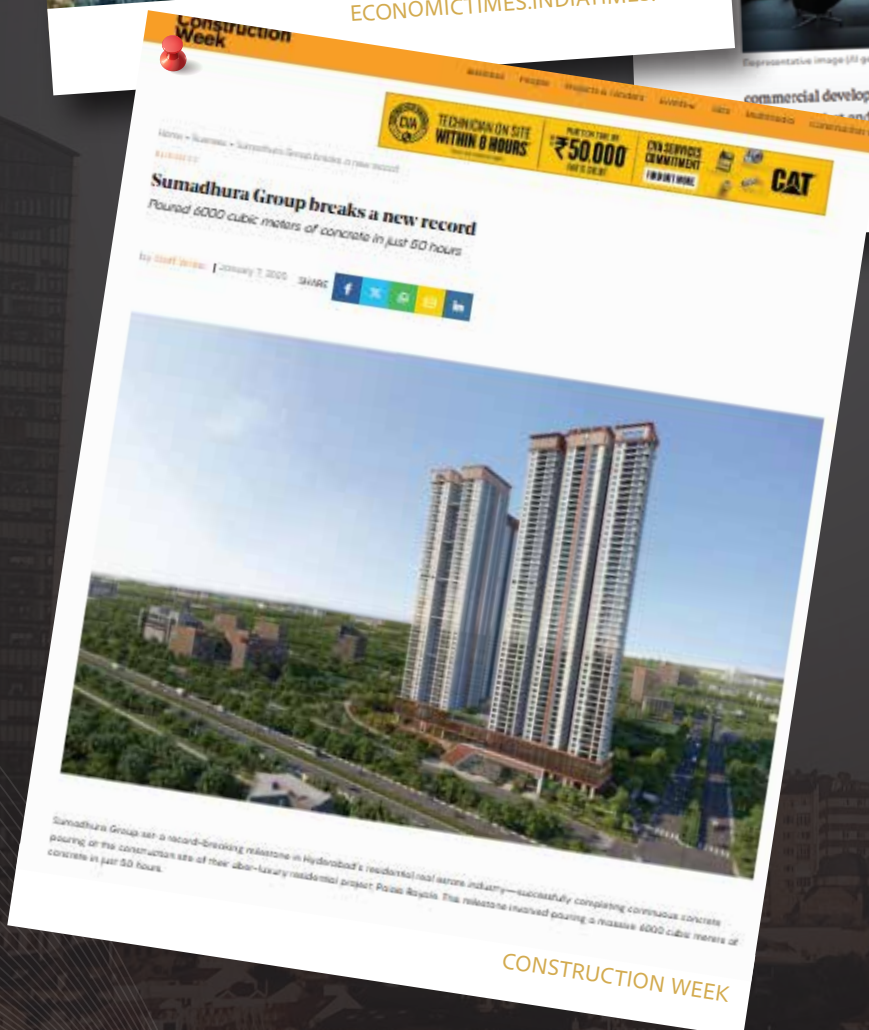
SUMADHURA IN THE NEWS



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MEANINGFUL
MOMENTS WITH OUR
FAMILIES

SUMADHURA[®]
CIRCLE

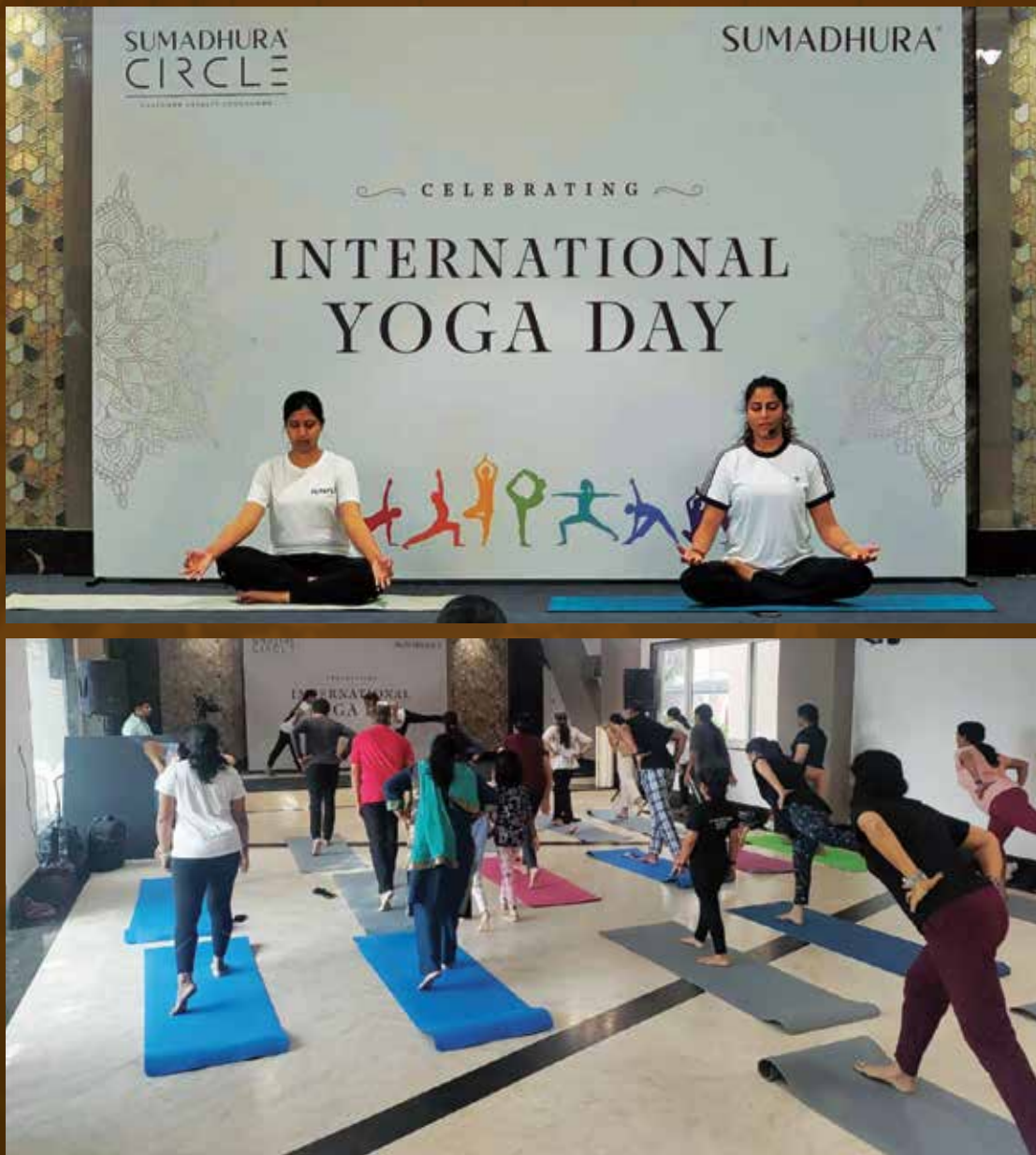
CUSTOMER LOYALTY PROGRAMME

SUMADHURA HOLI FEST 2025 (MARCH 15, 2025)



The **Sumadhura Holi Fest** was a day of colors, dance, splash pools, and treats, bringing our community together in joy, laughter, and unforgettable memories.

YOGA DAY CELEBRATION
AT SUMADHURA SUSHANTHAM
(JUNE 21, 2025)



On International Yoga Day, Sumadhura hosted a serene yoga session at Sushantham, led by expert Deepa Gowda. The exclusive experience brought customers together to rejuvenate, fostering balance, mindfulness, and overall well-being.

MAKE A FRIEND - FRIENDSHIP BAND MAKING WORKSHOP (AUGUST 02, 2025)



Sumadhura Circle hosted a vibrant friendship-themed workshop at Eden Garden Club House, where residents and families came together to craft bands, spark creativity, and celebrate connections. The event celebrated connections, creating joyful moments that strengthened bonds and brought neighbors closer.

SUMADHURA[®]

FOUNDATION OF HAPPINESS



A workplace is only as great as its people, and we are grateful to have the very best.

www.sumadhuragroup.com

Have feedback or ideas? Reach us at:
sumvad@sumadhuragroup.com