

# Aushapur Real Estate Guide

East Hyderabad · Hyderabad

## INVESTMENT SCORE

7 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	48-52%
Suits	Budget buyers, IT workforce, investors
ORR exit	—
ORR distance	—

## Why invest here

Aushapur offers budget-friendly residential options in the East Hyderabad growth zone. Strong employment anchors like ECIL and defence units, combined with ORR access, support growing demand.

## Infrastructure

- ORR East — 20 min to airport via ORR
- Growing retail and social infrastructure
- Uppal-Ghatkesar IT and industrial belt expansion

## Nearby localities

Medipally · Rampally · Mallapur · Uppal Kalan · Keesara

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**Methodology:** Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at <https://www.aptllok.com/methodology>.

**Data sources:** HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground

verification by AptLok analysts.

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