APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Aushapur Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.4K - ₹4.1K
2BHK rent / month	₹8K - ₹12K
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://aptlok.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.

Citation format: "AptLok, Aushapur Real Estate Guide, https://aptlok.com/en/hyderabad/aushapur-real-estate-guide, accessed Nov 2026."

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