



Real Estate



Cracks widen

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Real Estate

BSE Sensex: 9,587

S&P CNX: 2,920

7 January 2009

Cracks widen: In our report, *Tug of War*, dated 4 September 2008, we had noted that we expect the balance of power to shift from ‘real estate developers’ to ‘home buyers’. This shift is now very apparent. Developers have been forced to cut prices for new and under-construction projects by 30-45%. Until recently, such discounts were not publicly reported and were available only to large investors. In the last two months, several large reputed developers have issued public advertisements about discounts, hoping to stimulate demand and lower inventory.

Core issue has shifted from ‘affordability’ to ‘demand’: Industry experts opine that the core issue in the real estate sector has shifted from ‘affordability’ to ‘demand’. Job insecurity and low business confidence have become key concerns. Studies reveal that during times of severe economic uncertainty, consumers postpone big ticket purchases. As such, developers indicate that they do not expect demand to resurface in the near to medium term, even if (1) real estate prices correct 20-25%, and (2) mortgage rates decline 200-250bp.

Some reprieve for companies with distressed balance sheets: RBI decision to allow initial restructuring of commercial loans till June 2009, without the loans being classified as NPAs, has provided some reprieve to real estate companies with distressed balance sheets. Several large real estate companies have used the window provided by RBI to successfully reschedule/ restructure their debt obligations to banks. This relief could, however, be short-lived; if transactions fail to pick up, some of the debt-laden companies could find survival difficult.

Valuation and view: We expect FY09-10 to be a period of consolidation, in which industry leaders would be differentiated from peers. We believe developers with staying power would utilize this consolidation phase to emerge stronger. Focus on companies with: (1) high visibility on monetization of assets over the next 3-5 years, (2) low leverage and robust financials, and (3) strong execution track record. **DLF** is our **top pick** in the Real Estate sector.

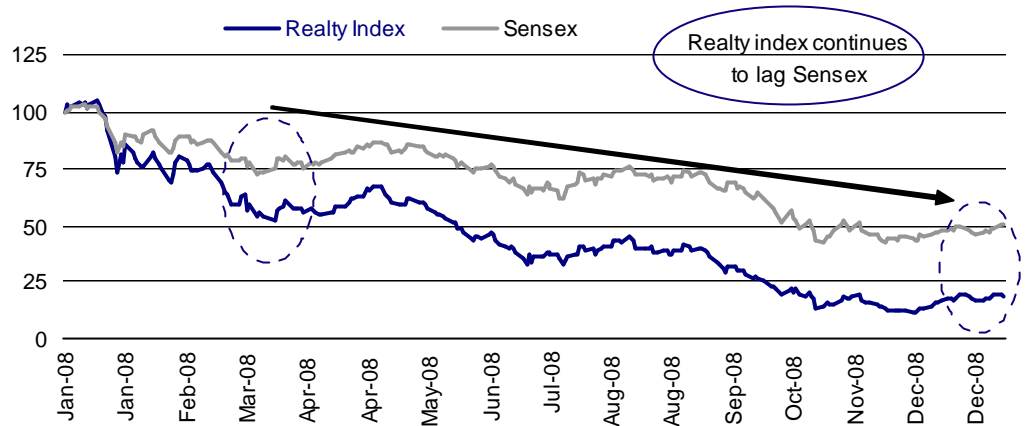


VALUATION SUMMARY

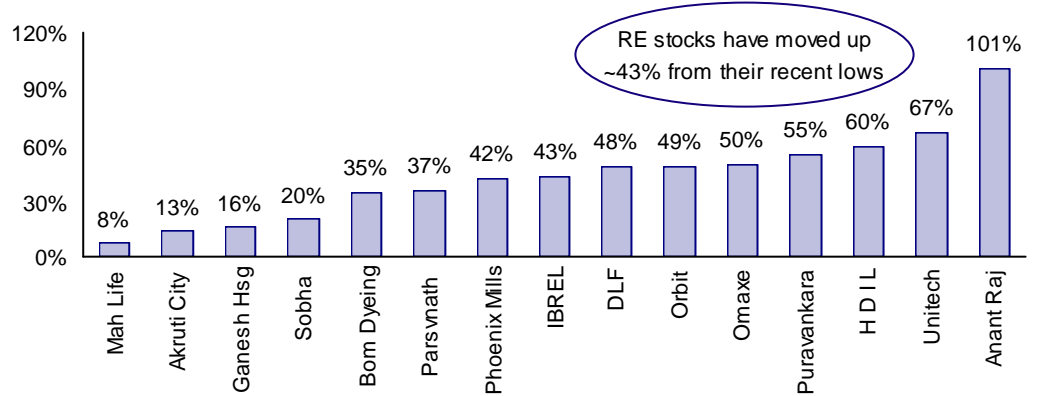
COMPANY	RECO	CMP (RS)	MKT CAP (RS B)	NAV (RS)	DISC TO NAV (%)	P/E (X)		P/BV (X)		TP (RS)
						FY09E	FY10E	FY09E	FY10E	
DLF	Buy	235	404	361	-35	6.1	6.9	1.6	1.4	361
Unitech	Neutral	36	59	82	-56	4.9	5.7	1.4	1.3	49
IBREL	Buy	117	30	231	-49	12.0	12.8	0.6	0.6	139
HDIL	Neutral	110	30	253	-56	3.2	3.0	0.8	0.7	152
Mahindra Lifespaces	Buy	162	7	626	-74	9.5	5.9	0.7	0.7	313
Puravankara	Buy	44	9	115	-62	5.1	4.6	0.7	0.6	69
Bombay Dyeing	Buy	179	7	527	-66	4.7	5.3	1.3	1.1	264
Ganesh Housing	Neutral	54	2	100	-46	2.2	3.0	0.8	0.9	50

Source: MOSL

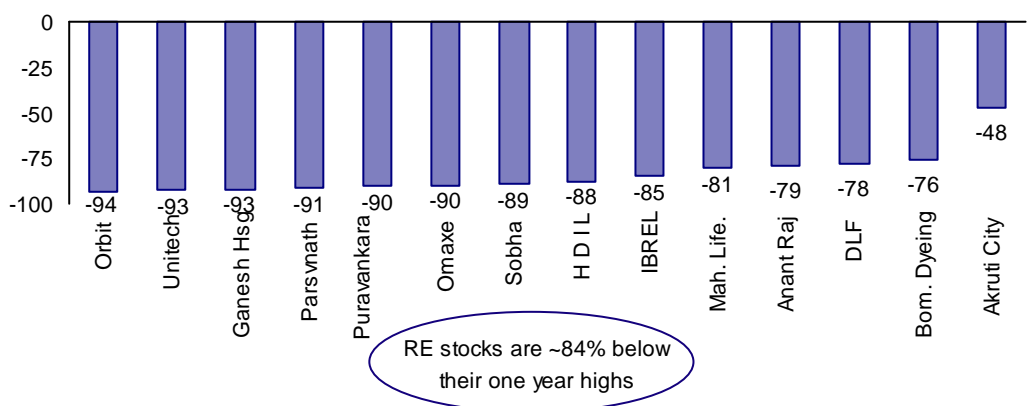
REALTY INDEX CONTINUES TO UNDERPERFORM THE SENSEX



REALTY STOCKS HAVE MOVED UP SIGNIFICANTLY FROM THEIR RECENT LOWS



RE STOCKS PERFORMANCE (1 YEAR)



Source: Bloomberg/MOSL

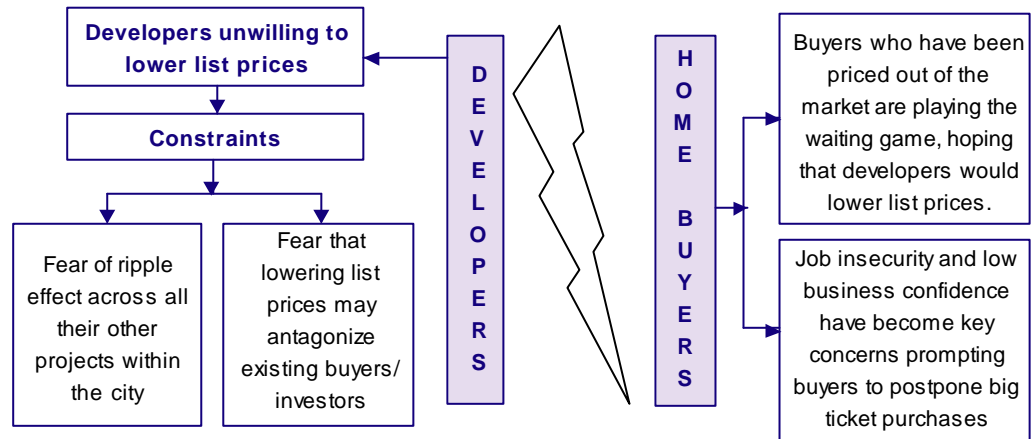
Cracks widen

In our report, *Tug of War*, dated 4 September 2008, we had noted that we expect the balance of power to shift from ‘real estate developers’ to ‘home buyers’. This shift is now very apparent. Developers have been forced to cut prices for new and under-construction projects by 30-45%. Until recently, such discounts were not publicly reported and were available only to large investors. In the last two months, several large reputed developers have issued public advertisements (refer Appendix, page 17-19) about discounts, hoping to stimulate demand and lower inventory.

Since 2QFY08, developers and buyers of residential property have been engaged in a tug-of-war. Incumbents in the residential vertical are at a disadvantage. They are already committed to several projects, with varying sales levels. They fear that price reductions in a particular project could (1) have a ripple effect on their other projects within the city, and (2) antagonize existing investors/buyers in the project (leading to cancellations or uncertainty regarding cash flows from pre-sales). Tight liquidity, weak end-demand and aggressive product launches by large pan India players is forcing the incumbent real estate developers to give in. In the next six months, we expect price correction to accelerate and buyers to gain an upper hand.

TUG OF WAR BETWEEN DEVELOPERS AND BUYERS

Though several mid to small developers have given up, tug of war between homebuyers and some other developers continues



Source: MOSL

Several major developers including Orbit Corporation, Sobha Developers, Rashmi Housing, Mantri Realty, Ekta Shelters, and Royal Palms have already lowered their list prices, officially. Several other developers have not lowered list prices, as they believe that this may not necessarily result in any incremental demand. List prices quoted by developers for under construction projects or newly launched projects, however, have little meaning. Invariably, deals are happening at 30-50% discount to list prices.

DEVELOPERS HAVE STARTED REDUCING PRICES

DEVELOPER	PROJECT	LOCATION	BASE RATE (RS/SF)	CURRENT RATE (RS/SF)	PRICE CHG (%)
DATA FROM DEVELOPERS					
Akruti City	Akruti Greenwoods	Pokhran rd no2, Thane, Maharashtra	4,100	3,800	-7.3
	Akruti Gardenia	Near GCC Club, Mira Rd, Mumbai	-	2,900	-
Neelkanth Group	Neelkanth Greens	Thane (W), Maharashtra	5,300	4,300	-18.9
	Neelkanth Greens	Thane (W), Maharashtra	5,300	4,300	-18.9
Orbit Cons**	Orbit Haven	Napeansea Rd, Mumbai	55,000	**45,000	-18.2
	<i>Old Area/Unit: 4,500-5,000sf</i>				
	<i>Rev Area/Unit: 2,500-2,700sf</i>				
	Orbit Grande	Lower Parel, Mumbai	17,000-22,000	12,000-18,000	-25.0
Sobha Developers	Moonstone	Dasrahalli, Bangalore	2,920-3,118	2,727-3,000	-6.6
	Amethyst	Whitefield, Bangalore	2,590	2,383	-8.0
	Carnations	Outer Ring Road, Bangalore	3,505	3,323	-5.2
	Lavender	Sarjapur, ORR, Bangalore	4,250	3,900	-8.2
	Hillview Sunbeam	Off Kanakpura Rd, Bangalore	2,920	2,686	-8.0
	Hillview Sunscape	Off Kanakpura Rd, Bangalore	2,725	1,900	-30.3
	Hillview Cinamon	Off Hosur Rd, Kudulu, Bangalore	3,325	2,800	-15.8
	Dahlia	Sarjapur, ORR, Bangalore	3,750	3,460	-7.7
	Beryl	Tumkur Rd, Bangalore	2,920	2,686	-8.0
	Chrysanthemum	Thanisandra, Bangalore	3,400	3,100	-8.8
	Ekta Shelters #	Ekta Terraces	Mahavir Nagar, Kandivali, Mumbai	7,750	7,000
Ekta Meadows		Kandivali (East), Mumbai	7,200	6,500	-9.7
Rashmi Housing	Rashmi Garden	Virar, Thane, Maharashtra	2,900	2,175	-25.0
	Garden Pink City	Naigaon, Thane, Maharashtra	2,500	1,875	-25.0
	Hetal Apts	Mira Road, Mumbai	4,000	3,000	-25.0
	Dhruvita Park	Vasai, Thane, Maharashtra	3,400	2,550	-25.0
	Evershine Garden	Vasai, Thane, Maharashtra	2,800	2,100	-25.0
Runwal Group	Runwal Estate	Ghodbunder Rd, Thane, Maharashtra	4,500	3,200	-28.9
	<i>Old dev plans: 2.5BHK and 3BHK</i>				
	<i>Rev dev plans: 1.5BHK and 2BHK</i>				
Mayfair Housing	Virar Gardens	Virar Agashi Rd, Thane, Maharashtra			
	<i>1BHK (Rs lacs/unit)</i>		17	14	-19.0
	<i>2BHK (Rs lacs/unit)</i>		22	18	-16.7
Triveni Developers	Triveni Galaxy	Sector 78, Faridabad, NCR	2,100	1,645	-21.7
	Triveni Signatures	Sector 89, Faridabad, NCR	2,100	1,645	-21.7
Vignaharta Builders		Agripada, Mumbai	15,000	10,000	-33.3
Indira Developers	Indira Iris	Thanisandra Rd, Nagawara, Bangalore	3,000	2,550	-15.0
Headway Properties	Infotech City, Villas	Shamshabad Airport, Hyderabad	6,000	5,000	-16.7
	The Origin, Villas	Shadnagar, Hyderabad	3,500	3,200	-8.6
Kanakia	Niharika	Pokhran Rd no 2, Thane (W), Mumbai	5,000	4,800	-4.0
Royal Palms	Plam Island II	Aarey Colony, Goregaon, Mumbai	7,250	5,750	-20.7
	Garden View	Aarey Colony, Goregaon, Mumbai	6,500	5,150	-20.8
Gala Lifestyle Dev.	Pride Park	Ghodbunder Road, Thane (W)	4,650	3,750	-19.4
Haware	Tulsi	New Panvel, Maharashtra	3,500	2,800	-20.0
	Green Park	Kahndeshwar, Navi Mumbai	3,250	2,600	-20.0
N D Developers	N D Sepal	BTM II Stage, Bangalore			
	<i>Basic: 3BHK (Rs lacs/unit)</i>		52	44	-15.4
	<i>Premium: 3BHK (Rs lacs/unit)</i>		56	52	-7.1
HDIL	TDR Rates for Kurla region	Mumbai	2,900	1,400	-51.7

Note: 10lac = 1m; ** Discount available on full payment; # Discount may vary upon amount of down payment

... (CONTINUED FROM EARLIER PAGE) DEVELOPERS HAVE STARTED REDUCING PRICES

DEVELOPER	PROJECT	LOCATION	BASE RATE (RS/SF)	CURRENT RATE (RS/SF)	PRICE CHG (%)
OUR CHANNEL CHECKS (NOT CONFIRMED BY DEVELOPERS)					
Kalpataru Cons	Siddhachal tower 3A	Pokhran Rd no2, Thane, Maharashtra	5,500	4,250	-22.7
	Siddhachal tower 3B	Pokhran Rd no2, Thane, Maharashtra	5,500	4,000	-27.3
Hiranandani Cons	Hiranandani Elysium	Ghodbunder Rd, Thane, Maharashtra	5,100	4,590	-10.0
	Hiranandani Estate	Ghodbunder Rd, Thane, Maharashtra	5,100	4,590	-10.0
	Hiranandani Meadows	Pokhran rd no2, Thane, Maharashtra	6,100	5,490	-10.0
Oberoi Cons	Oberoi Woods	Goregaon, Mumbai	10,000	9,000	-10.0
Mantri Realtors	Mantri Park	Goregaon, Mumbai	5,500	5,000	-9.1
Wadhwa Builders	Anmol Pride	Goregaon, Mumbai	11,500	10,000	-13.0
	Anmol Prestige	Goregaon, Mumbai	11,500	10,000	-13.0
Sheth Group	Vasant Lawns	Thane, Mumbai	3,750	3,500	-6.7
Jaypee	Wish Town Klassic Apts	Sector 129, Noida, NCR	3,330	3,150	-5.4

Note: These developers have not reduced prices officially; however our channel checks have confirmed that deals are being concluded at significant discounts to list prices

Source: Company/MOSL

Various measures being adopted by developers to boost sales

Developers are offering sops and discounts in various guises to push transactions

Offering various sops and discounts: Most developers are offering sops and discounts in various guises often on a case-by-case basis to push transactions. These sops and discounts include waiving of registration, providing free parking area and waiving of floor-rise charges, offering amenities, etc.

Reducing the size of flats: Developers are reducing the average flat sizes to make them more affordable. For instance (1) Orbit Corp has reduced its flat sizes from 4,500sf to 5,000sf per unit to 2,500sf to 2,700sf/unit at Orbit Haven located at Napeansea road, Mumbai (2) Runwal group is now constructing 1.5BHK and 2BHK apartments v/s 2.5BHK and 3BHK earlier at Runwal Estates located at Ghodbunder Road, Thane and (3) Omaxe has adopted an innovative approach where it is offering studio apartments ranging from 650sf (1BHK) to 800sf (2BHK) at five of its existing projects in Noida, Faridabad and Chandigarh.

Innovative deals: Even large organized developers are offering innovative financing deals to stimulate sales. For instance, Unitech, Ansal Properties and Prasvnath amongst many others have resorted to unique funding schemes for their customers. The customers are required to pay only the booking amount while payment towards EMI would commence only from the date of possession of their property (developers bear the EMI cost on behalf of the customers until possession is handed over to them). Further, several developers have resorted to offering freebies including fully furnished houses, free parking, free international holidays and free car with every purchase. For instance (1) Orange Properties created a great hype by offering a free Mercedes car with purchase of a villa with starting price of Rs6.9m/unit, booking amount of Rs1m/unit and (2) Jaypee group was offering different cars (BMW, Toyota, Maruti) depending on the size and value of the apartments at its Greater Noida project. Mumbai-based Cosmos Group started a new trend by launching its 'Ghar pe ek ghar free' offer (one house free on every house) at Lonavala and Thane.

DISGUISED DISCOUNTS

JAYPEE OFFERING DIFFERENT CARS AT ITS GREATER NOIDA PROJECTS

An artist's impression of Sun Coast Apartment

Noida	
Pavilion Court	Maruti DZire
Pavilion Heights	Honda City
Kalyans Court	Toyota Camry
Imperial Court	Suzuki Grand Villara
Garden Court	Mitsubishi Montero
Kallisto Town Homes	Mercedes C200K
Plots	Toyota Land Cruiser

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TWO-4-4000 Rd., Opp. Ghosia Road, Ghosia, Noida (I)

SANKALP HEIGHTS
Opp. Jyoti Hospital, Near Phase 1/2 Sector 14,
Near Kankar Nagar, Noida-Phase (I)

COSMOS GREEN
Noida Phase 1/2 Sector 14, Opp. Sector 14, Noida

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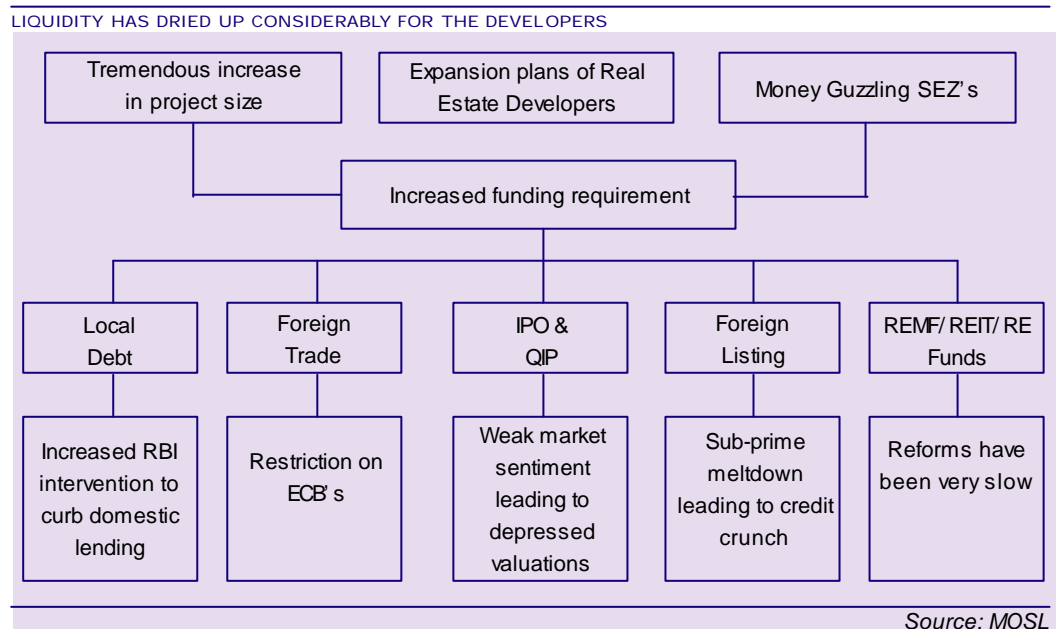
Core issue has shifted from ‘affordability’ to ‘demand’

Job insecurity and low business confidence has become a key concern

Global and domestic events since September 2008 have worsened the outlook for real estate. In September 2008, it appeared that price cuts by developers along with drop in mortgage rates could revive the sagging demand. However, experts and developers now feel that property demand is unlikely to get stimulated in the medium term even if (1) real estate prices correct 20-25%; and (2) mortgage rates decline 250-300bp. Industry experts opine that the core issue in the real estate sector has shifted from ‘affordability’ to ‘demand’. Studies reveal that during times of severe economic uncertainty, consumers postpone big ticket purchases. Job insecurity and low business confidence has become a key concern.

Unfavorable real estate and financial market conditions have coincided with a sharp increase in the scale and size of projects executed and planned over the past two years. As a result, many builders—mainly small and medium-sized ones—are operationally stretched, besides being financially leveraged. In an environment where job security is diminishing, business confidence is low and net worth hit by falling stock markets and house prices, better affordability due to property price correction/ lower mortgage rates alone cannot act as the catalyst for sales reversal in the real estate sector.

Liquidity squeeze continues



Recent government measures fail to perk up the sector

RBI has introduced measures such as according priority sector lending status to low-value loans, restructuring of loans taken for commercial property, and reduction in excise duty on inputs like steel and cement. Banks’ special treatment to real estate companies should result in long-term benefits for the sector. Subsidised interest rate on housing loans of up to Rs2m is likely to improve buyer sentiment and help revive demand. However, as very few developers have offerings in the range of Rs0.5-2m/unit, the rate cut measure is likely to remain only a sentiment booster.

Second stimulus package fails to meet sector’s key demands

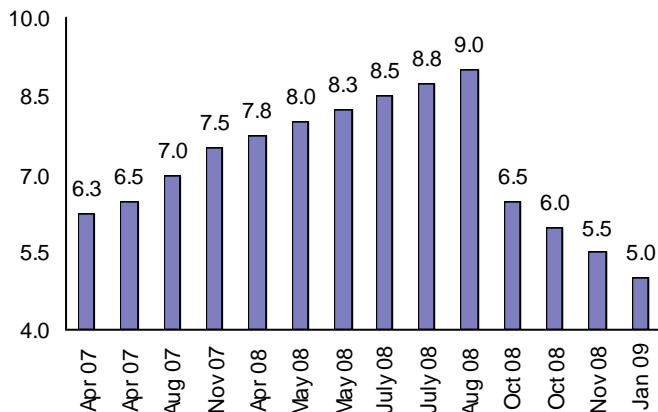
While the real estate sector should benefit from the monetary measures announced in the 2nd stimulus package, absence of any measures to meet the sector’s key demands is a negative. Real estate developers had two key demands. One, increase in the upper limit of priority lending for house buyers from Rs2m to Rs3m. Two, increase in income tax rebate for housing loans. Both these measures have been ignored in the second stimulus package.

The sector is likely to benefit on account of:

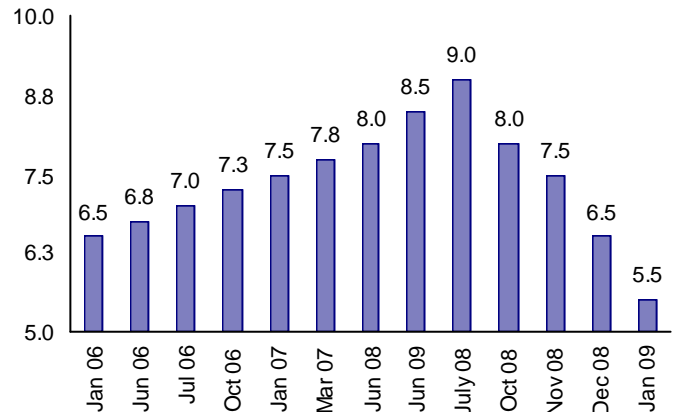
- (1) **Monetary measures:** Lower finance cost and improved liquidity. From August 2008, CRR has been cut by 400bp cumulatively and resultant liquidity infusion is Rs1.6t
- (2) **ECB funding allowed for integrated townships:** This will allow developers to tap the external borrowing market
- (3) **GoI will work with state governments** to encourage them to release land for low income and middle income housing schemes

REDUCTION IN LENDING RATES BY RBI

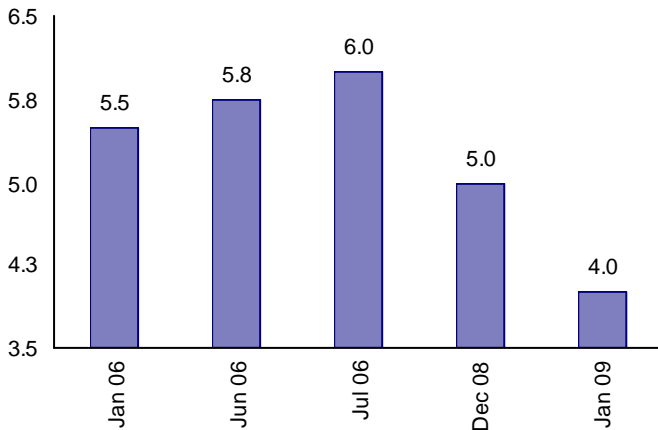
TREND IN CRR (%)



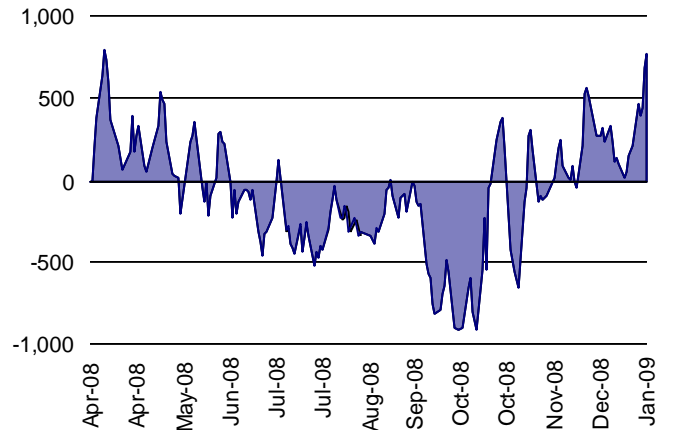
TREND IN REPO RATES (%)



REVERSE REPO RATE (%)



SURPLUS LIQUIDITY IN SYSTEM - NET REPO (RS B)



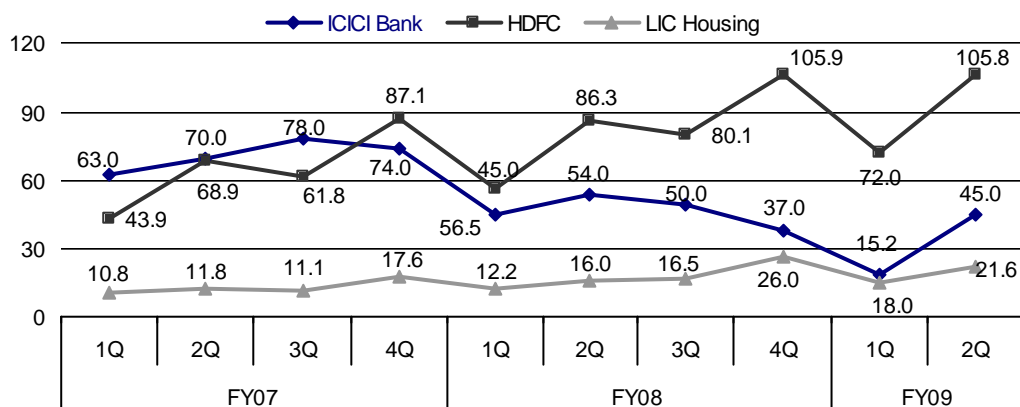
Source: RBI/MOSL

HDFC and ICICI Bank have reduced mortgage rates by 50bp in January 2009

Mortgage rate cut by major PSU banks and private lending majors

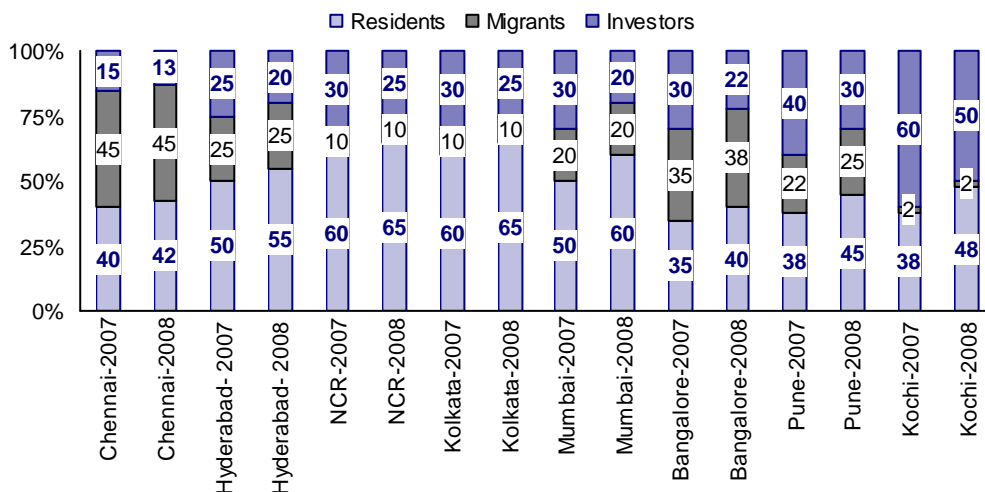
In January 2009, mortgage loan major, HDFC has reduced its lending rates by 50bp from 11.75% to 11.25%. It has also introduced a new slab of loans up to Rs2m, where it will charge 10.25%, effectively cutting rates in this segment by 150bp. However, there is no change in lending rate for non-retail segment, which accounts for 1/3rd of the total loan book. Further, ICICI Bank has also reduced its lending rates on home loans by 50bp, for home loans below Rs2m the floating rate has been cut to 11% from 11.5% whereas home loans above Rs2m will now be offered at 12.5% v/s 13% earlier. ICICI Bank had reduced the floating rates for home loans below Rs2m from 13% to 11.5% in December 2008. Recently, PSU banks had also reduced lending rates for new home loans up to Rs2m to 8.25-9.25%. This had created significant gap in the rates offered between PSU Banks and private lenders (gap had widened to 250-350bp). Introduction of the new slab of Rs2m by HDFC and ICICI Bank is a response to these competitive pressures.

MORTGAGE LOAN DISBURSALS HEADING NORTH (RS B)



Source: HDFC

ABSORPTION TREND 2007-2008: REDUCTION IN OFFTAKE BY INVESTORS



Source: Crisil Research 2008

Some reprieve for companies with distressed balance sheets

Some of the debt-laden companies could find survival difficult

RBI decision to allow initial restructuring of commercial loans till June 2009, without the loans being classified as NPAs, has provided some reprieve to real estate companies with distressed balance sheets. Earlier, the moment a loan extended to real estate, capital market or personal loan segment was restructured, the lender/ bank had to classify it as a bad loan. Several large real estate companies have used the window provided by RBI to successfully reschedule/ restructure their debt obligations to banks. While these measures may allow companies to tide over their debt obligations till March 2009, large debt obligations in FY10 would continue to be a major concern. Our study indicates that most key companies have 30-40% of their debt outstanding due for payment in FY10. Hence, this relief could be short-lived; if transactions fail to pick up, some of the debt-laden companies could find survival difficult.

KEY RE COMPANIES HAVE HIGHLY LEVERAGED BALANCE SHEETS (RS M)

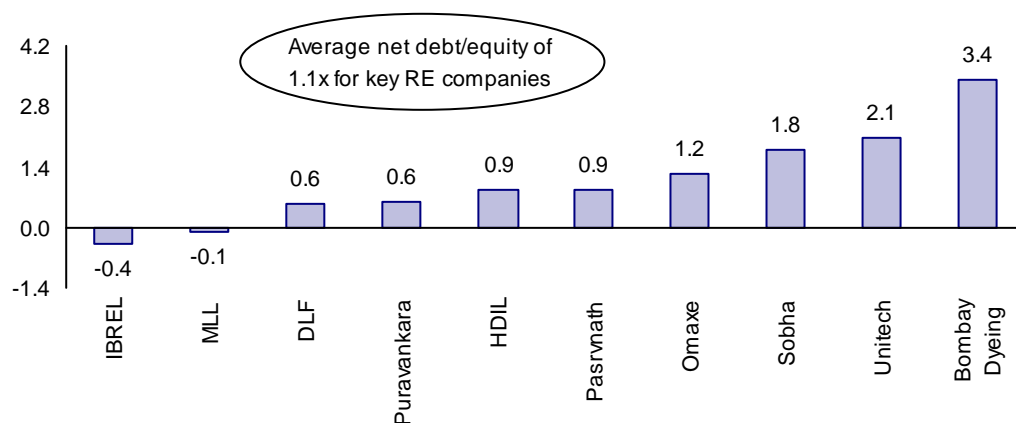
COMPANY	DEBT (RS M)	NETWORTH (RS M)	GROSS DEBT/ EQUITY (X)	CASH (RS M)	NET DEBT (RS M)	NET DEBT /EQUITY (X)
IBREL**	10,450	69,220	0.2	36,350	-25,900	-0.4
MLL@@	2,855	8,557	0.3	3,570	-715	-0.1
DLF	146,731	241,130	0.6	13,326	133,405	0.6
Puravankara	8,050	13,251	0.6	374	7,676	0.6
HDIL	39,478	42,209	0.9	3,494	35,984	0.9
Pasrwnath	21,344	19,856	1.1	3,887	17,457	0.9
Omaxe	20,500	14,140	1.4	3,266	17,234	1.2
Sobha	19,000	9,882	1.9	1,456	17,544	1.8
Unitech****	100,000	43,827	2.3	10,000	90,000	2.1
Bombay Dyeing @@	14,158	3,959	3.6	561	13,597	3.4

Note: IBREL gross debt includes Rs8b compulsarily convertible debentures. MLL, Bombay Dyeing as of FY08. Unitech as of Nov 08

Source: MOSL

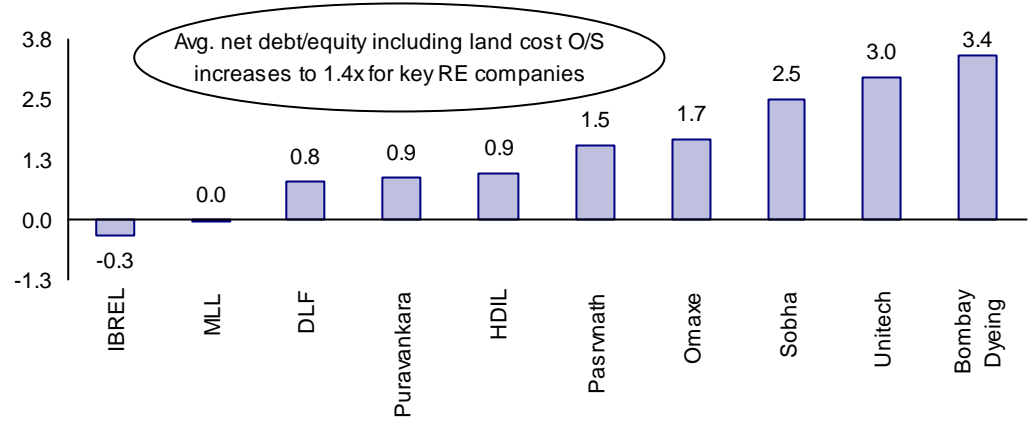
STRAIN ON FINANCIALS REMAINS

NET DEBT EQUITY (X)

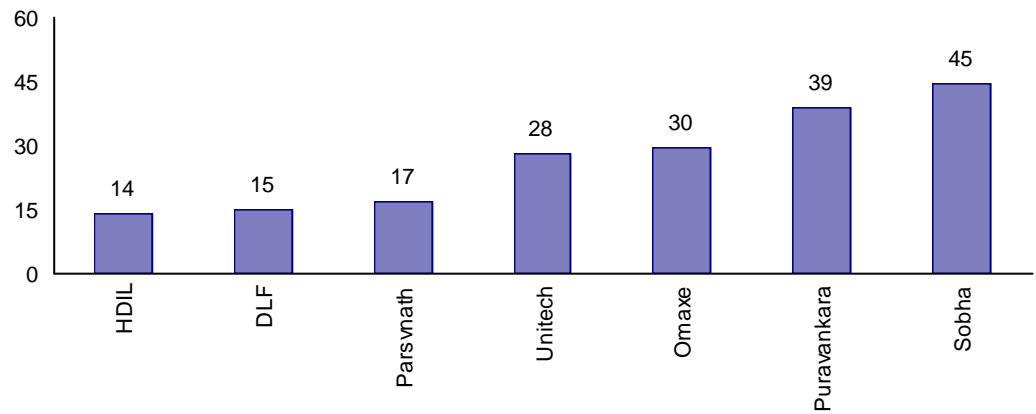


Source: MOSL

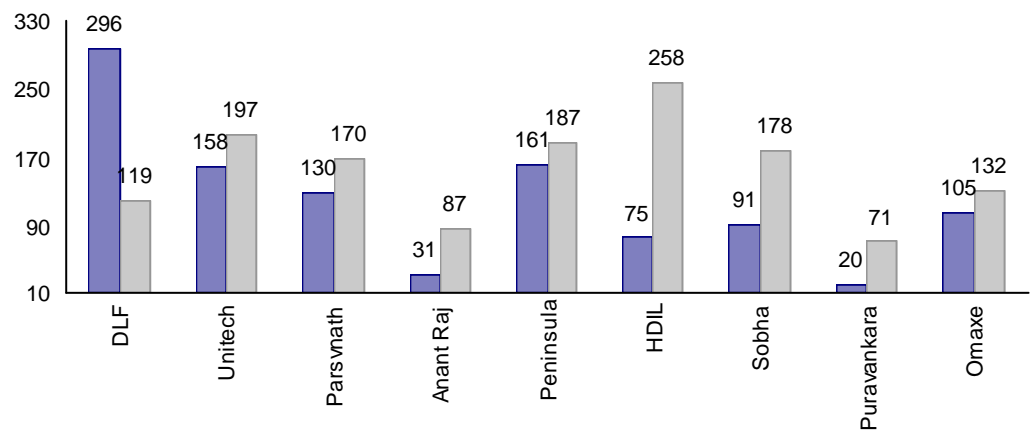
NET DEBT EQUITY INCLUDING LAND COST OUTSTANDING (X)



DEBT DUE FOR REPAYMENT BY MARCH 2009 AS PERCENTAGE OF GROSS DEBT (%)



WORKING CAPITAL INTENSITY HAS INCREASED CONSIDERABLY (WCAP AS % OF SALES)



■ FY07 ■ FY08

Source: MOSL

Valuation and view

In FY08, the focus was on the real estate sector as a 'theme', with all real estate stocks moving in tandem. In FY09, the focus has shifted to specific companies within the real estate sector. We expect FY09-10 to be a period of consolidation, in which the industry leaders would get differentiated from peers. We believe developers with staying power would utilize this consolidation phase to emerge stronger. Focus on companies with (1) high visibility on monetization of assets over the next 3-5 years, (2) low leverage and robust financials, and (3) strong execution track record. **DLF** is our **top pick** in the Real Estate sector.

VALUATION SUMMARY

COMPANY	RECO	CMP (RS)	MKT CAP (RS B)	NAV (RS)	DISC TO NAV (%)	P/E (X)		P/BV (X)		TP (RS)
						FY09E	FY10E	FY09E	FY10E	
DLF	Buy	235	404	361	-35	6.1	6.9	1.6	1.4	361
Unitech	Neutral	36	59	82	-56	4.9	5.7	1.4	1.3	49
IBREL	Buy	117	30	231	-49	12.0	12.8	0.6	0.6	139
HDIL	Neutral	110	30	253	-56	3.2	3.0	0.8	0.7	152
Mahindra Lifespaces	Buy	162	7	626	-74	9.5	5.9	0.7	0.7	313
Puravankara	Buy	44	9	115	-62	5.1	4.6	0.7	0.6	69
Bombay Dyeing	Buy	179	7	527	-66	4.7	5.3	1.3	1.1	264
Ganesh Housing	Neutral	54	2	100	-46	2.2	3.0	0.8	0.9	50

Source: MOSL

RE NAVS ACROSS COMPANIES (RS/SHARE)

PARTICULARS	DLF	UNITECH	IBREL	HDIL	MAHINDRA LIFESPACES	PURA- VANKARA	BOMBAY DYEING
Apartments	191	72	74	121	164	219	72
Villas	14	46	0	0	0	0	0
Plots/Inst Plots	41	9	0	0	0	0	0
Commercial	188	70	110	107	0	9	797
Hotels	21	34	0	0	0	0	0
Retail	99	14	37	136	0	0	0
Others**	7	14	35	231	386	0	0
Total	540	258	255	595	550	229	870
Add: Misc ##	61	18	0	0	0	0	37
Total	601	276	255	595	550	229	907
Less: Tax	119	63	57	141	0	48	183
Add: Cash	12	9	67	16	90	2	0
Less: Debt	71	53	44	145	0	34	123
Less: Land Cost	19	18	53	20	0	13	0
Less: Operating Exp	49	23	26	51	0	21	74
Net Asset Value	361	82	231	253	626	115	527
CMP (Rs/sh)	235	36	117	110	162	44	179
% Pre/ Disc	-35	-56	-49	-56	-74	-62	-66

Bombay Dyeing, Rs37 for textiles business

Source: MOSL

COMPARATIVE FINANCIALS

	Y/E END	CMP (RS)	SALES			EBITDA		NP		NPM (%)
			SALES (RS M)	GR. (%)	EBITDA (RS M)	GR. (%)	NP (RS M)	GR. (%)		
DLF	Mar-08	235	144,375	447.4	97,151	552.1	78,108	304.4	54.1	
	Mar-09		144,360	0.0	82,333	-15.3	66,717	-14.6	46.2	
	Mar-10		140,465	-2.7	77,896	-5.4	58,624	-12.1	41.7	
Unitech	Mar-08	36	41,152	25.1	22,038	20.5	16,686	27.2	40.5	
	Mar-09		38,229	-7.1	20,185	-8.4	12,010	-28.0	31.4	
	Mar-10		47,265	23.6	19,336	-4.2	10,420	-13.2	22.0	
IBREL	Mar-08	117	1,407	910.8	-20	350.1	4,002	2,763.3	284.6	
	Mar-09		2,481	76.4	491	-2,591.6	2,512	-37.2	101.2	
	Mar-10		3,308	33.4	932	90.0	2,352	-6.4	71.1	
HDIL	Mar-08	110	23,804	97.7	16,921	155.6	14,098	157.3	59.2	
	Mar-09		27,469	15.4	17,613	4.1	9,538	-32.3	34.7	
	Mar-10		32,554	18.5	18,574	5.5	10,083	5.7	31.0	
Mahindra Lifespaces	Mar-08	162	2,311	6.8	654	112.1	664	271.2	28.7	
	Mar-09		3,293	42.5	1,464	123.8	693	4.3	21.0	
	Mar-10		5,446	65.4	2,165	47.9	1,114	61.0	20.5	
Puravankara	Mar-08	44	5,658	35.7	2,075	55.3	2,400	85.9	42.4	
	Mar-09		6,359	12.4	2,585	24.6	1,826	-23.9	28.7	
	Mar-10		7,251	14.0	3,076	19.0	2,003	9.7	27.6	
Bombay Dyeing	Mar-08	179	9,337	87.3	648	-4.5	167	-53.4	1.8	
	Mar-09		13,166	41.0	2,663	311.2	1,479	785.8	11.2	
	Mar-10		14,699	11.6	2,547	-4.3	1,303	-11.9	8.9	

Source: MOSL

COMPARATIVE VALUATION

	Y/E END	CMP (RS/SH)	EV (RS M)	EPS (RS/SH)	P/E (X)	EV/ EBITDA		DIV. YIELD		ROE (%)	ROCE (%)	BV (RS/SH)	P/BV (X)
						EBITDA (X)	DPS (RS/SH)	YIELD (%)	ROE (%)				
DLF	Mar-08	235	501,295	45.8	5.1	5.2	4.0	1.7	39.7	43.0	115.5	2.0	
	Mar-09		520,249	38.7	6.1	6.3	3.9	1.7	26.3	23.2	147.3	1.6	
	Mar-10		481,190	34.0	6.9	6.2	3.4	1.5	20.6	19.8	165.3	1.4	
Unitech	Mar-08	36	130,532	10.2	3.6	5.9	0.3	0.7	46.1	21.5	22.2	1.6	
	Mar-09		134,071	7.4	4.9	6.6	0.2	0.6	29.2	15.5	25.3	1.4	
	Mar-10		132,807	6.4	5.7	6.9	0.2	0.5	23.3	15.7	27.5	1.3	
IBREL	Mar-08	117	15,432	15.6	7.5	-	13.5	11.5	8.9	10.3	170.6	0.7	
	Mar-09		-5,554	9.8	12.0	-11.3	7.0	6.0	4.9	5.9	184.7	0.6	
	Mar-10		-4,059	9.2	12.8	-4.4	8.0	6.8	4.4	5.6	192.0	0.6	
HDIL	Mar-08	110	51,235	65.8	1.7	3.0	5.0	4.5	38.7	23.0	169.8	0.6	
	Mar-09		59,200	34.6	3.2	3.4	5.2	4.7	28.7	17.8	143.1	0.8	
	Mar-10		53,265	36.6	3.0	2.9	3.7	3.3	26.7	19.1	155.5	0.7	
Mahindra Lifespaces	Mar-08	162	8,997	16.0	10.1	13.8	2.5	1.5	7.8	8.0	207.2	0.8	
	Mar-09		8,094	17.0	9.5	5.5	4.0	2.5	7.6	12.4	219.9	0.7	
	Mar-10		8,730	27.3	5.9	4.0	8.0	4.9	11.2	16.8	244.5	0.7	
Puravankara	Mar-08	44	9,654	11.2	3.9	4.7	2.0	4.6	19.8	15.0	56.8	0.8	
	Mar-09		9,521	8.6	5.1	3.7	1.0	2.4	13.3	13.0	64.2	0.7	
	Mar-10		8,754	9.4	4.6	2.8	1.1	2.6	13.0	14.5	72.3	0.6	
Bombay Dyeing	Mar-08	179	20,517	4.3	41.4	31.7	3.5	2.0	4.1	5.1	102.5	1.7	
	Mar-09		19,468	38.3	4.7	7.3	5.0	2.8	31.7	14.2	135.9	1.3	
	Mar-10		22,336	33.7	5.3	8.8	5.0	2.8	22.5	13.2	164.6	1.11	

Source: MOSL

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