

# MONTHLY REALTY PULSE

*Festival season a cracker, but Mumbai fails to join the party*

## ▪ Robust volumes in festival season; Mumbai the exception

Volumes on a pan-India level were robust across cities in September-October 2010, with the NCR region and South Indian cities of Bengaluru and Chennai continuing to post uptick in volumes. Also, inventory levels remained steady at around seven months in spite of new launches across India. However, Mumbai has been the exception with volumes declining ~40% from peak of May 2009 which is attributable to the fresh round of price hikes of 15-20% since April 2010 effected by developers, which has dampened buyers' sentiments. We expect volumes to continue to be robust in 2010, with stable prices across India, except Mumbai, where we expect prices to correct ~10% in the near term and revert to April 2010 level.

## ▪ Proposed monetary policy changes may impact premium segment

The Reserve Bank of India (RBI) has proposed capping of loan-to-value (LTV) ratio in housing loans by banks to 80% and increased risk weightage for residential housing loans of INR 7.5 mn and above in its November 2010 Monetary Policy Review. This is expected to dampen overall sentiment in the real estate sector, especially in Mumbai.

## ▪ Commercial/retail leasing steady with marginal rental uptick

In Q3CY10, commercial leasing activity across India continued to remain steady with marginal uptick in rentals of ~5-10% in select micro-markets. Bengaluru is the strongest market with YTD absorption (Jan-Sep 2010) of ~8 msf and is on track to achieve ~10 msf of leasing for CY10, which is on par with area leased in CY07-08. Mumbai and NCR are also witnessing leasing activity in select projects, with other cities such as Kolkata, Chennai and Hyderabad continuing to see high vacancy levels.

## ▪ Outlook: Maintain 'Overweight' stance on real estate sector

After a muted July-August where launches/execution were on the backburner, there is renewed activity from September 2010 in terms of new launches and project execution. We expect improved traction in the coming months backed by a positive hiring outlook and salary hikes while rising input costs and impact of rising borrowing costs are key negative risks. We reiterate our '**Overweight**' stance on the sector with **DLF, Anant Raj Industries, Brigade Enterprises**, and **Orbit Corporation** being our **top picks**.

### Valuation snapshot

Company	Current Reco	M. Cap (INR Bn)	CMP (INR)	NAV (INR)	Prem./(Dis.) to NAV (%)
Anant Raj Industries	Buy	37.6	128	242	(47.3)
DLF	Buy	533.4	314	417	(24.7)
Orbit corporation	Buy	11.1	103	181	(43.1)
Sobha Developers	Hold	31.2	318	333	(4.4)
Unitech	Buy	187.0	74	97	(23.4)
Mahindra Lifespaces	Hold	17.8	435	536	(18.8)
Brigade Enterprises	Buy	14.8	132	194	(32.1)

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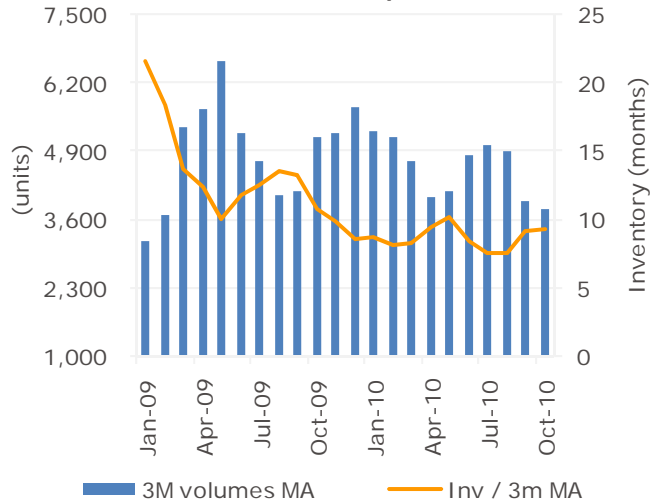
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## Residential: Pan-India volumes robust, ex-Mumbai

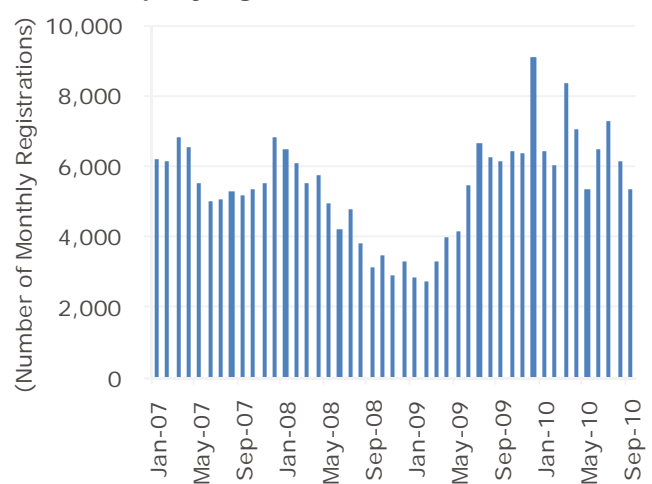
- Mumbai volumes decline; price increases a dampener

Chart 1: Mumbai volumes below peak



Source: PE Analytics, Edelweiss research

Chart 2: Property registrations decline

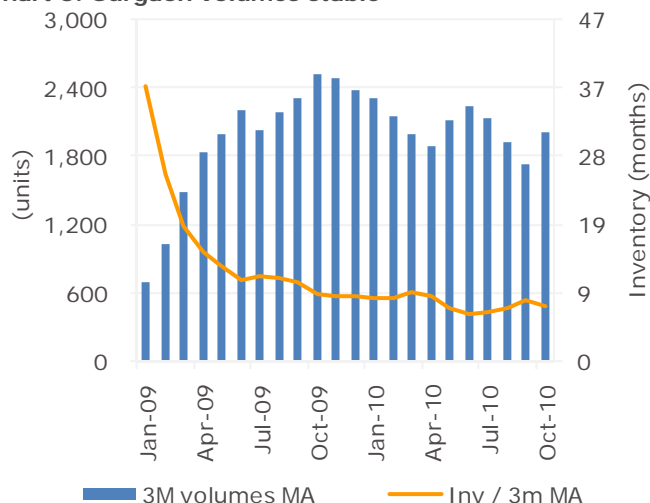


Source: DGR Mumbai, Edelweiss research

- In Mumbai, volumes (3 month moving average) declined significantly by ~40% as of October 2010 since the peak in May 2009. Although inventory levels continue to remain stable at ~9 months as of October 2010, we believe the fresh round of price hikes of 15-20% since April 2010 has dampened buyers' sentiments.
- Additionally, data on property registrations in the city available from the stamp duty and registration office indicates that October 2010 saw ~5,300 property registrations, exhibiting a declining trend since July 2010.
- With the beginning of the festival season from September 2010, the Mumbai market has seen a number of new launches. The pricing and positioning trend adopted by developers appears to indicate a departure from a cash-flow/volume maximization to a margin maximization strategy.
- As highlighted in our report ***Mumbai Property Expo – festive season fails to bring cheer***, dated October 25, 2010, we expect prices to correct ~10% in the near-term and revert to April 2010 level. For the festival season, we expect sales off take only in select projects with a broader trend of tepid volume off take in new project launches. Additionally, RBI's proposed capping of LTV ratio in housing loans by banks to 80% and increased risk weightage for residential housing loans of INR 7.5 mn and above is expected to serve as a dampener for overall sentiment in Mumbai.

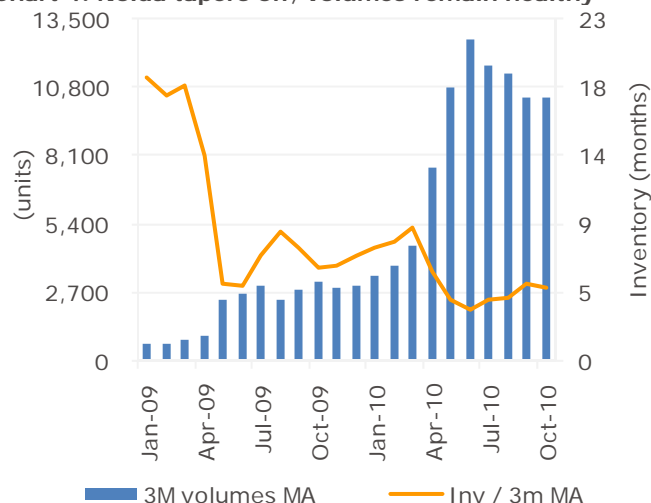
## ■ Gurgaon market stable; Noida begins to taper off

**Chart 3: Gurgaon volumes stable**



Source: PE Analytics, Edelweiss research

**Chart 4: Noida tapers off; volumes remain healthy**

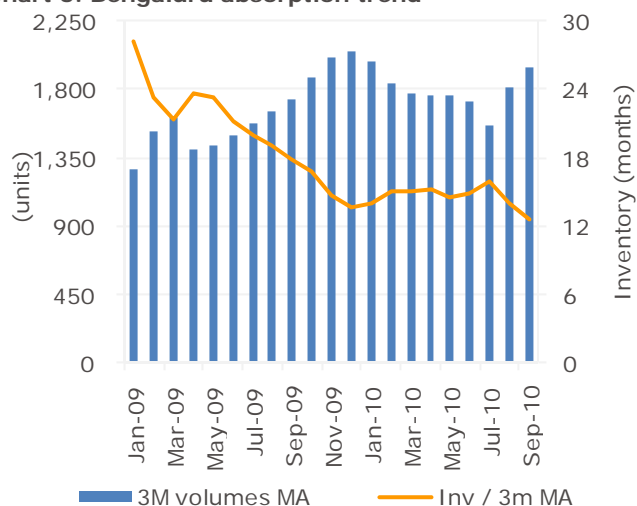


Source: PE Analytics, Edelweiss research

- Gurgaon volumes, which had slackened in July-September 2010, have revived in October with healthy demand for new launches. As we have highlighted previously, our channel checks indicate that the decline is largely attributable to limited new launches in the market coupled with low ready inventory of apartments. With a number of launches in the festival season, volumes have picked up again on the back of robust demand in the region. An interesting monitorable is the response to the expected launch of residential plots in Gurgaon by DLF in November 2010.
- Noida volumes have begun to taper off in September-October 2010 but remain strong in absolute terms with three month moving average volumes remaining above 10,000 units (Noida had seen a sharp pick up in launches July 2009 onwards creating a high base effect).

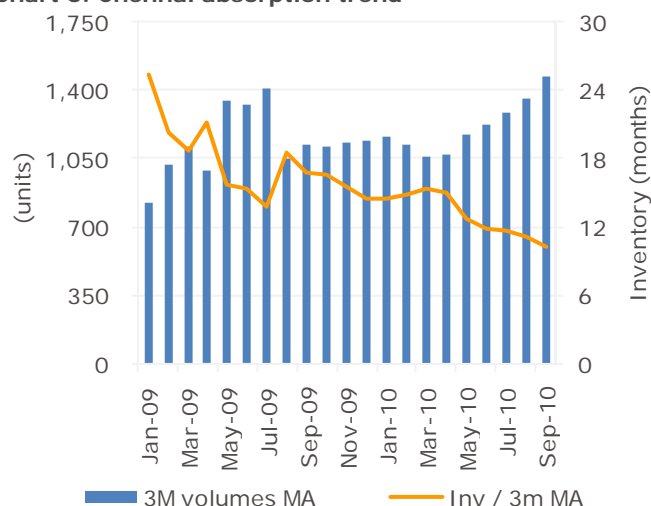
## ■ Bengaluru and Chennai volumes continue to post an uptick

**Chart 5: Bengaluru absorption trend**



Source: PE Analytics, Edelweiss research

**Chart 6: Chennai absorption trend**

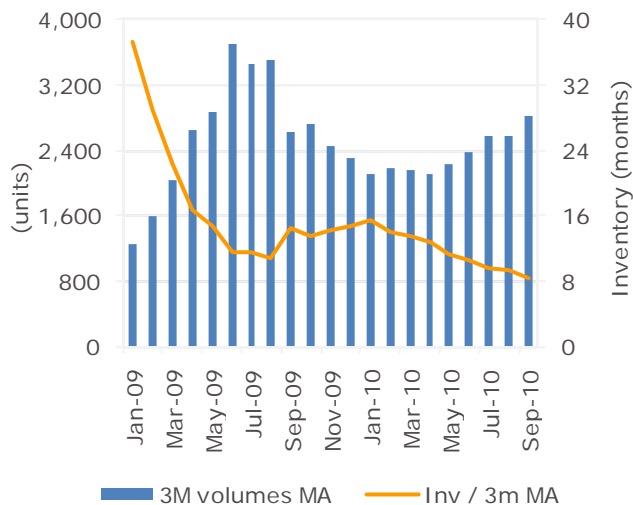


Source: PE Analytics, Edelweiss research

- Bengaluru volumes continued to remain strong in September 2010 (three month moving average of ~2,000 units) with inventory level continuing to decline as absorption has outpaced launches for 15 months. With volumes still hovering well below peak volumes of ~3,500 units/month in 2008, we believe that Bengaluru may continue to surprise positively on volumes. Volumes are expected to be supported by end-user demand in an environment of increased hiring and salary hikes.
- Inventory levels in the Chennai market have also dipped with transactions registering an uptick in April-September 2010. Chennai volumes have now reached the 2008 peak of ~1,500 units and sustainability of this volume trend will be a key monitorable.

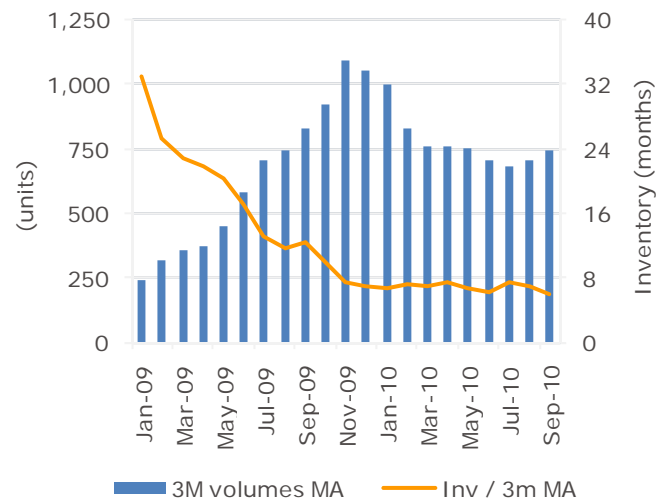
#### ■ Pune and Ahmedabad volumes remain steady

**Chart 7: Pune absorption trend**



Source: PE Analytics, Edelweiss research

**Chart 8: Ahmedabad absorption trend**



Source: PE Analytics, Edelweiss research

- While volumes in tier-I cities (ex-Mumbai) continue to exhibit robust demand, tier II cities like Pune and Ahmedabad are posting steady volumes, with inventory levels registering a steady decline. A key monitorable will be potential upside to current volumes in an improved economic scenario.

Table 1: Key pan-India residential projects launched in September/October 2010

Developer	Project name	Micro-market	Location	BSP in INR/sf	Completion date
<b>Gurgaon and Noida</b>					
Sare Group	Green Parc	Sector 92	Gurgaon	2700-3813	Sep-12
Mapsco Builder	Royale ville Ph-2	Sector 82	Gurgaon	2790-3290	Dec-13
Mahindra Lifespaces	Aura Phase-II	Sector 110	Gurgaon	3,175	Dec-12
IREL (Indiabulls)	Indiabulls Gurgaon Housing (Enigma)	Sector 110	Gurgaon	5,000	Dec-13
Vipul Group	Vipul Lavanya	Sector 81	Gurgaon	3,250	Dec-13
Parkwood Developers	Parkwood Westend	Sector 92	Gurgaon	2,100	Dec-13
Universal Group	Aura	Sector 82	Gurgaon	3,165	Mar-13
JMD Builders	Samanvaya	Sector 91	Gurgaon	2,629	Mar-14
Tulip Infratech	Tulip Violet	Sector 69	Gurgaon	3,750	Dec-13
Jaypee	Kube	Sector 128	Noida	3500-3800	Dec-13
3C Group	Lotus Zing Ph-2	Sector 168	Noida	3,175	Apr-14
3C Group	Lotus Panache Island Ph-3	Sector 110	Noida	3,350	Dec-14
Eldeco Infrastructures	Mangolia Park	Sector 119	Noida	2700-3000	Mar-14
Jaypee	Klassic	Sector 129	Noida	3,600	Dec-13
Mahagun	My Wood	Sector 16C	Gr Noida	2,090	Dec-13
Jaypee	The Castille	Jaypee Greens	Gr Noida	6,500	Sep-13
Jaypee	Kassia Floors	Taj Expressway	Gr Noida	2,850	Dec-13
Amrapali Group	Dream Valley	Techzone	Gr Noida	3,040	Dec-13
Rudra Developers	Palace Heights	Sector 1	Gr Noida	2,100	Dec-12
<b>Mumbai</b>					
NL Builders	Airavath	Dahisar(E)	Mumbai	6,020	May-14
IREL (Indiabulls)	Sky Forest	Lower Parel	Mumbai	22,000	Dec-13
RNA Corp.	RNA Address	Santacruz(E)	Mumbai	15000-17000	Mar-13
Shining Sun Construction	Gulmohar Tarrace	Mahalakshmi	Mumbai	10,500	Aug-12
Mahindra Lifespaces	Mahindra Eminente Ph-II	Goregaon(W)	Mumbai	10,000	Mar-14
Lokhandwala Builders	Minerva	Mahalakshmi	Mumbai	22,500	Dec-14
Sanghvi Group	Eco City	Dahisar(E)	Mumbai	5,454	Dec-13
Lodha Group	Auram Grande	Kanjurmarg	Mumbai	8000-8100	Dec-14
HDIL	Whispering Towers	Mulund(W)	Mumbai	6,840	Dec-14
Lodha Group	World Crest	Worli	Mumbai	28,000	Dec-14
IREL (Indiabulls)	Sky Bleu	Worli	Mumbai	27,000	Dec-14
<b>Bengaluru</b>					
Concorde Group	Mist Valley-Villas	Sarjapur Road	Bangalore	2560-3133	Dec-12
Confident Group	Phoenix	Sarjapur Road	Bangalore	2,900	Nov-12
Confident Group	Leo	Sarjapur Road	Bangalore	3,800	Jul-13
GR Constructions	Shree Nivas Ph-II	Hosur Road	Bangalore	2,200	Jun-11
Janpriya	Greenwood Ph-II	Tumkur Road	Bangalore	1,745	Dec-10
Chaithanya Projects	Swojas	White Field	Bangalore	9,800	Dec-10
Patel Developers	Smondoville Ph-II	Electronic City	Bangalore	2,950	Mar-13
SPL Housing	Samethana Ph-II	Hoskote	Bangalore	2,200	Mar-12
Sobha Developers	Classic	Haralur Road	Bangalore	4,300	Dec-13
Sobha Developers	Forest View	Banashankari	Bangalore	5000-5777	Dec-13
SLS Builders	Sun Flower	Sarjapur Road	Bangalore	2,000	Dec-11
Mahaveer Reddy Struc.	Mahaveer Rhyolite	Electronic City	Bangalore	2,500	Dec-13
Mantri Developers	Mantri Serenity	Kanakpura Road	Bangalore	3,090	Sep-13
Salarpuria	Luxuria	Mallesvaram	Bangalore	5,600	Nov-13

Source: PE Analytics, Edelweiss research

Table 2: Residential prices across India as of October 2010

Mumbai Metropolitan Region	Residential prices (INR/sf)	National Capital Region	Residential prices (INR/sf)	Rest of India	Residential prices (INR/sf)
<b>Mumbai City</b>		<b>New Delhi</b>		<b>Bengaluru</b>	
Colaba/Cuffe Parade	50,000	Prithviraj Road	50,000	Lavelle Road	18,000
Marine Drive	40,000	Aurangzeb Road	50,000	Ulsoor	15,000
Napean Sea Road	40,000	Chanakyapuri	45,000	Malleswaram	6,000
Worli	30,000	Golf Links	45,000	Koramangala	5,000
Mahalaxmi	25,000	Shanti Niketan	35,000	Sanjay Nagar	5,000
Mumbai Central	23,000	Vasant Vihar	30,000	Jayanagar	4,500
Lower Parel	22,000	Anandlok	27,000	Hebbal	4,300
Dadar/Mahim	16,000	Friends Colony	25,000	JP Nagar	4,000
Byculla	16,000	Greater Kailash - I & II	20,000	Whitefield	3,400
Sewri/Parel	12,500	Mayur Vihar	14,500	Bannerghatta	3,200
Sion	12,000	Okhla Tehkhand	12,750	Sarjapur	3,200
Wadala	12,000	Shivaji Marg	11,000	Yelahanka	3,140
<b>Central Suburbs</b>		Model Town	8,700	Kanakpura	2,900
Kurla	7,000	Kapashera	5,000	Devanahalli	2,800
Chembur	8,000	Dwarka	5,000	Electronic City	2,600
Ghatkopar	9,000	<b>Gurgaon/Manesar</b>		Tumkur Road	2,400
Vikhroli	6,500	DLF Phase V	7,600	Doddaballapur	2,200
Bhandup	6,500	Sector 66	6,000	<b>Chennai</b>	
Mulund	6,800	Sushant Lok III	6,000	Nungambakkam	12,000
Thane	5,500	Sector 50	5,800	Adyar	10,000
Dombivali	3,800	South City II	5,500	Anna Nagar	6,500
Kalyan	3,000	Sohna Road	4,700	T Nagar	6,000
<b>Western Suburbs</b>		Sector 109	3,200	Kilpauk	5,000
Bandra West	20,000	Sector 103	2,900	OMR Road	3,000
Bandra East	15,000	Manesar	2,600	<b>Kolkata</b>	
Khar	18,000	Sector 91	2,600	Park Street	8,000
Santacruz	15,000	Dharuhera	1,900	Ballygunge	6,000
Vile Parle	13,000	<b>Noida</b>		EM Bypass	4,500
Andheri	11,500	Jaypee Greens	6,000	Rajarhat	2,600
Jogeshwari	8,000	Unitech Grande	6,000	Jessore Road	2,500
Goregaon	9,000	Sector 52	4,500	<b>Pune</b>	
Malad	8,000	Sector 100	3,700	Koregaon Park	7,000
Kandivali/Borivali	7,500	Sector 119	3,300	Aundh	4,500
Dahisar	6,000	Sector 77	3,200	Baner	3,500
Mira Road/Bhayander	3,500	Sector 143	3,050	Hinjewadi	3,000
Virar/Vasai	2,800	Sector 137	3,000	Pimpri	2,900
<b>Navi Mumbai</b>		<b>Greater Noida</b>		Wakad	2,700
Vashi	7,000	Jaypee Greens	6,000	<b>Ahmedabad</b>	
Airoli/Sanpada	5,000	Gautam Budh Nagar	2,300	Ashram Road	3,700
Nerul/Belapur	4,500	Taj Expressway	2,200	SG Highway	2,600
Kharghar	4,000	Noida Extension	2,100	C G Road	2,400
Panvel	2,800	Dadri	2,100	Vejalpur	2,000

Source: PE Analytics, News dailies, Edelweiss research

## Key News

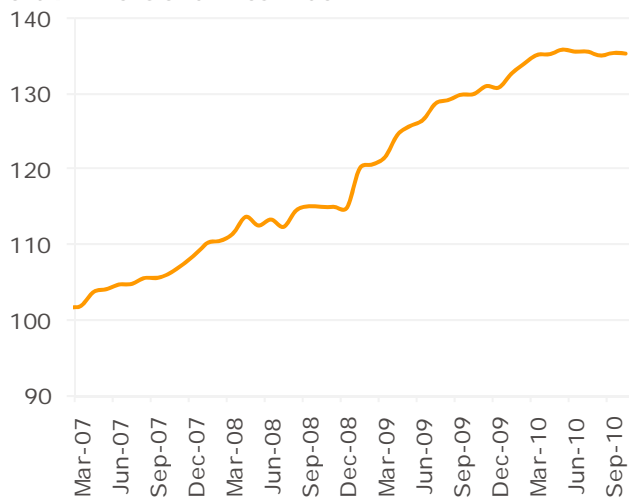
- **Three developers shortlisted for redevelopment of Parel, Mumbai plot** – Three developers from among 18 bidders have been shortlisted to undertake redevelopment of Abhudaya Nagar Federation's 32-acre plot at Kalachowkie in central Mumbai. Shreepati-D B Realty (DBRL IN; Not rated), Housing Development and Infrastructure Limited (HDIL IN; Not Rated), and Damji Shamji Shah Group, have been chosen on the basis of recommendations made by architect Hafeez Contractor and Parimal Shroff. Abhudaya Nagar is one of the largest layouts constructed by the Maharashtra Housing and Area Development Authority in 1957 for the industrial workers. It houses 3,415 tenants. People from the labour classes reside in the 210 square feet houses in 47 buildings. The project would entail provision of rehab apartments to tenants of the existing buildings and sale of free sale component.
- **Uttar Pradesh Government revives Tappal township project** - The UP government has decided to revive the Tappal township project – part of Yamuna Expressway project being implemented by Jaypee Infratech Limited (JPIN IN; Not Rated), an 83.1% subsidiary of Jaiprakash Associates (JPA IN; BUY). This decision was taken after the UP government scrapped the township following protests by farmers, who subsequently came back asking for the project to be revived.
- **HDIL buys 105 acres in Kanjur Marg, Mumbai for Phase III of MIAL project** – According to media reports, HDIL has bought 105 acres in Kanjurmarg, a central suburb of Mumbai, for the final leg of its Mumbai International Airport Ltd (MIAL) project for ~INR 7 bn for Phase II and III of the MIAL project.
- **Unitech's Golibar, Mumbai project encounters legal tangle** - Unitech's (UT IN; INR 91; BUY) SRA project at Santacruz (E), Mumbai has encountered a legal tangle with the Indian Air Force claiming ownership on part of the land on which the rehab projects are underway. The state authorities (MHADA) assert that the land in dispute has stood against their name since 1971. The ownership dispute first came to fore in March 2010 in a local civil court which upheld the ownership of MHADA, against which the IAF unit has moved an application in the Mumbai High Court.
- **Raymond (Not Rated) to develop its' factory land at Thane** - Raymond has declared that it reached a settlement with workers, whereby the company will pay INR 2.6 bn to ~1880 workers. This settlement now allows the company to develop the 126-acre land parcel.
- **Maharashtra Government contemplating increased FSI for MMR** – The Maharashtra state government is planning to give additional FSI to Thane Municipal Corporation, Kalyan-Dombivli Municipal Corporation, Mira-Bhayander Municipal Corporation, Vasai Virar Municipal Corporation and Panvel Municipal Council – all part of the MMR region. Some of the developers likely to get positively impacted as a result of the same are Lodha Developers due to its' presence in Kalyan-Dombivli, Indiabulls Real Estate (IBREL IN; Not rated) due to presence in Panvel and HDIL due to its' presence in Vasai – Virar.
- **Draft plan for Greater Noida Extension on anvil** - Greater Noida authority is all set to finalize a draft plan for the city. With this, the total area of Greater Noida will be 94,000 hectares, an increase of 58,000 hectares from the existing 36,000 hectares.
- **DLF may launch Mumbai luxury housing project in 2011** – DLF (DLFU IN; BUY) may launch its luxury housing project at its NTC Mills, Mumbai land. The launch of this luxury housing project in Lower Parel has been delayed as DLFU is seeking approvals for higher FSI in the project.



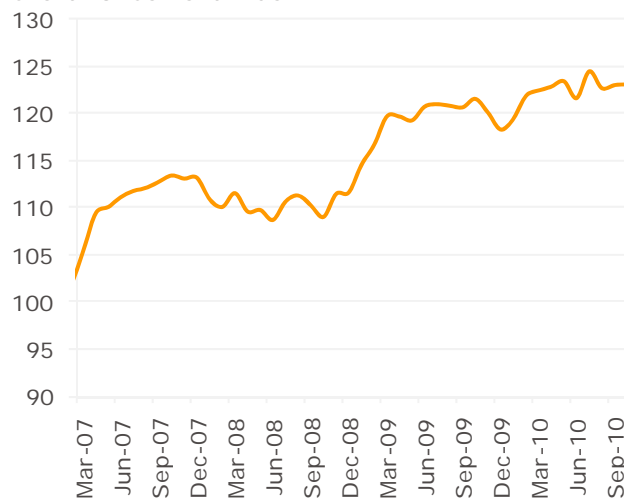
- **NTC looks to put Prabhadevi mill land on the block by December** - National Textiles Corporation (NTC) is looking to sell another 8-acre mill land at the prime location of Prabhadevi on the block as early as December 2010. Around 4 acres of the total 12 -acre land, part of India United Mills No. 6 situated on Cadel Road, is likely to be handed over to the Maharashtra government in lieu of additional floor space index (FSI), and a memorandum of understanding to this effect is likely to be signed in November 2010.
- **Mumbai airport slum dwellers refuse to relocate to Kurla** - The expansion of the international airport in Sahar, Mumbai has run into trouble with some of the encroachers on airport land refusing to be relocated. The first phase of the rehabilitation of slum dwellers, who had set up their hutments on 276 acres of land of the Chhatrapati Shivaji International Airport (CSIA), has finally kicked off. However, few tenements declared eligible for rehabilitation by the suburban collector's office are refusing to shift to Kurla where rehab buildings are being constructed for them by HDIL (HDIL IN, Not rated). Their refusal, as per sources, may pose a major problem for HDIL that is supposed to relocate ~24,000 of the 80,000 encroacher families to Kurla.
- **Peninsula Land (PENL IN, Not Rated) to jointly develop plots in Alibag** - Peninsula Land Ltd, a Mumbai-focused developer, has agreed to jointly develop with Samira Habitats a 50-acre plot in the coastal town of Alibaug near Mumbai. The project, 75% of which will be residential villas, will be developed by a special purpose vehicle called Westgate Real Estate.
- **DB Realty's Goregaon/Prabhadevi projects face environmental issues** – As per media reports, DB Realty's police housing project at Goregaon, Mumbai consisting of nine 25-storey buildings for 4,851 families of police personnel with DB Realty getting five 26 -storey buildings for commercial sale, has run into trouble with The State Expert Appraisal Committee (SEAC), an advisory body that scrutinises all construction and infrastructure projects in the state, rejected the project saying the developer failed to produce essential documents. DB Realty has appealed against the panel's orders to the higher authority, the State-level Environment Impact Assessment Authority (SEIAA), for a final decision. Another DB Realty project, Orchid Crown at Prabhadevi, was also rejected after the developer refused to revise the proposal according to the committee's recommendation, which would have drastically reduced the total construction area.
- **Trump Organization set to close deal for South Mumbai tower** - New York-based the Trump Organization is tying up with Mumbai's Rohan Lifescapes Pvt. Ltd for luxury homes on Hughes Road. As per media reports, the Trump Tower in Mumbai, encompassing 250,000 sq. ft, will have 40-45 luxury apartments, one on each floor. The tower will have amenities such as a luxury spa, a gym and a mini theatre.

## Construction cost indicators

**Chart 9: Bricks and Tiles Index**

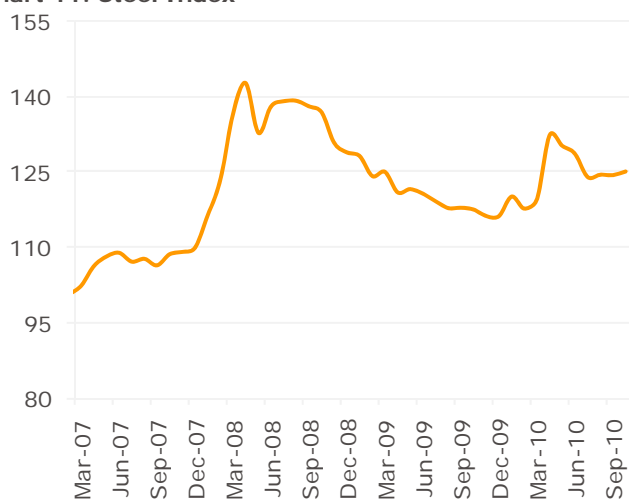


**Chart 10: Cement Index**



Source: CMIE, Edelweiss Research

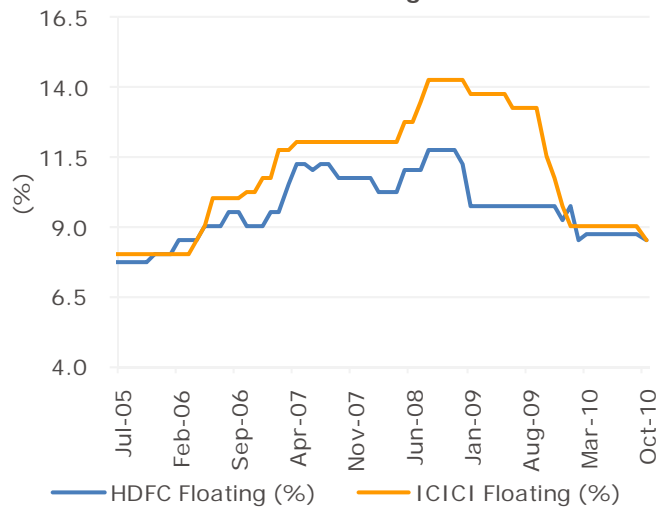
**Chart 11: Steel Index**



Source: CMIE, Edelweiss Research

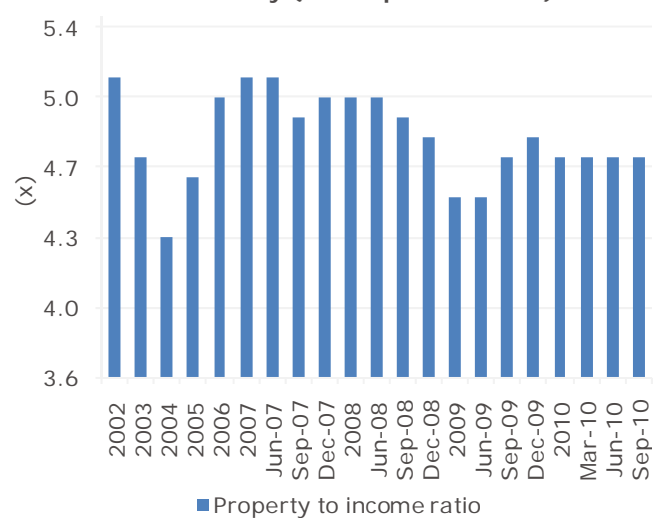
## Affordability indicators

Chart 12: HDFC/ICICI Bank floating home loan rates



Source: Bloomberg, Edelweiss research

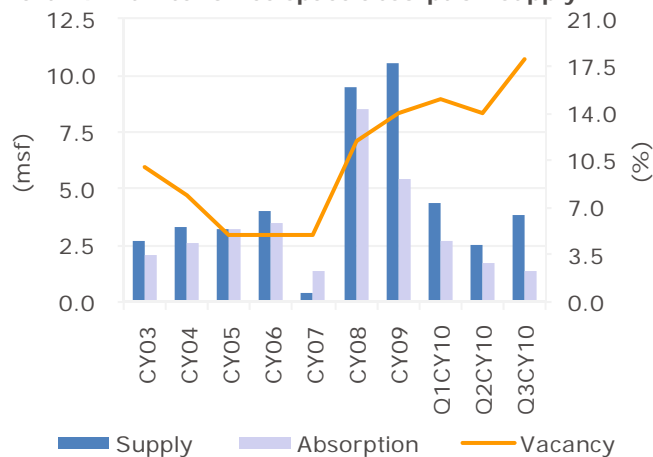
Chart 13: Affordability (House price/income)



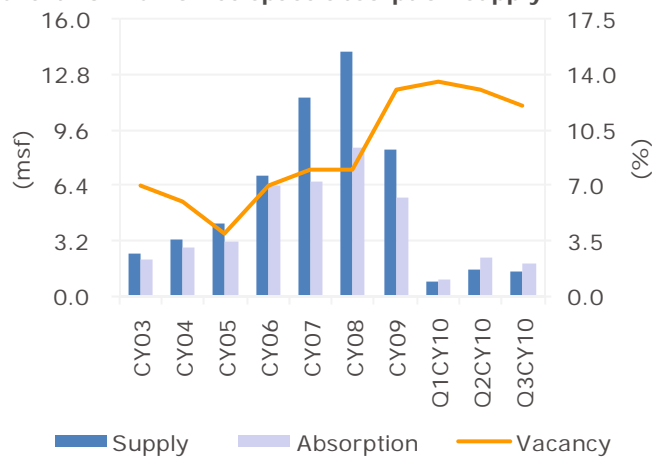
Source: HDFC, Edelweiss research

## Commercial: Leasing activity and rentals steady

**Chart 14: Mumbai office space absorption-supply**

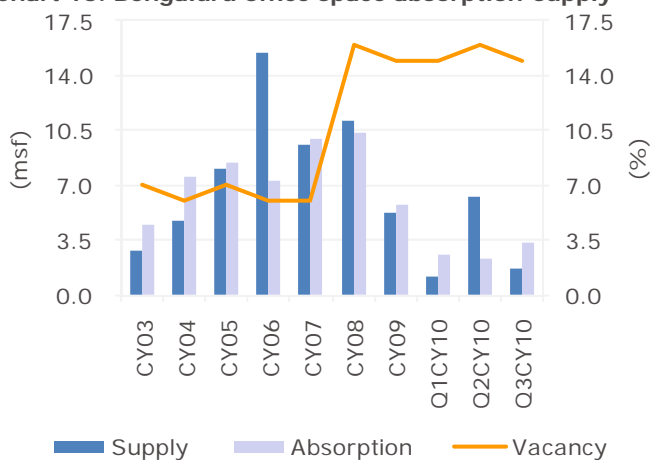


**Chart 15: NCR office space absorption-supply**

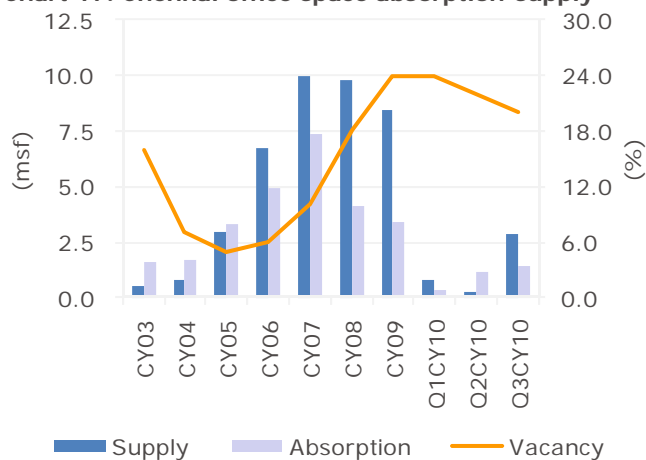


Source: Cushman Wakefield, Edelweiss research

**Chart 16: Bengaluru office space absorption-supply**

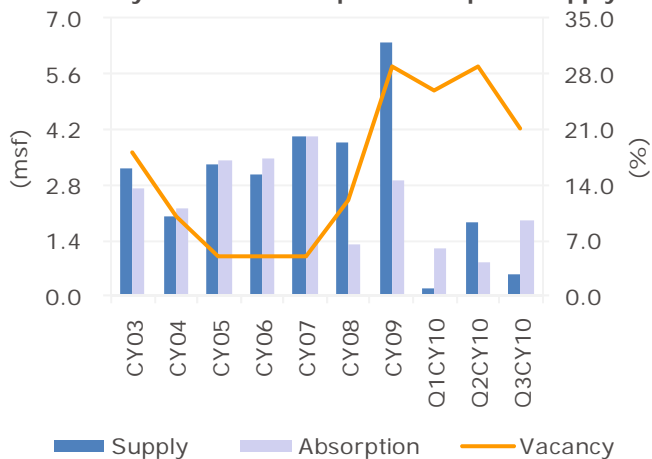


**Chart 17: Chennai office space absorption-supply**

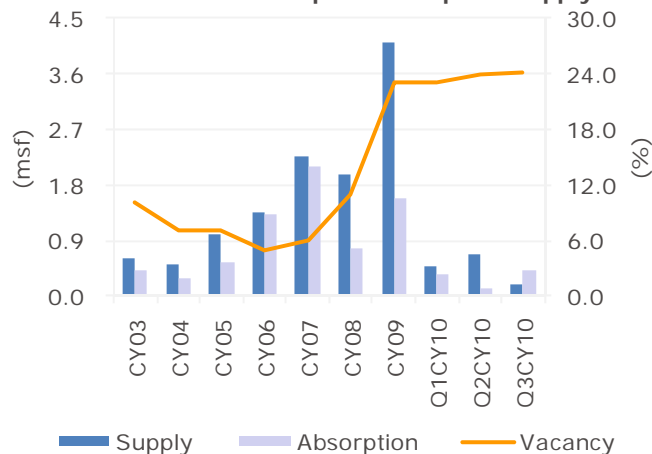


Source: Cushman Wakefield, Edelweiss research

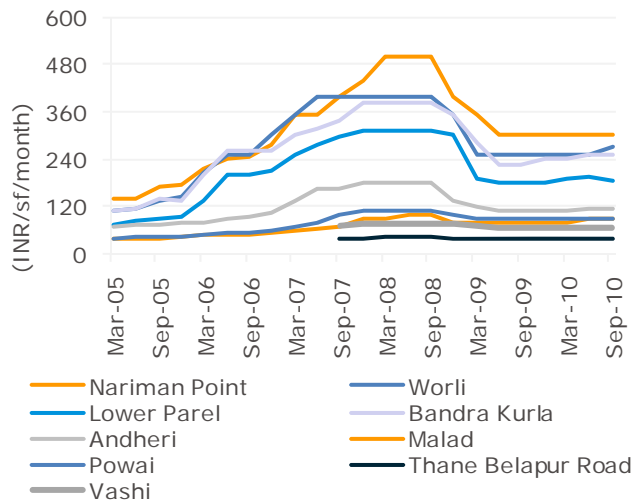
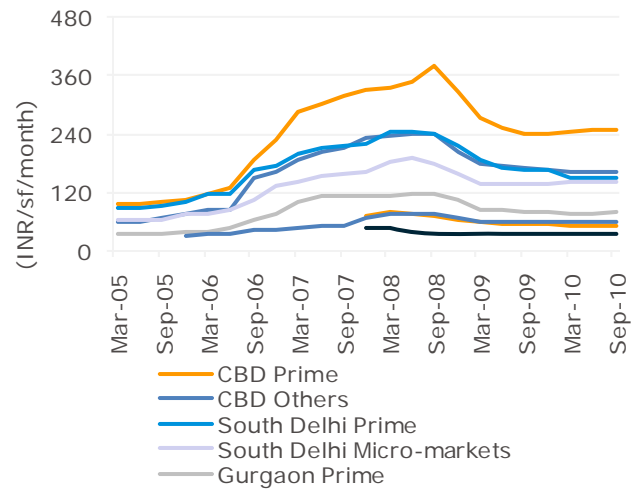
**Chart 18: Hyderabad office space absorption-supply**



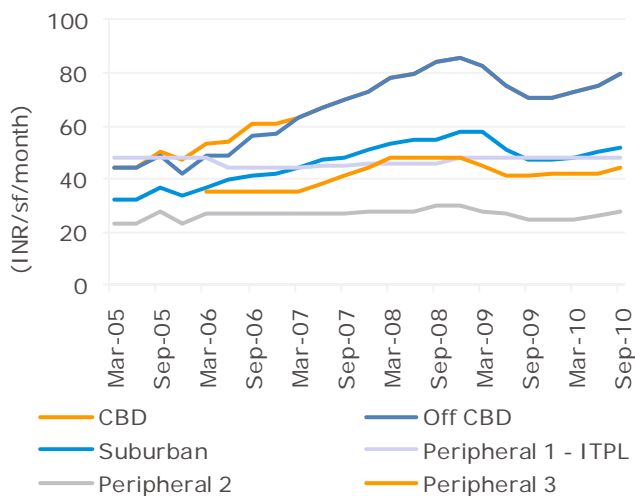
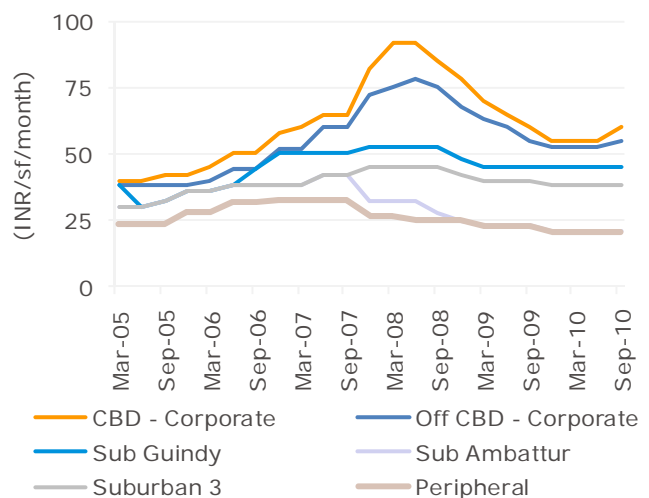
**Chart 19: Kolkata office space absorption-supply**



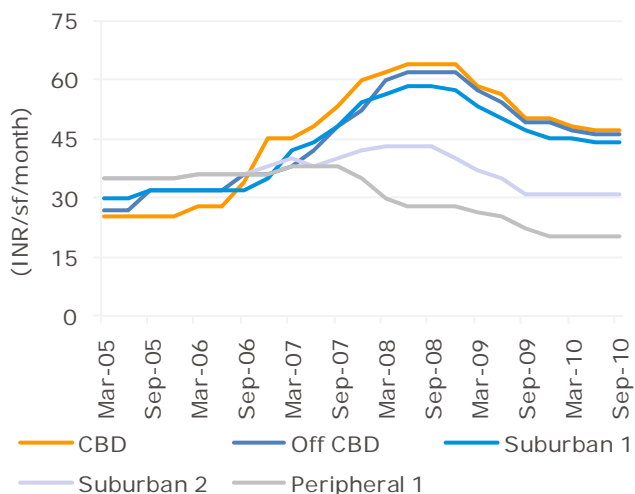
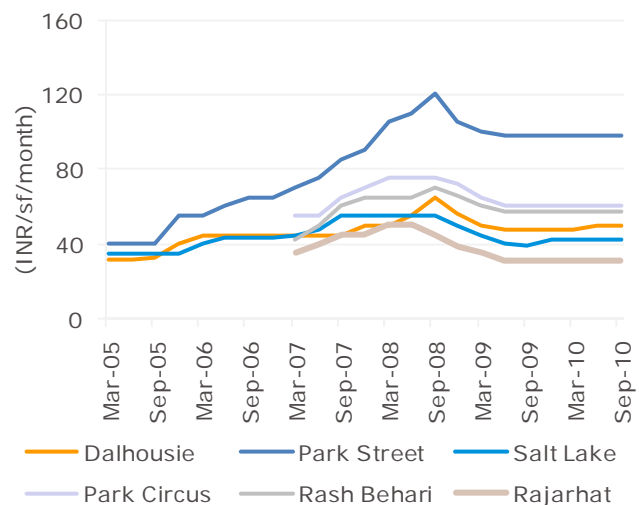
Source: Cushman Wakefield, Edelweiss research

**Chart 20: Mumbai office rentals**

**Chart 21: NCR office rentals**


Source: Cushman Wakefield, Edelweiss research

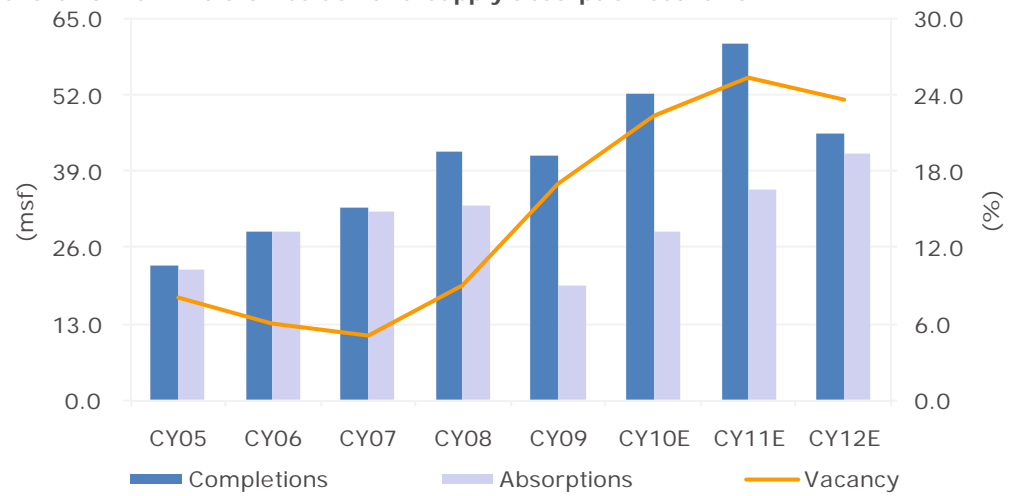
**Chart 22: Bengaluru office rentals**

**Chart 23: Chennai office rentals**


Source: Cushman Wakefield, Edelweiss research

**Chart 24: Hyderabad office rentals**

**Chart 25: Kolkata office rentals**


Source: Cushman Wakefield, Edelweiss research

Chart 26: Pan-India office demand-supply absorption scenario



Source: JLL state of the nation Q2CY10

## Retail: Rentals bottoming out

### Retail rentals bottoming out

Chart 27: Mumbai retail rentals

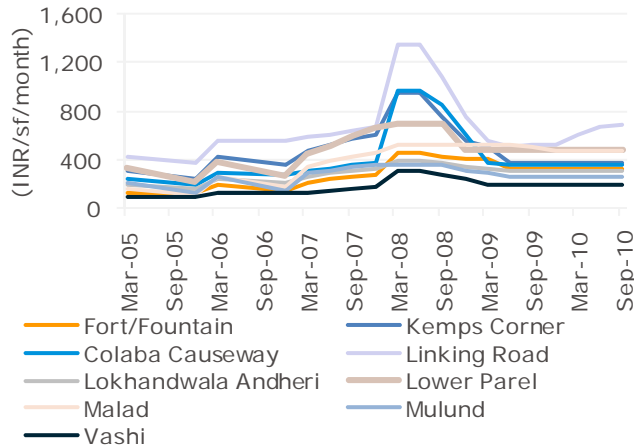
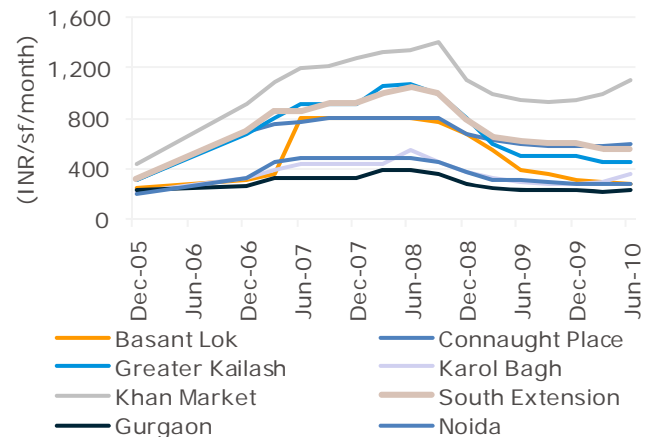


Chart 28: NCR retail rentals



Source: Cushman Wakefield, Edelweiss research

Chart 29: Bengaluru retail rentals

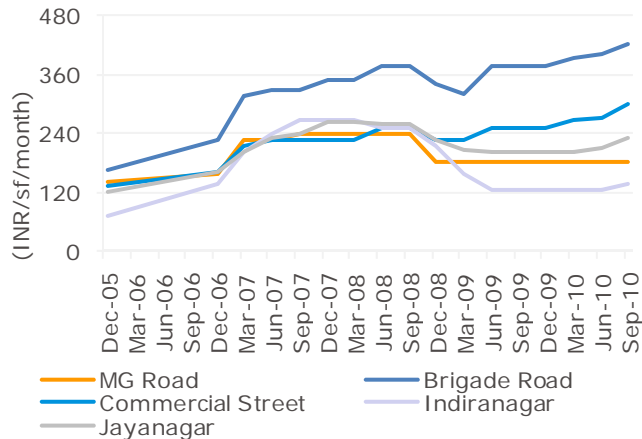
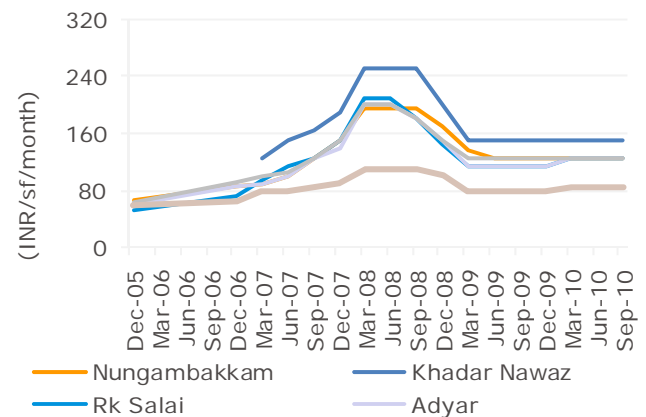


Chart 30: Chennai retail rentals



Source: Cushman Wakefield, Edelweiss research

Chart 31: Hyderabad retail rentals

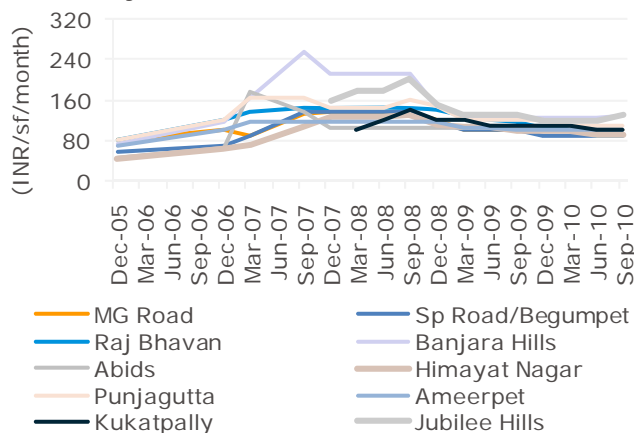
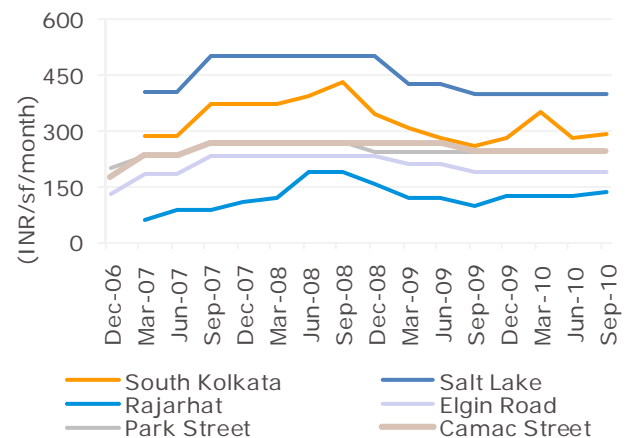


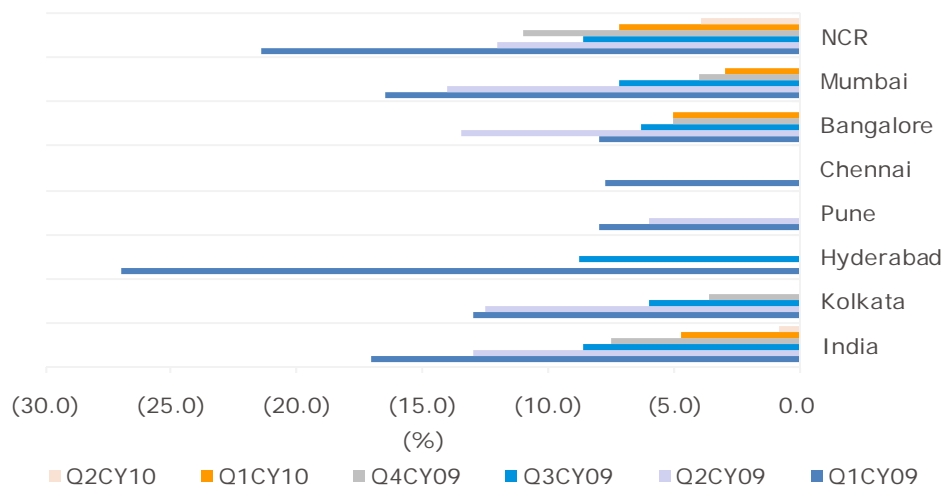
Chart 32: Kolkata retail rentals



Source: Cushman Wakefield, Edelweiss research

- Retail rentals stable in Q2CY10 across India except NCR

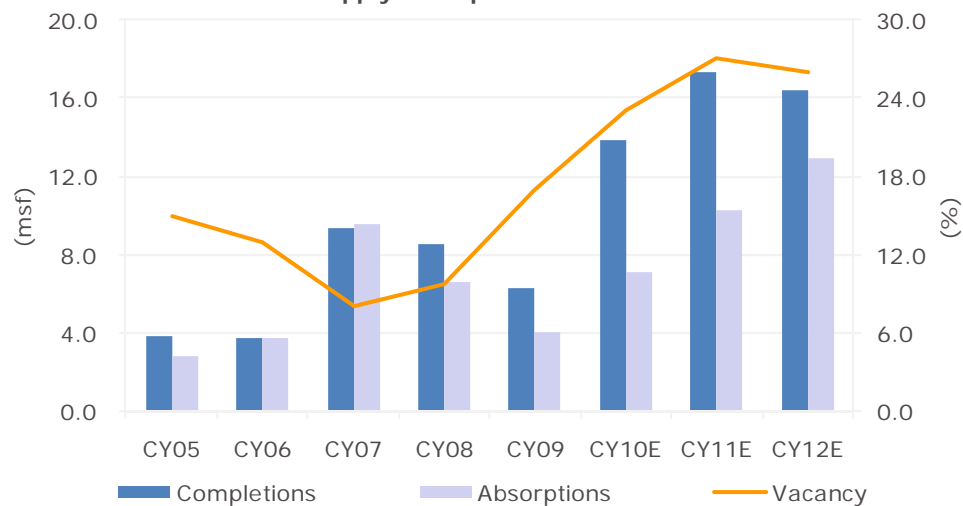
**Chart 33: Average of Q-o-Q % change in rental values**



Source: JLL State of the Nation Q2CY10

- Upcoming supply to keep rentals stable in CY10-12E

**Chart 34: Pan-India retail supply-absorption**



Source: JLL State of the Nation Q2CY10



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### Coverage group(s) of stocks by primary analyst(s): Real Estate

Anant Raj Industries, Brigade Enterprises, DLF, Mahindra Lifespace Developers, Orbit Corporation, Sobha Developers, Unitech

#### EW Indices



#### Distribution of Ratings / Market Cap

##### Edelweiss Research Coverage Universe

	Buy	Hold	Reduce	Total
Rating Distribution*	116	45	12	176

\* 3 stocks under review

	> 50bn	Between 10bn and 50 bn	< 10bn
Market Cap (INR)	110	53	13

#### Recent Research

Date	Company	Title	Price (INR)	Recos
15-Nov-10	<b>Unitech</b>	Monsoon and labour shortage slow execution; <i>Result Update</i>	81	Buy
12-Nov-10	<b>Anant Raj Industries</b>	Residential sales boost revenues; <i>Result Update</i>	137	Buy
11-Nov-10	<b>DLF</b>	Margins disappoint; leasing surprises positively; <i>Result Update</i>	346	Buy
09-Nov-10	<b>Brigade Enterprises</b>	Visible improvement across segments; <i>Result Update</i>	139	Buy

#### Rating Interpretation

Rating	Expected to
<b>Buy</b>	appreciate more than 15% over a 12-month period
<b>Hold</b>	appreciate up to 15% over a 12-month period
<b>Reduce</b>	depreciate more than 5% over a 12-month period

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