

Home sales in Q4 best in 16 years

RAGHAVENDRA KAMATH
Mumbai, June 13

BACKED BY STRONG jump in residential sales in National Capital Region (NCR) and Mumbai Metropolitan Region, Q4FY23 saw major cities posting the best-ever quarterly sales in at least 16 years, a stock brokerage report said on Tuesday.

Residential property sales across major cities rose 16% y-o-y and 2% q-o-q to 241 million square feet in 4QFY23, said Kotak Institutional Equities.

This (the growth) was supported by strong demand in the NCR and MMR, with sales of 25 million sq ft (up 61% yoy) and 40 million sq ft (up 14% yoy), respectively, while Bengaluru at 20.5 mn sq ft (up 1% yoy) saw a weaker headline performance," the report said.

FY2023 full year sales were also the best-ever annual sales in the last two decades, with sales of ₹878 million sq ft (up 31% yoy) and realisation growth of 11% yoy; sales value rose 46% yoy to ₹6 trillion, it said.

Launches rose 20% yoy to 805 mn sq. ft, leading to inventory liquidation (down 5% yoy) of 72 million sq ft.

The brokerage is also bullish on the current financial year when it said that April 2023 continues to see robust activity, with sales of 70 million sq ft (up 2% yoy) and a price increase of 14% yoy to ₹7,234 per sq ft, supporting a 16% yoy increase in sales value to ₹50500 crore –

GOING NORTH

NCR and MMR saw sales growth of 61% and 14% y-o-y, respectively

Launches rose 20% y-o-y to 805 million sq. ft

FY23 best-ever annual sales in the last two decades, with sales of 878 mn sq ft



Source: Kotak Institutional Equities

Gurugram continued to lead from the front, it said.

Kotak said top listed players posted strong sales growth in 4QFY23, in line with the growth in the sector.

Our coverage universe witnessed strong sales growth of 45% yoy and 60% q-o-q to ₹23,600 crore in 4QFY23, leading to a market share of 1.3% on an all-India basis (sales of ₹1.77 trillion, up 35% y-o-y)," it said, adding that DLF reported the strongest show in FY2023, with pre-sales doubling to ₹15,000 crore.

Godrej Properties saw 56% yoy growth in pre-sales to ₹12,000 crore while Lodha, Sobha and Brigade saw yoy growth of over 30%.

As per Anarock Research, the cumulative unsold stock in the top seven cities saw a 12% decline in the last 5 years – from 7,13,400 units by Q1 2018 to

about 6,26,750 units by Q1 2023.

If we consider the inventory overhang, among the top 7 cities, NCR saw the maximum five year inventory reduction – by 43 months (from 66 months by Q1 2018-end to about 23 months by Q1 2023). This region was the third-best housing performer in Q1 2023," said Anuj Puri, chairman at Anarock.

He also added, "In Mumbai Metropolitan Region, the inventory overhang has shrunk by 34 months in this period, attaining an all-time low of 21 months in Q1 2023. MMR recorded the highest sales among the top cities, with about 34,690 units sold in the quarter – an increase of 182% against same period in 2018." According to Motilal Oswal Financial Services, with the interest rate hike cycle toping out, the residential real

estate cycle is unlikely to face any material headwinds and expects demand to remain healthy for at least the next two-three years.

With interest rates likely to have peaked out, a major headwind is now behind us. The absorption for top-8 cities remained at 80,000 units for the last four to five quarters and is now expected to pick up with renewed interest from first-time homebuyers.

Industry growth will also be complemented by consistent market share gains by large developers on the back of increased penetration into at least a couple more markets,"

Motilal Oswal said.

With concerns about rising construction costs comfortably put to rest, Motilal Oswal believes the improving product mix and sustainable price hikes by companies can translate into margin improvement, which will boost profitability.

Pavitra Shankar, managing director, Brigade Enterprises said "We are actively pursuing and acquiring lands in our key markets of Bangalore, Chennai, Hyderabad and Mysore. For the projects in the pipeline, we have taken into consideration the new post Covid trends that includes a significant demand for bigger homes."

NAVI MUMBAI INTERNATIONAL AIRPORT EXPRESSION OF INTEREST (EOI) FOR ELECTRONIC GATES (E-GATES) AND SERVER VIRTUALIZATION WORKS AT NMIA

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Summit Digital Infrastructure Limited (formerly known as Summit Digital Infrastructure Private Limited)

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Union Bank of India Stressed Asset Management Branch 104, Bharat House, GR Floor, Samachar Marg, Mumbai - 400 023

India outflow of high-net-worth individuals to be lower in 2023

FE BUREAU New Delhi, June 13

INDIA IS PROJECTED to witness a net outflow of 6,500 high-net-worth individuals (HNWIs) in 2023, according to the Henley Private Wealth Migration Report 2023, which tracks wealth and investment migration trends worldwide.

This places India as the second-largest country in terms of HNWI outflow globally, following China (net loss of 13,500). The current projection indicates that the anticipated HNWI flight is slightly lower than the previous year's net outflow of 7,500 millionaires. The report, released on Tuesday by Henley & Partners ranks UK and Russia, following its invasion of Ukraine, in third and place respectively.

Given India's capacity to generate new millionaires, the outflows are not considered particularly concerning. New World Wealth, which has been tracking global wealth migration trends for over a decade, projects general wealth projections for India as very strong.

According to them, the high-net-worth individual population is projected to experience a remarkable 80% increase by 2031, positioning India as one of the world's fastest-growing wealth markets during this period. This growth will mainly be fuelled by the thriving financial services, healthcare and technology sectors within the country.

The firm has observed a notable trend of affluent individuals returning to India, and as the standard of living continues to improve, it anticipates a significant influx of wealthy individuals moving back to India in greater numbers.

Wheels India Limited Mandatory Transfer of Equity Shares of the Company to the Investor Education and Protection Fund (IEPF)

NATIONAL FERTILIZERS LIMITED (A Govt. of India Undertaking)

S. E. RAILWAY - TENDER Tender Notice No. GSURNC-ENGG-03-2023.

WESTERN RAILWAY REPAIRS OF EOT TRACK INCLUDING GIRDS

BOISAR BRANCH, TAPS STAFF COLONY, BOISAR, DIST: PALGHAR, - 401 504

Saurashtra Gramin Bank (Govt. of India, Govt. of Gujarat & State Bank of India Undertaking)

Form A BALANCE SHEET As at 31st March-2023 (₹ in '000)

Form B Profit and Loss Account for the year ended 31st March-2023 (₹ in '000)

INDEPENDENT AUDITOR'S REPORT Opinion 1. We have audited the accompanying financial statements of Saurashtra Gramin Bank ("the Bank", which comprise the Balance Sheet as at 31 March 2023, the Profit and Loss Account and the Statement of Cash Flows for the year then ended, and notes to financial statements including a summary of significant accounting policies and other explanatory information in which are included the returns for the year ended on that date of the Head Office and

Opinion 2. We conducted our audit in accordance with the Standards on Auditing (SAs) issued by Institute of Chartered Accountants of India (the ICAI). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the financial statements section of our report. We are independent of the Bank in accordance with the Code of Ethics issued by the ICAI together with the ethical requirements that are relevant to our audit of the financial statements prepared in accordance with the accounting principles generally accepted in India, including the Accounting Standards issued by the ICAI, and provisions of section 29 of the Banking Regulation Act, 1949 and circulars and guidelines issued by the Reserve Bank of India (RBI) and National Bank for Agriculture and Rural Development (NABARD) from time to time and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence, we have obtained is sufficient and appropriate to provide a basis for our opinion.

For, Manubhai & Shah LLP Chartered Accountants ICAI FRN 106041W / W100136

