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An Insight of Financial Performance of Real Estate Sector in India

Rakesh Kumar Sharma* **Manvinder Singh Pahwa****

The real estate sector in India has assumed growing importance with the liberalization of the economy. Developments in the real estate sector are being influenced by the developments in the retail, hospitality and entertainment (e.g., hotels, resorts, cinema theatres) segment, economic services (e.g., hospitals, schools) and information technology (IT)-enabled services (like call centers) etc. and vice versa).This paper makes an attempt to study operational and financial performance of Indian real estate sector taking into account nine major real estate companies. Profitability, operating and financial performance had been measured with key financial ratios. Further, statistical tools viz., mean, standard deviation and coefficient of variance had also been used to know the consistency or volatility in the performance of selected top player in real estate sector. The paper concludes that the companies viz., Delhi Land & Finance Ltd. (DLF ltd.), Ansal Properties & Infrastructure Ltd (API)I ,Unitech Ltd. Housing Development & Infrastructure Ltd. (HDIL) had shown moderate and consistent performance during last five years. Whereas the companies like DB Reality, IRB infrastructure Developers Ltd., Omax Ltd and Obrei Reality Ltd. had shown fluctuating result over the period of study.

Keywords: OPM-Operating Margin, CMR- Cash Margin Ratio, NPM-Net Margin Ratio, RONW-Return on Net Worth, ROLF- Return on Long Term Funds , CMR-Current ratio , LR-Liquidity Ratio CV- Coefficient of Variance, S.D.- Standard Deviation, GMR- Gross Margin Ratio, FATR-Fixed assets turnover ratio

Introduction

The real estate sector in India has assumed growing importance with the liberalization of the economy. Developments in the real estate sector are being influenced by the development in the retail, hospitality, entertainment, socio-economic services, IT and ITES. With dynamic development in the country, the real estate sector in India has witnessed fast growth. The average annual GDP growth of about 7% in the last decade has paved the path of this sector which has been fueled with the propelling demand of residential homes by individuals as well as high quality commercial office space by rapidly developing businesses, particularly in IT and ITES sector across a number of cities in India. Besides this a large number of western style malls and potential entry of international retailers like Wal-Mart and Carrefore has given new horizon to Indian real estate market. Along with this the contribution of Indian retailer like Big Bazar, Reliance etc. cannot be ignored which has significantly added into the development of real estate business in India. The constrained real estate market took an easy breath with rising of bar of Foreign Direct Investment by the Indian government in construction projects. This has further energized the real estate market. As a result, a number of foreign companies like Blackstone Group, Goldman Sachs, Citigroup Morgan Stanly and many others have raised money for investment in Indian realty. It can be seen that Indian market has provided enough potential not only for foreign investor but also to the business involved in real estate to develop. Indian property market differs significantly from many other markets in the world. It is very large, diverse, complex, fragmented and is experiencing rapid growth (Lynn, et al., 2010). As investing in emerging markets may be daunting, therefore a due care has to be taken up while making investment decision in a developing economy, which has legal and cultural differences with that of the western countries.

The entry, emergence and strategic alliance in real estate sector in the last decade have influenced the performance of Indian real estate companies. This paper attempts to study the operational and financial performance of Indian real estate sectors.

Review of Literature

(Goel, 2011) attempted to analyse the profitability performance of Unitech and Punj Lloyd with regard to Shareholders' wealth maximization. Du Pont Analysis has been applied to study the performance of ROE. The basic objective of selecting these two

**Assistant Professor, School of Behavioral Sciences & Business Studies, Thapar University, Patiala. rakeshsharmarv@gmail.com*

***Associate Professor and Head, Department of Accounting and Finance, College of Management and Economic Studies, University of Petroleum and Energy Studies, Dehradun. mspahwa@ddn.upes.ac.in*

companies is to understand and appreciate the concept of Shareholder Wealth Maximization in these companies with different factsheets. Unitech is a company listed for over twenty years now; Punj Lloyd is a company with a very high Non Promoter Share Percentage and has been listed in 2005 only. He observed that Unitech has shown a consistently good performance over the last five years, whereas Punj Lloyd has shown an inconsistent performance.

(Sharma, 2011) identified that DLF, Unitech, and Anant Raj Industries derive a significant chunk of revenue from commercial leasing, besides residential properties. As a result, they have more recurring rental incomes that support operating cash flows and their revenues are not just dependent on launch of a new housing project.

(ET Bureau, 2011) found that the Indian real estate industry is witnessing some vibrancy and upbeat market sentiments after the steep corrections during the global financial crisis in 2008-09. Global economic performance is improving and so are the prospects of Indian businesses. With the Indian economy expected to grow at the rate of approximately 8% to 8.5% during the current year the real estate sector in India is now on a gradual improvement curve.

Barbara & Roger (1995) conducted the study to explain the relationships between financial performance, firm size and executive compensation among firms in the real estate industry. The findings indicate that there is a significant relationship between executive compensation and measures of financial performance, firm size and age of the highest paid executive.

On the study (www.dnb.co.in/RealEstate2010) reveals that asset turnover of real estate companies faced a downward trend over the past five years indicating a drop in operating efficiencies. Asset turnover reduced from 0.37 in FY06 to 0.15 in FY10. It was found that growth in income was not proportionate to growth in assets. During FY09 and FY10, total income declined whereas total assets grew marginally. Thus, growth in total assets did not result in improvement in total income during this period. Total income grew at 24.9% CAGR whereas total assets grew at 54.9% CAGR between FY06 and FY10.

Additionally, it was found that the equity multiplier dropped drastically over the past five years from 5.93 in FY06 to 2.06 in FY10, indicating decreasing financial leverage and more infusion of equity than long-term debt. Higher equity multiplier in FY06 and FY07 indicated that companies financed a larger portion of their assets with debt. However, as cost of debt increased over the past five years, companies added more equity than long-term debt to finance their needs. Further, growth in equity outpaced growth in assets. This resulted in a further drop in the asset-equity ratio to 2.34 in FY09 and 2.06 in FY10. Thus leverage factor reduced in FY09 and FY10 from the past three years. Assets grew at 54.9% CAGR, whereas equity grew at 101.84% CAGR and long-term debt grew at 52.61%.

NPM stood at 17% in FY06 and grew to 28.1% in FY07and 35.5% in FY08 owing to growing income and rise in property prices. However, sales and property prices declined sharply resulting in decline in NPM in FY09 to 29.4%. Total expenses did not decline proportionately with sales and on the contrary increased 9.9% in FY10 leading to drop in NPM to 21.9 %.(http://www.dnb.co.in / RealEstate2010)

(Sosnow and Narayanan,2008) explained that there is a limited foreign presence in for-sale residential real estate. They have further identified the fundamental growth factors driving demand of property in India, which includes GDP growth, exports, Foreign Direct Investment, urban growth, population growth, income growth and increasing disposable incomes.

(Sosnow and Narayanan,2008) further describes about the investment treaty being concluded between Canada and India which can be used as a conduit for the protection of US Investments in real estate in India.

(Saraf & Singh, 2009) in his work identified that recent stock market activity in India and aggressive capital raising mechanisms - including qualified institutional placement - adopted by developers reflect the growing positive sentiment and the efforts of recent months and an increasingly stable global environment. The downturn has motivated developers to adapt by restructuring debt, disposing of non-core assets and refining their product mix. Significant loan restructuring by the financial institutions and a reduction of interest rates have resulted in more robust financial statements among real estate companies. The companies are also successfully managing to cut debt and attain liquidity either through non-core asset sales or share sales to investors.

In one article published in

(www.greenworldinvestor.com/2010) explained that Organized Real Estate Industry in India is only a couple of decade's old .Real Estate Industry in India took off with the global boom in the Realty Sector which percolated down to India as well. Lack of clear land titles and litigation has made this industry one of the most opaque and corrupt ones. Due to the massive price appreciation and huge valuations, Land has become quite common with Chief Ministers, Generals, Top Bureaucrats all involved in the murky environment of Real Estate in India.

Objective of the Study

The main objectives of the study are:

1. To measure operation and financial performance of selected real estate companies.
2. To examine the consistency and volatility in the performance of selected top player in real estate sector.

Research Design

The scope of the study consists of 9 major players in auto estate sector namely, Ansal Properties & Infrastructure Ltd.(API), Delhi Land & Finance (DLF) , Unitech Ltd., India Bulls Real Estate , Housing Development & Infrastructure Ltd (HDIL), IRB Infrastructure & Developers Ltd. ,Obrei Reality Ltd. , Dynamix Balwas Realty (DB Reality) and Omax Real Estate Ltd. The data have been collected through secondary sources for the period starting from March 2005 to March 2011. Further the data have been analyzed on the basis of different financial indicators viz., profitability ratios, Financial Ratios, Efficiency Ratio and Liquidity Ratios. The statistical tools like Mean, Standard Deviation and C.V have also been calculated to investigate any variation in areas of profitability, efficiency and overall financial performance of selected Indian real estate companies over the period of time.

Analysis and Interpretation

In order to study the operating, financial and economic performance of the target companies, the various ratios have been pooled under appropriate different heads. Then mean value, standard deviation and coefficient of variance of different ratios were computed to know overall trends in different real estate companies and volatility in respective ratio. The various ratios studied had been grouped under the following heads:

(a) Earnings per share Ratios

(b) Profitability Ratios

(c) Long Term Financial Position ratio

(d) Payout Ratio & Coverage Ratios

Annexure

Table 1.1 Per share ratios of Selected Real Estate Companies

share ratios	API			DLF			UNITECH			India Bulls Real Estate			HDIL		
	Mean	CV	S.D.	Mean	CV	S.D.	Mean	CV	S.D.	Mean	CV	S.D.	Mean	CV	S.D.
Adjusted cash EPS (Rs)	15.57	0.67	10.47	8.27	0.59	4.86	4.77	0.78	3.70	-0.41	-2.12	0.86	32.37	0.59	19.15
Reported EPS (Rs)	14.14	0.64	9.09	7.77	0.62	4.81	5.44	0.76	4.14	3.76	2.27	8.54	32.89	0.59	19.28
Reported cash EPS (Rs)	14.95	0.61	9.13	8.45	0.57	4.84	5.49	0.76	4.15	3.83	2.23	8.55	33.02	0.58	19.25
Dividend per share	1.10	0.57	0.63	2.40	0.37	0.89	0.23	0.71	0.16	13.50	0.00		5.00		
Operating profit per share (Rs)	21.16	0.50	10.59	9.87	0.54	5.29	7.35	0.80	5.89	0.05	9.20	0.42	43.82	0.48	21.22
Book value (incl rev res) per share (Rs.)	107.67	0.30	32.46	60.05	0.53	31.66	22.60	0.47	10.54	96.73	0.56	54.55	158.86	0.45	70.85
Net operating income per share (Rs)	100.00	0.57	56.55	17.37	0.53	9.21	14.15	0.67	9.51	1.33	0.47	0.63	65.07	0.43	28.04

Per share ratios	IRBID			Obrei Realty Ltd.			DB Realty			Omax		
	MEAN	CV	SD	MEAN	CV	SD	MEAN	CV	SD	mean	SD	Cv
Reported EPS (Rs)	1.81	0.58	1.05	146.78	1.02	150.28	101.97	1.75	178.19	86.64	82.47	0.95
Reported cash EPS (Rs)	1.86	0.60	1.11	150.28	1.01	151.38	103.25	1.74	180.05	87.49	83.26	0.95
Dividend per share	1.50	0.00	0.00	1.34	0.57	0.76						
Operating profit per share (Rs)	0.04	17.58	0.74	104.33	1.12	117.36	107.13	1.83	196.33	84.75	83.49	0.99
Book value (incl rev res) per share (Rs.)	52.94	0.49	25.80	1921.16	0.90	1720.93	647.21	0.75	487.25	571.41	704.52	1.23
Net operating income per share (Rs)	4.23	1.28	5.40	223.69	1.04	232.77	178.96	1.34	239.91	130.80	120.64	0.92

Source: Annual Report of Companies & CMIE database

Table 1.1 exhibits the per share ratios of selected real estate companies. On average reported EPS and cash EPS had remained highest in Obrei Reality Ltd. followed by DB Reality & Omax Ltd. Whereas these were lowest in IRB Infrastructure Ltd. These ratios were much volatile in India Bulls Real Estate, DB Reality and Obrei Reality as their CV and SD of these ratios were very high as compare to other real estate companies. These ratios were much consistent in companies Viz., Ansal API, HDIL, IRBID as revealed from their CV and SD.

On average net operating income per share & operating income per share had remained high in Obrei Reality Ltd., D.B. Reality Ltd. & Omax Ltd. But much volatile except Omax Ltd. as their CV and SD of these ratios were very high. Whereas these ratios were moderate and more consistent in Ansal API, DLF Ltd., HDIL and Unitech Ltd. On Average book value per share had remained highest (Rs.1921.16) in Obrei Reality Ltd. followed by DB Reality (Rs. 647.21), Omax Ltd. (Rs. 541.71), HDIL (158.56) & Ansal API (107.7) respectively. Book value per share was lowest to Rs. 22.60 in Unitech ltd. On the other hand this ratio was more consistent in Ansal API, followed by HDIL, Unitech and DLF Ltd. as revealed from their lower value of SD and CV of this ratio. But it was much volatile in OMAX Ltd. & Obrei Reality Ltd. (Table 1.1).

Table 1.2 shows the profitability position of selected real estate companies. On average GMR & OMR had remained in DB Reality Ltd. i.e., 92.65% and 94.33% respectively followed by HDIL (66.77% and 66.97%), DLF ltd. (53.80% & 56.86%) and Obrei Reality Ltd. Where on average these ratios were lowest in India Bulls Real Estate Ltd. GMR and OMR were much consistent in D.B. Reality and subsequently consistent in companies Viz., DLF Ltd. HDIL, Ansal API & Unitech Ltd. respectively as revealed from their SD and CV. Whereas these ratios were much volatile in companies Viz., Omax Ltd.,India Bulls Real Estate & Obrei Reality (Table 1.2) On average of last 5 years NPM & Adjusted cash margin were highest in Obrei Reality Ltd. (50.34% & 53.80%), followed by HDIL(46.37% & 45.69%) , DLF Ltd.(33.29% & 35.62%) and Unitech ltd. (31.49% & 27.90%) respectively. Moreover, these ratios were much consistent in Obrei Reality Ltd and HDIL as revealed from their CV and SD. On the other hand these ratios were much inconsistent or volatile in the companies Viz., India Bulls Real Estate & D.B. Reality Ltd. as their CV was much higher and SD of these ratios were also high as compare to actual ratios (table 1.2). On average of last 5 years RONW was highest in Unitech Ltd. (34.20%) followed by HDIL (30.03%), DLF Ltd. (22.53%) and Ansal API(13.83%) respectively. It was lowest to 3.65% in India Bulls Real Estate. On the other hand these ratios were much consistent in IRB infrastructure Ltd. & Obrei Reality Ltd. as compared to other selected real estate companies (table 1.2).

Table 1.3 depicts the average, S.D. and CV of leverage ratios of last five years of selected real estate companies. Proportion of debt fund remained

highest in DLF ltd. & Unitech Ltd. as compare to equity capital revealed from LTD to equity ratio & total debt to equity ratio. Whereas it was lowest in Obrei Reality Ltd. These ratios were highly volatile in DLF Ltd, India Bulls Real Estate Ltd. and Obrei Reality Ltd. On the other hand owner's funds investment was highest in Obrei Reality Ltd. followed by India Bulls Real Estate & IRB infrastructure Developers ltd. Moreover, owners' proportion seems to be more consistent in Obrei Reality Ltd. as CV of owners fund of total sources was 0.07 respectively. Higher FATR in IRBID, Obrei Reality Ltd and DB reality reveals that there is intensive use of fixed assets in business. On the other hand FATR was lowest in DLF ltd and Ansal API which means that there was not intensive use of these assets in business operation. Moreover, lower value SD and CV reveals that companies Viz., Obrei Reality and DB reality had shown consistency in regard to use of fixed assets in business operation

Table 1.2: Profitability Return ratios of selected Real Estate Companies

Profitability ratios	API			DLF			UNITECH			India Bulls Real Estate			HDIL		
	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD
Operating margin (%)	21.62	0.19	4.05	56.86	0.12	6.90	48.36	0.20	9.44	8.04	5.20	41.80	66.97	0.16	10.73
Gross profit margin (%)	20.64	0.21	4.25	53.80	0.15	7.94	48.00	0.20	9.42	2.06	21.04	43.39	66.77	0.16	10.73
Net profit margin (%)	12.75	0.39	5.00	33.29	0.24	7.92	31.49	0.24	7.62	56.21	2.80	157.59	46.37	0.16	7.20
Adjusted cash margin (%)	13.76	0.35	4.78	35.62	0.22	7.75	27.90	0.18	5.01	-8.58	6.57	56.33	45.69	0.16	7.28
Reported return on net worth (%)	13.83	0.73	10.07	22.53	1.02	23.04	34.20	0.97	33.11	3.65	2.35	8.56	30.03	0.92	27.75
Return on long term funds (%)	17.87	0.74	13.20	13.53	0.44	5.93	15.83	0.59	9.38	1.89	0.80	1.52	24.60	0.87	21.49

Profitability ratios	IRBID			Obrei Realty Ltd.			DB Realty			Omax		
	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD
Operating margin (%)	49.76	0.11	5.54	36.72	0.65	23.69	94.33	0.02	1.77	24.09	40.50	1.68
Gross profit margin (%)	37.26	0.09	3.33	26.99	1.42	38.43	92.65	0.03	2.76	27.06	40.03	1.48
Net profit margin (%)	15.75	0.36	5.62	50.34	0.13	6.57	19.47	5.73	111.61	28.70	46.88	1.63
Adjusted cash margin (%)	29.14	0.09	2.69	53.80	0.13	6.78	21.06	5.29	111.36	28.92	46.73	1.62
Reported return on net worth (%)	12.19	0.51	6.16	6.71	0.52	3.52	11.32	1.34	15.20	6.38	6.52	1.02
Return on long term funds (%)	10.18	0.37	3.79	7.35	0.49	3.61	8.79	1.16	10.17	4.84	4.42	0.91

Source: Annual Report of Companies & CMIE database

Table 1.3: Long term Financial Position of selected Real Estate Companies.

Leverage ratios	API			DLF			UNITECH			India Bulls Real Estate			HDIL		
	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD
Long term debt / Equity	0.64	0.48	0.30	2.35	1.52	3.58	1.94	0.65	1.26	0.37	0.92	0.34	0.66	0.32	0.21
Total debt/equity	0.78	0.44	0.34	2.79	1.52	4.24	2.16	0.68	1.47	0.37	0.92	0.34	0.66	0.32	0.21
Owners fund as % of total source	57.92	0.22	12.81	44.12	0.46	20.14	39.30	0.53	20.90	76.45	0.25	19.05	60.85	0.12	7.57
Fixed assets turnover ratio	7.34	0.58	4.22	2.12	0.52	1.10	15.82	0.36	5.67	1.64	0.39	0.65	27.25	0.68	18.60

Leverage ratios	IRBID			Obrei Realty Ltd.			DB Realty			Omax		
	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD
Long term debt / Equity	0.80	0.37	0.30	0.09	0.92	0.09	0.40	0.61	0.24	0.45	0.32	0.72
Total debt/equity	0.50	0.92	0.46	0.09	0.92	0.09	0.49	0.77	0.38	0.53	0.33	0.62
Owners fund as % of total source	71.82	0.31	22.33	91.39	0.07	6.80	70.07	0.27	18.77	19.20	29.44	1.53
Fixed assets turnover ratio	NA	NA	NA	1.77	1.12	1.98	13.46	0.40	5.32	4.45	5.37	1.21

Source: Annual Report of Companies & CMIE database

Table 1.4: Short term Financial Position of selected Real Estate Companies.

Liquidity ratios	API			DLF			UNITECH			India Bulls Real Estate			HDIL		
	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD
Current ratio	2.58	0.25	0.65	4.51	0.30	1.37	1.39	0.49	0.68	42.69	1.26	53.87	7.01	0.41	2.85
Current ratio (inc. st loans)	2.09	0.24	0.51	3.12	0.40	1.26	1.31	0.55	0.72	42.69	1.26	53.87	7.01	0.41	2.85
Quick ratio	1.42	0.33	0.46	2.90	0.34	1.00	1.12	0.14	0.16	42.28	1.28	54.23	1.45	0.45	0.65

Liquidity ratios	IRBID			Obrei Realty Ltd.			DB Realty			Omax		
	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD
Current ratio	28.78	1.27	36.49	6.55	0.65	4.28	24.60	0.30	7.30	7.42	10.02	1.35
Current ratio (inc. st loans)	8.12	0.90	7.32	6.55	0.65	4.28	10.82	0.84	9.06	5.13	4.66	0.91
Quick ratio	28.78	1.27	36.49	5.26	0.74	3.88	23.17	0.29	6.77	6.97	9.43	1.35

Source: Annual Report of Companies & CMIE database

Table 1.5: Paying capacity of selected Real Estate Companies.

Coverage Ratios	API			DLF			UNITECH			India Bulls Real Estate			HDIL		
	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD
Adjusted cash flow time total debt	9.51	0.96	9.13	10.07	0.55	5.51	9.33	0.33	3.11	50.80	1.37	69.38	3.93	0.62	2.44
Financial charges coverage ratio	6.11	0.71	4.35	3.77	0.66	2.48	3.93	0.52	2.05	39.50	1.82	71.76	8.32	0.66	5.51
Fin. charges cov. ratio (post tax)	4.56	0.67	3.06	3.28	0.63	2.07	3.39	0.48	1.62	48.40	1.37	66.41	7.39	0.64	4.72

Coverage Ratios	IRBID			Obrei Realty Ltd.			DB Realty			Omax		
	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD	Mean	CV	SD
Adjusted cash flow time total debt	14.46	1.00	14.52	0.72	1.10	0.79	2.19	0.53	1.16	1.15	0.63	0.55
Financial charges coverage ratio	9.54	0.77	7.30	6567.23	1.79	11755.83	-3207.69	1.74	5574.88	2825.31	5908.81	2.09
Fin. charges cov.ratio (post tax)	9.18	0.73	6.72	6178.08	1.82	11248.94	-3231.37	1.74	5615.86	2727.40	5729.85	2.10

Source: Annual Report of Companies & CMIE database

Short term financial position of India Bulls seems very good as revealed from high average current ratio and quick ratio followed by DB reality and IRB infrastructure Developers ltd and Omax Ltd. On the other hand liquidity position had remained much volatile in the companies Viz., India Bulls Real Estate, IRBID & Omax Ltd. and more Consistent in Ansal API, HDIL & DB Reality Ltd. respectively as revealed from SD and CV of CR & QR (table1.4).

Whereas CR and QR remained lowest in Unitech & Ansal API & much consistent in these companies during past period which reflect that these companies had moderate short financial position with lowest risk (Table1.4).

Debt & other financial charges paying capacity had remained moderate but much more consistent in companies Viz., Unitech, DLF ltd. Ansal API HDIL and IRBID respectively as revealed from average of different coverage ratios & their CD and SD(table1.5).

On average financial charges coverage ratio pre and after tax were very high but much volatile in Obrei Reality ltd. and Omax Ltd. as revealed from their SD and CV (table1.5).

Conclusion

Current study had examined the operational and financial performance of selected top players in the real estate sector. From the analysis it revealed that profitability of Companies Viz Obrei Reality Ltd HDIL, DLF Ltd. and Unitech ltd remained very high & much consistency in Obrei Reality Ltd and HDIL. Whereas companies like DLF, Ansal API , HDIL etc have shown moderate profitability but more consistency during last 5 years. Earning per share had also remained very the Obrei Reality Ltd. and DB Reality Ltd. & more consistent in Ansal API , HDIL IRBID and DLF. Return on shareholders' funds & long term funds had shown very good results in companies' viz., Unitech, HDIL, DLF, Ansal API. Long term financial position reflected that Proportion of debt fund remained highest in DLF ltd. & Unitech Ltd. as compare to equity capital. Proportion of debt & equity highly volatile in DLF Ltd , India Bulls Real Estate Ltd. Short term financial position of India Bulls, DB reality and IRB

infrastructure Developers ltd was very good & much volatile in the companies Viz., India Bulls Real Estate , IRBID & Omax Ltd. and more Consistent in Ansal API , HDIL & DB Reality Ltd. Debt & financial charges paying capacity remained moderate but much more consistent in companies Viz., Unitech, DLF ltd. Ansal API HDIL and IRBID respectively. The paper concludes that the company's viz., DLF ltd., Ansal API, Unitech Ltd. HDIL had shown moderate and consistent performance during last 5 years. Whereas the companies like DB Reality, IRB infrastructure Developers Ltd., Omax Ltd and Obrei Reality Ltd. had shown fluctuating result over the period of study.

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