

EVALUATION OF REAL ESTATE IN HYDERABAD

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ABSTRACT

Every person in his lifetime dreams to own a property or a house for safeguarding his family and future. This very idea of providing secure future to one's family has motivated people to invest their hard earned money into buying land or property. This has led to the emergence of real estate boom in busy and highly populated city of Hyderabad. Hyderabad, a dream land for many, is the fourth largest city in India and capital city of the newly born state of South India, Telangana and also Andhra Pradesh currently. With its busy roads, sky touching buildings, IT hubs, wide range of cuisine, pleasant weather and affordable lifestyle, it has been the mother for many individuals from different parts of the country. People prefer to stay and settle down in Hyderabad. With the IT boom, the population migrating to Hyderabad has further risen up leading to a hike in the real estate market. With the changing needs of people and the political situations in the state, there have been highs and lows in the real estate in Hyderabad. The present study focuses on importance and the changing trends in the real estate in Hyderabad.

Key Words: Real estate, Property, Emergence, Hyderabad.

1. INTRODUCTION

Every individual's dream is to keep his family safe and secure their future. They make investments in various places to help save money for future. Of all the investments, investing in immovable assets has shown a considerable profit when compared to other forms of investments. This very business which involves investments in immovable assets like land or house has been

given the term “REAL ESTATE”. Real estate¹ is "property consisting of land and the buildings on it, along with its natural resources such as crops, minerals, or water; immovable property of this nature; an interest vested in this an item of real property; buildings or housing in general. Also the business of real estate is the profession of buying, selling, or renting land, buildings or housing."

“Every person who invests in well-selected real estate in a growing section of a prosperous community adopts the surest and safest method of becoming independent, for real estate is the basis of wealth” -Theodore Roosevelt

Real estate development(Development services, SDC Companies 2012) is a multifaceted business, encompassing activities that range from re-lease of existing buildings to the purchase of raw land and the sale of improved land or parcels to others. Developers are the coordinators of the activities, converting ideas on paper into real property. Real estate development is different from construction, although many developers also construct. Developer Louis Lesser drew the distinction in a 1963 New York Times article, "Developing is the key word. We don't build ourselves";Mr. Lesser stresses (2012). 'We buy the land, finance the deal, and then we have the best builders build under bond at a fixed cost'.

Developers buy land, finance real estate deals, build or have builders build projects, create, imagine, control and orchestrate the process of development from the beginning to end. Developers usually take the greatest risk in the creation or renovation of real estate and receive the greatest rewards. Typically, developers purchase a tract of land, determine the marketing of the property, develop the building program and design, obtain the necessary public approval and financing, build the structure, and lease, manage, and ultimately sell it. Developers work with many different counterparts along each step of this process, including architects, city planners, engineers, surveyors, inspectors, contractors, leasing agents and more.

1.2 REALESTATE SECTOR IN INDIA

The Planning Commission of India(Mr. Ashish Mittal&Ms. Khusboo Bhargava, 2014) defines ‘Real estate’ as land, including the air above it and the ground below it, and any buildings or structures on it. It is also referred to as *realty*. It covers residential housing, commercial offices, trading spaces such as theatres, hotels and restaurants, retail outlets, industrial buildings such as factories and government buildings. The activities of the real estate

sector encompass the housing and construction sectors also. Real estate business involves transactions, such as purchase, sale, and development of land, residential and non-residential buildings. Major players in the real estate market are the land owners, developers, builders, real estate agents, tenants, buyers etc.

Indian cities are normally categorized into three tiers (sunshineinfra.net, 2014):

Tier I comprises of Delhi, Mumbai and Bangalore.

Tier II consists of Hyderabad, Pune and Chennai, the cities targeted by companies as alternative off shoring destinations and which now possess a well-trained pool of skilled labor. According to a Deutch Bank (DB) Research the cost advantage of Tier II cities over those in Tier I is estimated at 15% to 20%.



Tier III cities: But given the rising costs in Tier II cities in recent years, companies are increasingly eyeing Tier III cities. These are cities with populations of more than a million (10 lakhs) are not yet completely established as outsourcing and off shoring destinations. Their absolute cost advantage over Tier I cities is estimated at between 15% and 30% by the same DB Research.

As real estate construction and values ([Overview of India's Real Estate Sector,2007](#)) have expanded in India buoyed by healthy economic growth, and coupled with a series of IPOs by property firms so in recent years has India's property sector changed substantially. These trends of growth and modernization are set to continue, with some market participants forecasting that real estate development in India will grow from US\$12 billion in 2005 to US\$90 billion by 2015. In addition, international capital has become more interested in Indian property and is seeking transparent and liquid ways to invest. Furthermore, with a more global property market, the level of competition in the Indian property business is rising, while the need for property firms to strengthen their operational infrastructures, personnel and finances to better compete is also becoming more acute.

India's GDP growth rate has averaged more than 8% over last few years, up from an average of around 6% during the 1990s and has touched the 9% last fiscal. India emerged as a land of opportunities. The principle drivers of India's GDP are changing demographics, rising levels of foreign investment, a vibrant services sector powered by the IT and ITES sectors and buoyant exports. Notwithstanding concerns over lack of structural reform, these factors are likely to be sustained in the foreseeable future, resulting in continued strong GDP growth. This economic growth



has, in turn, stimulated demand for property to help meet the needs of business, such as modern offices, warehouses, hotels and retail shopping centers. It has also boosted housing demand as a wealthier populace seeks upgraded accommodation. Moreover, shrinking household size and improved access to housing finance have boosted the demand for residential property. Tax incentives have also been granted to interest and principal paid on home loans, which has made owner-occupied property more attractive.

1.3 REAL ESTATE IN HYDERBAD

Hyderabad, the city of smiles, of lights, of a thousand faces, endearingly called the Pearl City, has a long rich history. Being the fourth largest city of India, the capital city of Telangana and Andhra Pradesh, it is blessed with rich cultural heritage and history. Hyderabad ([Hyderabad Master plan 2031, 2014](#)) occupies 650 square kilometers, along the banks of the Musi River, it has a population of about 6.8 million and a metropolitan population of about 7.75 million, making it the fourth most populous city and sixth most populous urban agglomeration in India. A Survey by Telangana State Government, 'Samagra kutumba survey' on August 19, 2014, reveals that Hyderabad's population has crossed 12 million. At an average altitude of 542 meters, much of Hyderabad is situated on hilly terrain around artificial lakes, including Hussain Sagar predating the city's founding north of the then city centre. The pleasant weather, the growing job opportunities, the emergence of the IT hub, the affordable living, all these have provided tremendous opportunities for the development of the real estate in Hyderabad.

Post-independence, the state of Andhra Pradesh was formed on November 1, 1956 which comprised of Rayalaseema, Coastal Andhra and Telangana regions. There was an agitation for separate Telangana during the year 1969. However, the issue was turned down then. In the same

year 1969-1970, ordnance factory got established in Hyderabad. In 1970, Real estate took birth and started as a small industry. During this period, only single British bungalow and Banjara hills & Koti were present in Hyderabad. In those days, city had hardly few multistoried buildings. In the year 1975-76, Telugu film industry got totally shifted to Hyderabad. Same year ECIL, BHEL, Defense, Misceles Industries were established. During this time, Rail Nilayam, Osmania University Central Facilities Building and Falaknuma palaces were the then known tallest buildings. Almost all industries including the film industry got established in 1990. Since 1975, Andhra Pradesh had Kurnool as its capital city, but developments and educational institutions were established in Hyderabad because of pleasant weather conditions. Due to these developments, capital was changed from Kurnool to Hyderabad. Hyderabad was and is a beautiful city to live in. In this period, many people migrated to Hyderabad from different states. It was in 1975 that first plotting was started in real estate in Hyderabad. In 1980s, migrations were mostly for educational purposes like Polytechnic, Engineering and Post graduate studies. From the cost of living point of view, Hyderabad has always been an affordable city. Among all the cities in India, Hyderabad is considered the best city after Bangalore. There used to be large open spaces in the city. Due to the migration of people in huge number to the capital city of Hyderabad, the rental values have risen up drastically and old land values have also increased. However land rates in Hyderabad have increased phenomenally. Since 1960, land rates have increased considerably.

People then used to call Koti, Abids and Chikkadpally as city. Previously real estate was just an industry which fulfills the needs of common man but today it has evolved in to a big Industry like Corporate Industry. During this period, investments in real estate have started in Hyderabad. Between 1981 and 1991, tremendous changes have taken place in the real estate market. The Real estate industry was totally changed during this time. New areas like Tarnaka, S.R Nagar, Vengalraonagar, Mothinagar, ECIL and Medchal also became a part of the growing city of Hyderabad. With industrialization, job opportunities also developed at a good pace. People skilled in making handicraft items started migrating to the city and started residing in small huts which slowly grew to form slums. These slums also slowly have started to be occupied by real estate investors for developing commercial complexes. These changes have influenced the real estate sector greatly. Later with the development of IT hub in the city, migration of people from various parts of the country has resulted in further increase in

population of the city. People started preferring to settle down in Hyderabad due to the favorable conditions and slowly started investing in real estate which led to all time high in the real estate history of Hyderabad. But with changing political scenario from time to time, the trends in the real estate market have been fluctuating and varying greatly resulting in profits at times and losses at others. With the increase in number of people ready to invest in real estate, the competition in the field of real estate also has risen at an alarming rate. The Real estate industry hence started developing Door to Door Marketing, E- Marketing, Tele Marketing, Tent Marketing, etc. E- Marketing is very popular in the present scenario. Hyderabad, which was famous for pearls and Hyderabadi Biryani, has become popular city for real estate since 2000. This trend had tremendously increased till 2013. People who have invested and who have depended only on real estate have earned profits to a great extent. However, the recent changes in the political situations and agitations for the separate statehood of Telangana have shown an effect on the real estate market too. Due to the uncertain and ambiguous situations prevailing in the city, the hype of real estate also started dropping down. The real estate in Hyderabad has been in doldrums due to the uncertain situations in the city. But however, with the birth of the new state of Telangana, hopes have increased on the fact that the real estate boom will be back and the situations will be revived soon with the interference of the Government of Telangana.

1.4 CHANGING TRENDS OF REAL ESTATE IN HYDERABAD

The Hyderabad Real Estate market trends have been stagnant for the past Five years. Residential values in Hyderabad haven't moved since 2009 due to the Telangana agitation, driving investors to other cities such as Bangalore and Chennai. Around 2009 (Aju Thomas 2014) one of the issues which were beginning to take root was 'trust deficit' between buyers and developers / builders / brokers. Due to more pressing issues like bifurcation & recession, the trust deficit issue was put on the back burner. On the contrary, lack of adequate sales and resultant lack of progress in many projects has widened this trust deficit to alarming levels today. Another development over the past few years are that client expectations are changing quite fast. This is quite evident in the real estate sector. One has to compare the specs and amenities that projects provided prior to 2008-10 with present date projects and the difference is evident. Customers today ask for the best of amenities, VRV air-conditioning, 100% power back-up, home automation, biometric locks etc. Customers today are looking for the best value luxury proposition than just a cheap buy.

2. OBJECTIVES OF THE STUDY

- To present the historical emergence of real estate in Hyderabad.
- To discuss about factors influencing the prospectus of real estate in Hyderabad.
- To study the changing trends of real estate in Hyderabad.

3. METHODOLOGY

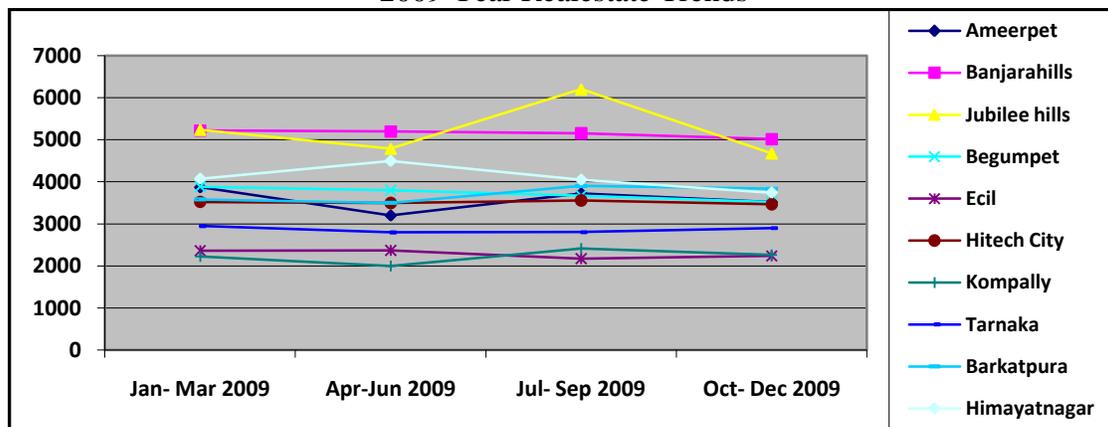
The research is exploratory in nature based on Primary Data as well as secondary data. Primary data has been collected through Personal interaction with realtors. Secondary data has been taken from published reports and web- based research.

4. ANALYSIS

| Areas | Jan- Mar 2009 (Approx. Value Rs/Sqft) | Apr-Jun 2009 (Approx. Value Rs/Sqft) | Jul- Sep 2009 (Approx. Value Rs/ Sqft) | Oct- Dec 2009 (Approx. Value Rs/ Sqft) |
|---------------|--|--|--|--|
| Ameerpet | 3873 | 3200 | 3723 | 3519 |
| Banjarahills | 5220 | 5200 | 5156 | 5020 |
| Jubilee hills | 5240 | 4791 | 6206 | 4678 |
| Begumpet | 3835 | 3800 | 3671 | 3519 |
| ECIL | 2359 | 2370 | 2171 | 2238 |
| Hitechcity | 3525 | 3500 | 3562 | 3468 |
| Kompally | 2225 | 2000 | 2417 | 2267 |
| Tarnaka | 2953 | 2800 | 2804 | 2903 |
| Barkatpura | 3584 | 3500 | 3674 | 3864 |
| Himayathnagar | 4075 | 4500 | 4051 | 3744 |

(*Source: <http://www.magicbricks.com/Property-Rates-Trends>, Dream city)

Table: 1
 2009 Year Realestate Trends



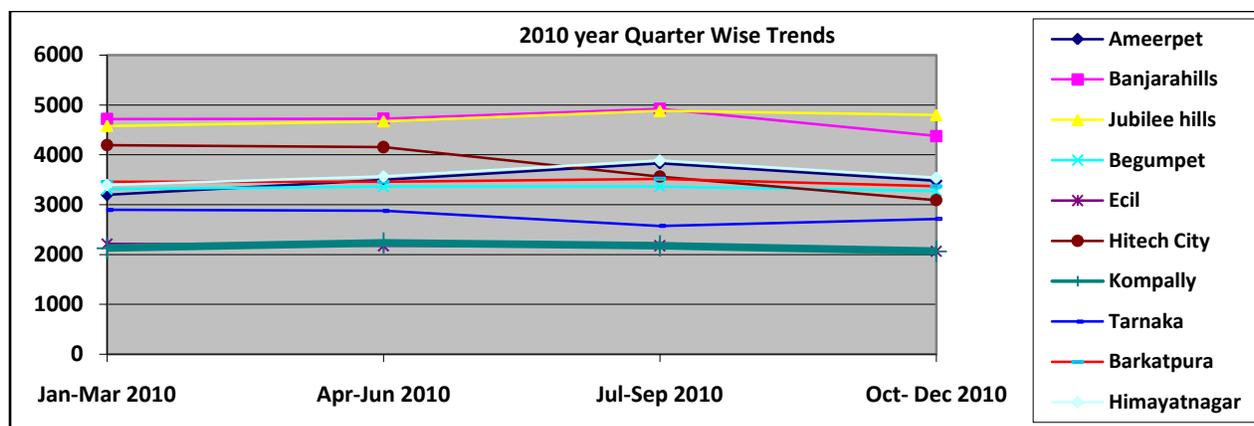
Graph: 1

The above graph depicts the real estate trends of central business areas like Ameerpet, Banjara hills, and Jubilee hills and IT hub Hitech city, Industrial areas like ECIL, etc. The data was taken from Jan 2009 – Dec 2009. There is no considerable change in the year 2009 in all the above depicted areas; however the market trend in Jubilee Hills has shown notable fluctuation. The overall real estate prices in Hyderabad during 2009 have increased by 13% but the value is very less when compared to fast growing cities like Bangalore & Chennai which have risen by 38%.

| Areas | Jan- Mar 2010 (Approx. Value Rs/Sqft) | Apr-Jun 2010 (Approx. Value Rs/Sqft) | Jul- Sep 2010 (Approx. Value Rs/ Sqft) | Oct- Dec 2010 (Approx. Value Rs/ Sqft) |
|---------------|--|--|--|--|
| Ameerpet | 3197 | 3499 | 3831 | 3477 |
| Banjara hills | 4720 | 4724 | 4923 | 4376 |
| Jubilee hills | 4578 | 4673 | 4880 | 4800 |
| Begumpet | 3308 | 3360 | 3360 | 3272 |
| ECIL | 2211 | 2171 | 2176 | 2065 |
| Hitechcity | 4192 | 4151 | 3561 | 3090 |
| Kompally | 2126 | 2231 | 2017 | 2065 |
| Tarnaka | 2894 | 2875 | 2574 | 2713 |
| Barkatpura | 3459 | 3461 | 3519 | 3367 |
| Himayathnagar | 3392 | 3565 | 3884 | 3538 |

(*Source: <http://www.magicbricks.com/Property-Rates-Trends>, Dream city)

Table: 2
2010 Year Realestate Trends



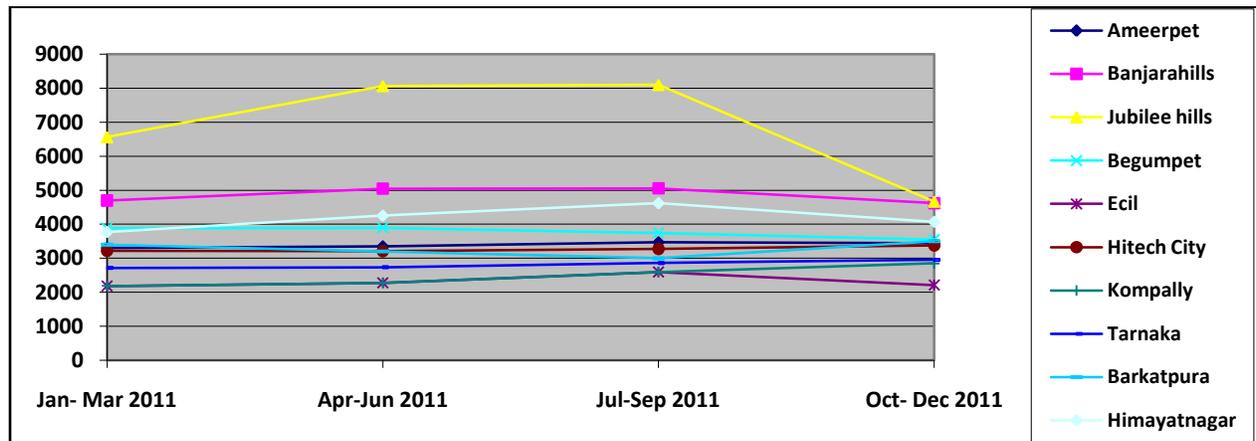
Graph: 2

Table 2 illustrates the information on 2010 real estate trends largely unsold due to crash of prices and purchases in Telangana due to the Telangana agitation. Buyers were postponing purchase for possible division of state. Due to these reasons, marginal fall of 3% occurred in early 2010. Except Ameerpet, Jubilee hills and Himayathnagar prices have fallen. In fact, by December 2010, there was a marginal increase.

| Areas | Jan- Mar 2011 (Approx. Value Rs/Sqft) | Apr-Jun 2011 (Approx. Value Rs/Sqft) | Jul- Sep 2011 (Approx. Value Rs/ Sqft) | Oct- Dec 2011 (Approx. Value Rs/ Sqft) |
|---------------|--|--|--|--|
| Ameerpet | 3304 | 3347 | 3468 | 3441 |
| Banjarahills | 4696 | 5042 | 5050 | 4617 |
| Jubilee hills | 6563 | 8067 | 8100 | 4600 |
| Begumpet | 3880 | 3892 | 3720 | 3574 |
| ECIL | 2183 | 2275 | 2592 | 2208 |
| Hitechcity | 3216 | 3205 | 3273 | 3375 |
| Kompally | 2349 | 2196 | 2212 | 3375 |
| Tarnaka | 2450 | 2802 | 2700 | 2648 |
| Barkatpura | 3400 | 3251 | 3500 | 3580 |
| Himayathnagar | 3766 | 4251 | 4618 | 4068 |

(*Source: <http://www.magicbricks.com/Property-Rates-Trends>, Dream city)

Table: 3
 2011 Year Realestate Trends



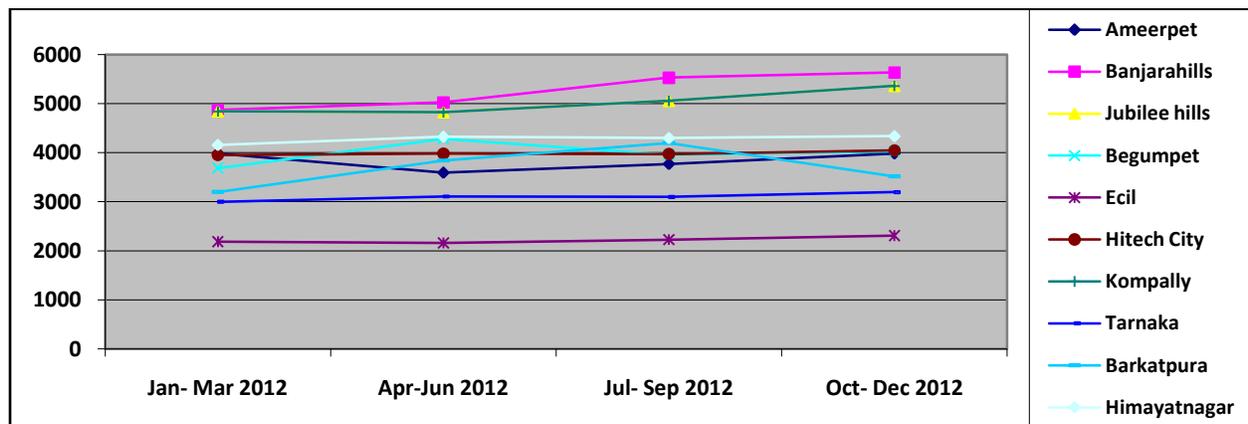
Graph: 3

Table 3 shows the data on the Realestate Trends in 2011 to improve overall real estate sales but due to hinges of political situations, there was no notable growth in Jubilee hills, Banjarahills and Begumpet in 2011.

| Areas | Jan- Mar 2012 (Approx. Value Rs/Sqft) | Apr-Jun 2012 (Approx. Value Rs/Sqft) | Jul- Sep 2012 (Approx. Value Rs/ Sqft) | Oct- Dec 2012 (Approx. Value Rs/ Sqft) |
|---------------|--|--|--|--|
| Ameerpet | 3983 | 3594 | 3771 | 3984 |
| Banjarahills | 4871 | 5025 | 5530 | 5637 |
| Jubilee hills | 4846 | 4828 | 5054 | 5364 |
| Begumpet | 3689 | 4285 | 3960 | 4030 |
| ECIL | 2188 | 2161 | 2229 | 2310 |
| Hitechcity | 3375 | 3954 | 3984 | 3975 |
| Kompally | 1938 | 2149 | 2171 | 2330 |
| Tarnaka | 2999 | 3108 | 3100 | 3200 |
| Barkatpura | 3200 | 3846 | 4200 | 3519 |
| Himayathnagar | 4160 | 4328 | 4300 | 4338 |

(*Source: <http://www.magicbricks.com/Property-Rates-Trends>, Dream city)

Table: 4
 2012Year Realestate Trends



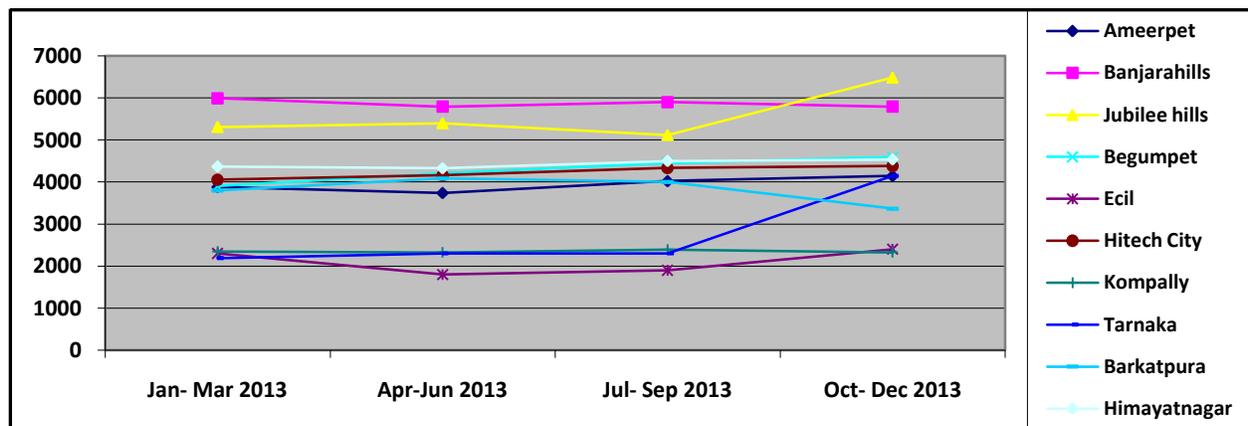
Graph:4

Table 4 describes trends of real estate in the year of 2012. In this year all area values increased in lieu of all conditions coming back to normal and 7- 10% growth rates were recorded.

| Areas | Jan- Mar 2013 (Approx. Value Rs/Sqft) | Apr-Jun 2013 (Approx. Value Rs/Sqft) | Jul- Sep 2013 (Approx. Value Rs/ Sqft) | Oct- Dec 2013 (Approx. Value Rs/ Sqft) |
|---------------|--|--|--|--|
| Ameerpet | 3884 | 3741 | 4023 | 4146 |
| Banjarahills | 5992 | 5795 | 5902 | 5795 |
| Jubilee hills | 5312 | 5642 | 5700 | 6487 |
| Begumpet | 3908 | 4212 | 4453 | 4593 |
| ECIL | 2300 | 1800 | 1878 | 2400 |
| Hitechcity | 4056 | 4161 | 4338 | 4380 |
| Kompally | 2348 | 2328 | 2394 | 2330 |
| Tarnaka | 2189 | 2300 | 2300 | 4146 |
| Barkatpura | 3800 | 4086 | 4000 | 4200 |
| Himayathnagar | 4368 | 4350 | 4318 | 4400 |

(*Source: <http://www.magicbricks.com/Property-Rates-Trends>, Dream city)

Table: 5
 2013Year Realestate Trends



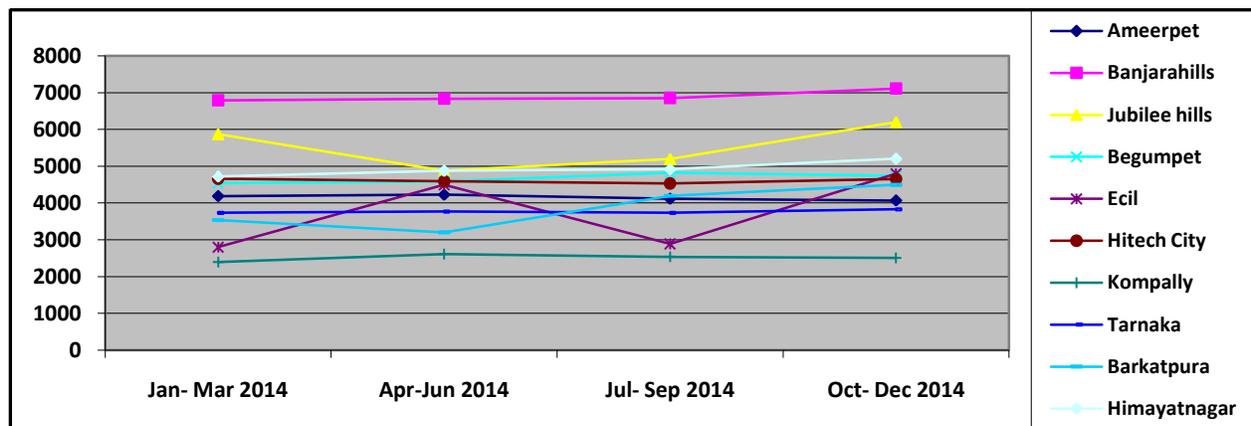
Graph: 5

Table 5 explores during the year of 2013. All areas showed increase in rates except Banjarahills and Kompally. But overall 25% and 15% of the new launches have fallen down in this year respectively.

| Areas | Jan- Mar 2014 (Approx. Value Rs/Sqft) | Apr-Jun 2014 (Approx. Value Rs/Sqft) | Jul- Sep 2014 (Approx. Value Rs/ Sqft) | Oct- Dec 2014 (Approx. Value Rs/ Sqft) |
|---------------|--|--|--|--|
| Ameerpet | 4190 | 4228 | 4117 | 4071 |
| Banjarahills | 6794 | 6883 | 6858 | 7112 |
| Jubilee hills | 5876 | 4876 | 5200 | 6206 |
| Begumpet | 4554 | 4584 | 4826 | 4740 |
| ECIL | 2800 | 3800 | 4802 | 5880 |
| Hitechcity | 4666 | 4598 | 4534 | 4654 |
| Kompally | 2395 | 2614 | 2539 | 2510 |
| Tarnaka | 3736 | 3770 | 3736 | 3831 |
| Barkatpura | 3400 | 3205 | 4200 | 4664 |
| Himayathnagar | 4068 | 4725 | 4878 | 5006 |

(*Source: <http://www.magicbricks.com/Property-Rates-Trends>, Dream city)

Table: 6
 2014Year Realestate Trends

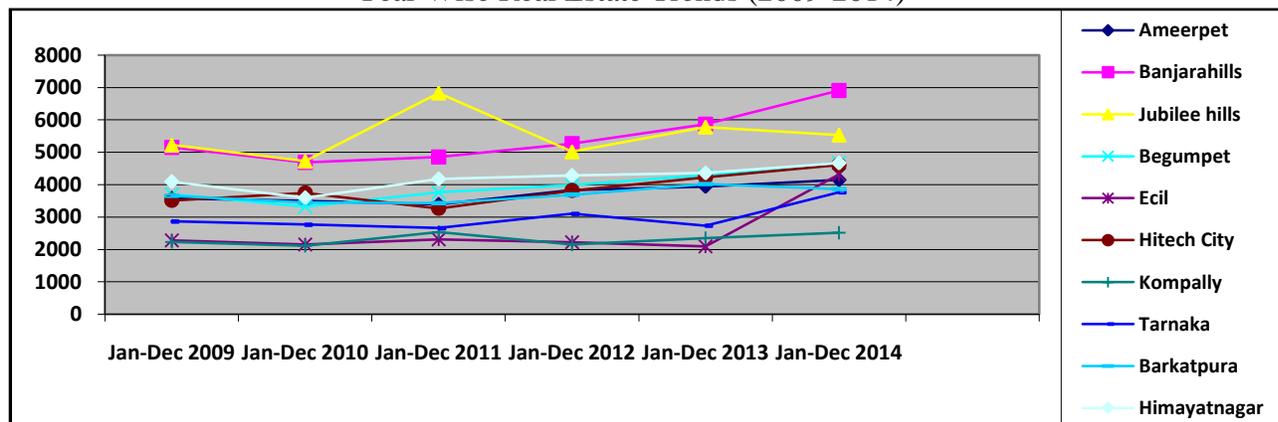


Graph: 6

Table 6 shows trends in 2014. A stagnant stage is observed in first quarter but after formation of Telangana growth was recorded except Ameerpet and Hitech city. Uncertainties will fade away. Clarity will boost the growth but all are expecting 40-50% growth in the upcoming years.

| Areas | Jan- Dec 2009 (Approx. Value Rs/Sqft) | Jan- Dec 2010 (Approx. Value Rs/Sqft) | Jan- Dec 2011 (Approx. Value Rs/ Sqft) | Jan- Dec 2012 (Approx. Value Rs/Sqft) | Jan- Dec 2013 (Approx. Value Rs/Sqft) | Jan- Dec 2014 (Approx. Value Rs/ Sqft) |
|---------------|---|--|---|---|--|---|
| Ameerpet | 3578 | 3501 | 3390 | 3833 | 3948 | 4151 |
| Banjarahills | 5149 | 4685 | 4851 | 5265 | 5871 | 6911 |
| Jubilee hills | 5228 | 4732 | 6832 | 5023 | 5785 | 5539 |
| Begumpet | 3706 | 3325 | 3766 | 3991 | 4291 | 4676 |
| ECIL | 2284 | 2155 | 2314 | 2222 | 2094 | 4320 |
| Hitechcity | 3513 | 3748 | 3267 | 3822 | 4233 | 4613 |
| Kompally | 2227 | 2109 | 2533 | 2147 | 2350 | 2514 |
| Tarnaka | 2865 | 2764 | 2659 | 3101 | 2733 | 3768 |
| Barkatpura | 3655 | 3451 | 3432 | 3691 | 4021 | 3867 |
| Himayathnagar | 4092 | 3594 | 4175 | 4281 | 4359 | 4669 |

Table: 7
 Year Wise Real Estate Trends (2009-2014)



Graph: 7

Table 7 and Graph 7 depict the year-wise real estate trends in Hyderabad from 2009-2014. There has been a considerable growth in the prices of real estate in areas like Banjara Hills, Tarnaka and ECIL. Though the prices in Jubilee Hills are considerably high compared to other areas, it has shown a great deal of fluctuation from 2009-2014. The higher side was seen in 2011, drastic fall in 2012 due to the announcement of bifurcation of state, slight growth in 2013 and 2014 showed a stagnant phase. The remaining areas had very little effect.

4.1 ADMINISTRATIVE FRAMEWORK

The Hyderabad Metropolitan Development Authority (HMDA) was formed by an Act (Go Ms. No. 570 MA 25-08-2008) of the Andhra Pradesh Legislature in the year 2008, with an area of 7,100 sq. km under its purview. It is the second largest urban development area in India, after the Bangalore Metropolitan Region Development Authority (8,005 sq. km). HMDA was formed by the merging of the following erstwhile entities: Hyderabad Urban Development Authority (HUDA), Hyderabad Airport Development Authority (HADA), Cyberabad Development Authority (CDA) and Buddha Poornima Project Authority (BPPA). HMDA was set up for the purposes of planning, co-ordination, supervising, promoting and securing the planned development of the Hyderabad Metropolitan Region. It coordinates the development activities of the municipal corporations, municipalities and other local authorities like The Hyderabad Metropolitan Water Supply & Sewerage Board, Andhra Pradesh Transmission Corporation, Andhra Pradesh Industrial Infrastructure Corporation, Andhra Pradesh State Road Transport Corporation, and other such bodies. The HMDA also maintains and manages the Hyderabad Management Development Fund, allocating finances based on the plans and

programs of local bodies to undertake development of amenities and infrastructure facilities. HMDA has 4 zonal offices, located in Medchal, Shankerpally, Ghatkesar and Shamshabad.

5. LIMITATIONS OF THE STUDY

- ✚ Time period of conducting the study was very limited.
- ✚ Data has been collected through Personal interaction with Hyderabad real estate people only.
- ✚ Since the Realestate values are fluctuating constantly the values given in the study are limited only to the above study period and may be subject to variations with changing market trends.
- ✚ Only some of the companies were chosen for this study.

6. CONCLUSION

Real estate in Hyderabad as seen from 1969 onwards has emerged and grown into a big industry. Many people have largely relied upon the real estate for earning their livelihood. But due to constant ups and downs in the real estate prices from time to time, a person in real estate industry suffers profits as well as losses. Just like any other industry, even the real estate industry has to be authenticated by the Government. The real estate agents have to be appointed in an authentic manner as done in other developed countries. The trends in the real estate market are constantly fluctuating and purely dependent on the political scenario and situation in the city. Hyderabad was home for people from Andhra, Rayalaseema and Telangana. Most of the people from different regions of the state settled in Hyderabad. But when the agitation for a separate Telangana had begun, due to change in the scenario, disturbances in everyday living and education of students, people belonging to regions of Andhra and Rayalaseema started selling their properties in Hyderabad at very low prices and started shifting back to their home towns. The sudden selling of many properties had risen the supply but the demand has not risen at the same rate. This was the major cause of sudden decline of prices during 2010-2012. However, after the announcement of separate Telangana, the things slowly started to fall in place. As the uncertain situation in Hyderabad, such as agitations, bandhs, rasta rokos have come to an end; people started preferring to stay in Hyderabad again. Due to peace restoring back in Hyderabad after formation of the separate Telangana state, the real estate prices would further boom up and restore back as earlier giving profits to those investors who have been badly running into losses. The sector will soon revive back and Hyderabad will once again be known for the real estate

sector. The revival of the real estate sector would bring back job opportunities and restore back the glory of the city.

7. ACKNOWLEDGEMENT

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