FDI AND GROWTH OF ECONOMY – WITH REFERENCE TO REALTY SECTOR IN INDIA

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ABSTRACT

In India after agriculture, the real estate sector is the second largest industry and it is asserted to be the most promising sector even today. The real estate market in India mostly continues to remain unorganized, fairly fragmented, mostly characterized by small players with local presence. Indian real estate has huge potential demand in almost every sector especially commercial, residential, retail, and industrial, hospitality, and healthcare etc. More emphasis was laid on FDIs in real estate only from 2005. Secondary data has been used for the study. The FDI inflow data from 2002-2013has been considered. This data is used to assess the impact of FDI's in India and economic growth achieved through FDI flows. This paper aims at analyzing the flow of FDIs in realty sector in India and the impact of GDP along with the RBI initiations for attracting more FDIs into the realty sector. It is observed that FDI inflows into several sectors into India are devoid of the declining GDP growth rate which includes the Realty sector also. The impact on economic growth by the Government and FDI intervention, and certain efforts in Realty has in fact helped the economy grow and vice versa.

Keywords*: Foreign Direct Investment, economic growth, Realty sector*.

Introduction:

FDI in Realty Sector:

In the present global scenario, India has been considered as the most promising and fast growing economy in the world. Due to the liberalized rules for Foreign Direct Investment (FDI's), in India the real estate has been the attractive investment proposal for both the domestic as well as foreign investors and which has enhanced the economy of the country. Foreign direct investment (FDI's) in India's booming real estate and realty market jumped 80 times between 2005 and 2010 but in 2012-13, it is only 34.5 times. Figures show that in 2005, FDIs in real estate was a mere Rs 171 crores. That soared to Rs 13,586 crores in 2009-10 and Rs.5915 Crores from April 2012 to December 2012, in FDIs was pumped into the sector. India has been witnessing more money being pumped into realty sector from abroad despite the recent downturn. Since 2005, foreign direct investment (FDIs) worth Rs 37,986 crore has come into the realty sector in India, including Rs 5915 crores already this year.

Government allows FDIs in real estate, but does not permit foreign institutional investment. It is, however, considering a proposal not to view FDIs and FII as distinct investment flows while specifying an overall limit. It is yet to permit foreign venture capital investors (FVCI) in the realty sector. To ensure that the concept of special economic zones (SEZs) did not distort the realty market, the RBI has classified lending to SEZs on par with commercial realty, according it higher risk weight and provisioning. India in the next five-year period is estimated to require investments worth US $ 25 billion with the urban realty sector. This again has opened up opportunities for foreign investments in the realty sector. The Central government allowed up to 100% FDIs for setting up townships in 2002. However, the flow of FDI's investments has been thwarted by the 100 acre criterion; since acquiring such a large chunk of land was impossible in metropolitan cities and even satellite cities and state capitals.

Literature Review:

Amarjit Gill (2008) this study examines the affects of Canadian investors' direct investment expertise and perception on capital losses on their propensity to directly invest in the Indian real estate market. Canadian investors were surveyed to find out the degree to which investors' direct investment expertise and perception on capital losses impact on investors' propensity to direct investment.

Dr. V. Santhi(2010) this study provides scope to review the pattern of consumer's attitude towards the modern township development proposal at Tirupur and Coimbatore Districts and also draw an introspective view of the property promoters' perception about the same. Thus it supposed that the current study to demonstrate functional issues of real estate business development to research scholars, academician, economic planners and the marketers as a whole.

T.Mamata(2011) the stuty evaluated at analyzing the flow of FDIs in real estate sector in India and the impact of the global recession on the FDI flows along with the RBI initiations for attracting more FDIs into the real estate sector. It is observed that FDI inflows into several sectors into India are devoid of the declining GDP growth rate which includes the Housing sector also. The impact of recession is averted by the Government intervention, and certain efforts in Housing have in fact helped the economy grow and vice versa. Index Terms—Foreign Direct Investment, economic growth.

Mr.Sandeep.R.Sahu (2011) the author found that the Real Estate Business has seen 62 per cent decline in revenues, 58 per cent decline in PBDIT, and 78 per cent decline in net profit, between March 2008 and March 2009. This decline has been accompanied by a significant fall in the property prices in India. The sector has demand implications for intermediate inputs like steel, cement, etc., while keeping afloat the whole construction industry including transport and other intermediate labour services.

Nurul Afiqah Ahmad (2012) this study focused on comparing Malaysia performance in FDIRE with others ASEAN countries using a 20-year secondary data series over the 1990-2010 periods. The analysis shows that Malaysia has moderate FDIRE performance compared to other ASEAN countries. However, FDIRE in Malaysia seems has long-term co integration with FDI and shows the positive trend in 2010. Even though, this study does not indicate the attractiveness of a particular country for FDIRE. An analysis on the different factors of a country's FDIRE attractiveness is suggested to extend the current study.

Sanjay Rajagopal(2012) in this research paper using bubble period as a case study, they test for the existence of long memory among real estate equities. For the January 2006-December 2008 period, they employ three self-affine fractal analysis techniques (classical rescaled range, roughness-length, and the variogram/structure function methods) to estimate the Hurst exponent, and find significant evidence of long memory in the Bombay Stock Exchange (BSE) Realty Index. Return persistence is further confirmed by the more powerful Lo's modified rescaled range analysis (MRSA), which is robust to short-term dependence. In addition to potential regulatory policy implications for this emerging market, their results have ramifications for modeling and forecasting returns, as well as for technical trading rules.

Dr Rahul Kumar Sinha(2013) in this paper the author applies science, art or learning to the use of others, the profit to the professor or person applying it being incidental; whereas a business is engaged in primarily for profit, and the profit is to the one engaging in the business. A profession implies professed attainment in special knowledge.

Seshanwita Das, (2013) this study empirically examines the allocation of FDI into select sectors during 2004-2010 in the post-reforms era. With the help of log-lin panel regression model, they have seen that allocation of FDI into different sectors over the years has experienced heterogeneity effect. That is to say, growth rate of FDI into different sectors over the years has been different and this heterogeneity is the cause of such fixed factors across all sectors as, low level of development in the economy encompassing all the sectors, bureaucratic delays and widespread corruption and such random variables, which vary over cross-section but are fixed over time as government policy regarding FDI across different sectors.

Objective:

- To study the relationship between growth rate and FDI in Realty sector in India

Hypothesis:

H0: "There is a positive relationship between growth rate and FDI in Realty sector in India"
H1: "There is a negative relationship between growth rate and FDI in Realty sector in India"

Methodology:

We have collected sectoral FDI data for select top ten sectors and to top ten countries investing in India from the factsheet of Foreign Direct Investment(FDI), April 2000 to April 2013, DIPP (Department of Industrial Policy and Promotion) (dipp.in/english/publication/fdi_statistics/fdi_statistics.aspx). We have taken data for eight years (2005 to 2013), as data for Realty sector before that period is not available and we have collected data of economic growth rate in India form the CIA World Fact Book, we have taken data for eleven years (2003 to 2013), The Karl Pearson's Correlation is used for testing of hypothesis.

FDI Rules (Realty Sector):

The Government of India has set up certain guidelines for investors willing to apply in FDIs in real estate, which has conditions like requirement of minimum area, investment options and target for completion of a project. Minimum area: In case of development of serviced housing plots, 10 hectares (25 acres). In case of construction-development projects, built-up area of 50,000 sq m. In case of a combination project, any of the above two conditions to be matched. Investment: Minimum capitalization for wholly owned subsidiaries -US$ 10 million. For JV with Indian partners - US$ 5 million–, to be brought in within 6 months of commencement of business. Original investment cannot be repatriated before a period of three years from completion of capitalization. The investor may exit earlier with prior approval from Foreign Investment Promotion Board (FIPB). Time frame & rules: At least 50 per cent of the project to be developed within five years from the date of obtaining all statutory clearances. Investor cannot sell undeveloped plots - where roads, water supply, street lighting, drainage, sewerage and other conveniences are not available.

Guidelines for Foreign Direct Investment:

No foreign investment is permitted in this sector except for development of integrated townships and settlements where FDIs up to 100% is permitted with prior Government approval. NRIs/OCBs are allowed to invest in the following activities.

1. Development of serviced plots and construction of built up residential premises.
2. Investment in real estate covering construction of residential and commercial premises including business centres and offices.
3. Development of townships.
4. City and regional level urban infrastructure facilities, including both roads and bridges.
5. Investment in manufacture of building materials, which is also opened to FDI's.
6. Investment in participatory ventures
7. Investment in housing finance institutions, which is also opened to FDI's as an NBFC.

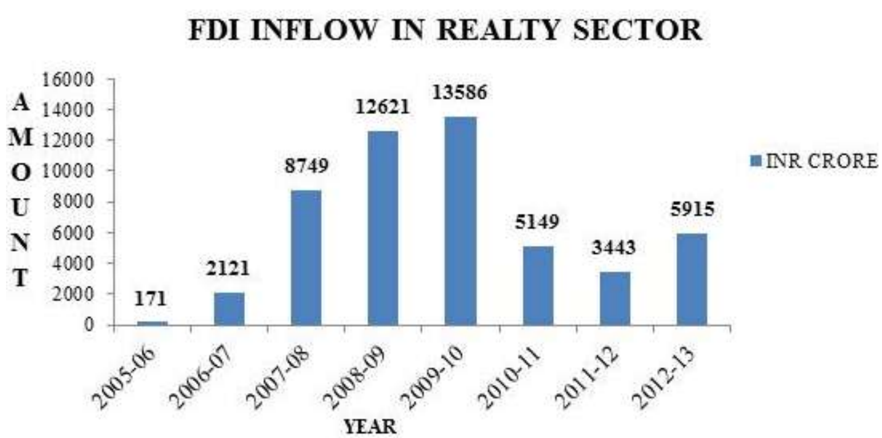
The government has also imposed a lock-in period of three years for repatriation of investments made in this sector after the minimum capitalization requirements are complete. Also, 50 per cent of the project must be completed in five years from the date of statutory clearances and the investor is not permitted to sell undeveloped plots. Some of the foreign players who have already tied up with Indian real estate developers are Lee Kim Tah Holdings, CESMA International Pvt Ltd., Evan Lim, and Keppel Land from Singapore, Salim Group from Indonesia, Edaw Ltd., from USA, Emaar Group from Dubai, IJM, Ho Hup Construction Co., from Malaysia etc.

Table No.1: Flow of FDI in Realty Sector

YEAR	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
INR CRORE	171	2121	8749	12621	13856	5149	3443	5915*

*From April 2012 to December 2012

Chart No.1



The above figures show that FDI's inflows in realty sector have increased from Rs171 crores in 2005-06 to Rs13, 586 crores in 2009-10 and Rs.5915 Crores from April 2012 to December 2012. It indicates that FDI's inflows has jumped 80 times between 2005 and 2010 , But in 2012-13 it is only 34.5time i.e. Rs. 5915 crores compare to 2005-06, even during the global recession period the realty sector in India has received a considerable amount of FDI's implementation of 100% inflows policy which later in 2007-08 has increased by 53% and in 2008-09 by 1%.

Economic Growth with FDI in Realty in India:

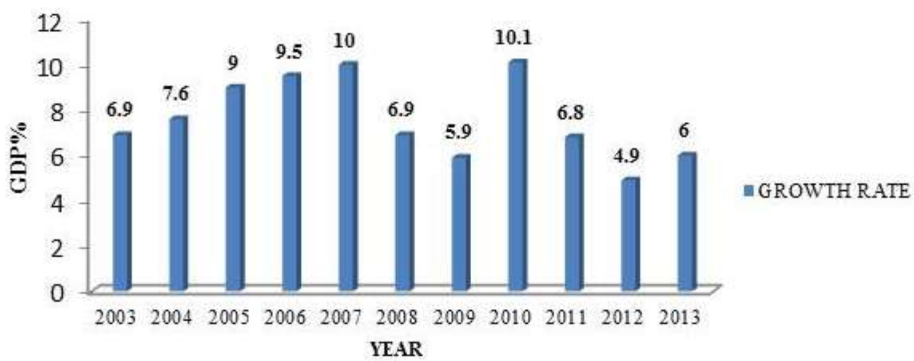
India has been experiencing the impact of FDI's from a very recent period. Due to the government policy on FDI's, all real estate sectors, residential, commercial and retail are currently witnessing huge growth in demand. India, during the first half of 2005-06 fiscal has attracted more than three times foreign investment at US$ 7.96 billion during making it amongst the "dominant host countries" for FDI's in Asia and the Pacific (APAC).After the initiatives of the government, the foreign investors have been more attracted in investing in India and so the construction activities have been enhanced. The real estate sector has been more organized in India since then and so improving competitive conditions for both the domestic and foreign investors. FDI's has helped the Indian economy grow, and the government continues to encourage more investments of this sort. Foreign direct investment (FDI's) in India has played an important role in the development of the Indian economy. FDI's in India has – in a lot of ways – enabled India to achieve a certain degree of financial stability, growth and development. This money has allowed India to focus on the areas that may have needed economic attention, and address the various problems that continue to challenge the country. India has continually sought to attract FDI's from the world's major investors. FDI is permitted through financial collaborations, through private equity or preferential allotments, by way of capital markets through Euro issues, and in joint ventures. FDI is not permitted in the arms, nuclear, railway, coal & lignite or mining industries.

Table No. 2: Economic Growth Rate in India (2003-2013)

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Growth Rate	6.9	7.6	9	9.5	10	6.90	5.90	10.1	6.8	4.90	6

Source: CIA World Fact book

Chart No.2



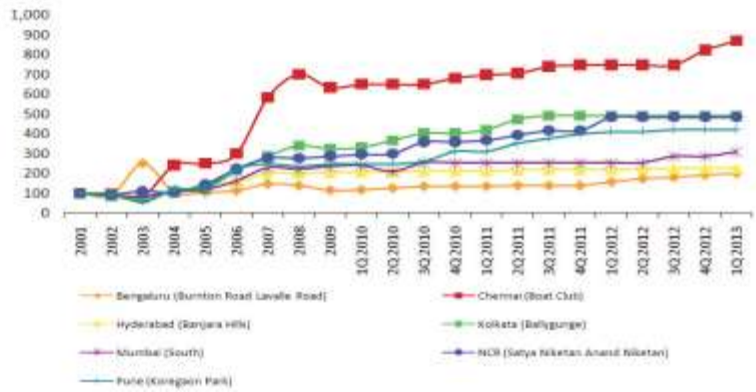
The above study highlights on the fact that the realty sector has received 21.77% in 2007-08 which was just 5.27% in 2006. With the effect of permitting 100% FDI's, the inflows have increased to 31.90% in 2008-09 and 33.49% in 2009-10 and so the GDP has also increased from 6.20 in 2005 to 8.40 in 2006 and 9.20 in 2007. This indicates that FDI's has positively contributed to the economic growth of India. Even thou there has been a negative correlation between the real estate sector and GDP but the housing have indirectly contributed to the economic growth.

Table No. 3

Correlations			
		FDI Inflows in Realty sector	**Gross Domestic Product**
FDI Inflows in Realty sector	Pearson Correlation	1	-.094
	Sig. (2-tailed)		.824
	N	8	8
Gross Domestic Product	Pearson Correlation	-.094	1
	Sig. (2-tailed)	.824	
	N	8	8

The Karl Pearson's Correlation between GDP and FDI inflows in Realty sector indicates that the FDI inflows in Realty sector are increasing at an inverse proportion to the GDP growth rate with a Pearson Correlation value of -.094.

Chart No. 3: Residential Capital Values Growth Index



Source: Cushman & Wakefield Research

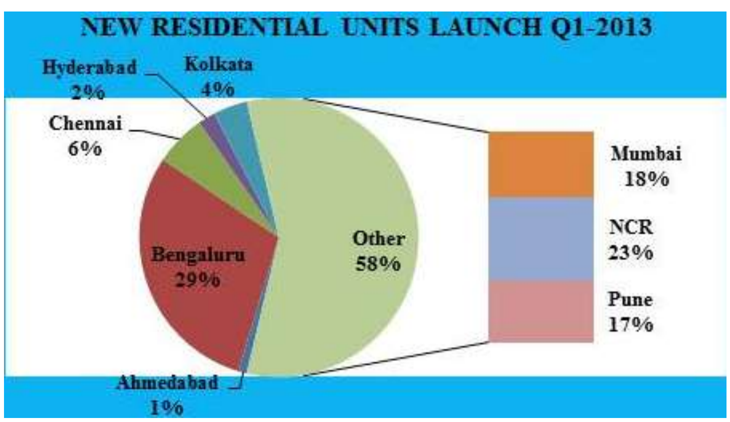
India's residential market witnessed stable rental and capital values during the first quarter for most cities. Chennai's micro markets witnessed maximum variation in capital values ranging from 2% to 12% in the high-end segment and -8% to 27% in the mid-end segment. Select micro markets of Bengaluru, Mumbai and NCR also witnessed marginal capital appreciation in both the segments in Q1 2013.

Table No. 4: New Residential Unit Launches Across Locations in Q1 2013

Locations	%Age
Ahmedabad	1
Bengaluru	30
Chennai	6
Hyderabad	2
Kolkata	4
Mumbai	18
NCR	23
Pune	17

Source: Cushman & Wakefield Research

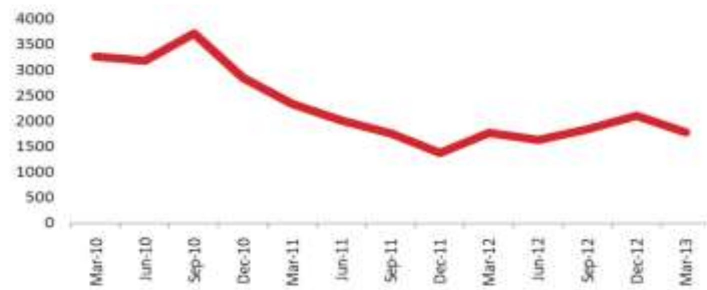
Chart No. 4



Source: Cushman & Wakefield Research

Approximately 39,080 units were launched across the eight major cities in Q1 2013. Bengaluru saw the maximum number of units launched in Q1 2013 contributing to 30% of the total share of units launched and crossing 11,500 units mark. It was followed by NCR and Mumbai contributing to 23% and 18% respectively. However, launches in both these cities had declined compared to Q4 2012. Further, the number of units launched more than doubled for Bengaluru and Pune, which witnessed significant residential market activity. These activities were mostly concentrated in upcoming residential hubs in close proximity to the IT parks or upcoming growth corridors. Kolkata observed approximately 10% q-o-q increase in the total units launched. Ahmedabad and Hyderabad exhibited negligible activity. The impetus to the affordable housing provided by the Union Budget has marked the foray of many prominent developers in this sector. Also, with the soaring investment costs, no reduction in bank Residential Trends interest rates and the additional 1% TDS on properties above INR 50 lakhs, the developers are focusing on reducing the overall ticket size to cater to the lower and middle income group and drive the growth in a sluggish market. With piling up of inventory and sticky prices, the launches are expected to remain stable in the near future as developers adopt a wait-and-watch approach.

Chart No. 5: BSE Realty Index



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Source: BSE

The BSE Realty Index had fallen to 1780 points by March end. This 15.6% decline in a quarter could be mainly attributed mainly to the Union Budget 2013-14, which made little or no provision for the real estate sector except for some benefits to the first time home buyers in the affordable housing segment. As per Department for Industrial Policy & Promotion (DIPP), FDI inflows in India for the calendar year 2012 were registered at approximately INR 1,216 billion, witnessing a decline of 24% compared to 2011. The overall decline was attributed to the uncertain global conditions and the low growth rate of the developed countries contributing mainly to the inflow in India. The FDI inflow in construction development during the quarter was approximately INR 24 billion in Q3 2013 as compared to 16.5 billion in the second quarter. The Housing and Real Estate Sector saw 12% of the total inflows in FDI till December 2012; second only to the Services Sector.

Table No.5: Sectors Attracting Highest FDI Equity Inflows

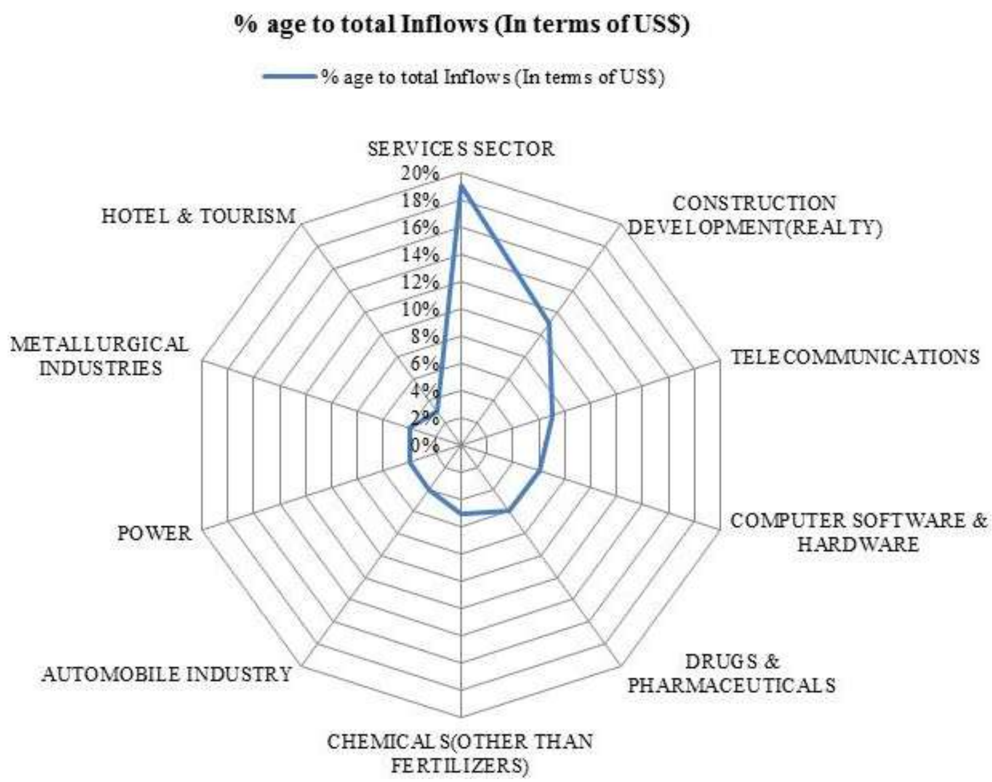
Amount in Rs. Crores (US$ in million)

Ranks	Sector	2011-12 (April – March)	2012-13 (April – March)	2013-2014 (for April 2013)	Cumulative inflows (April :00 – April – 13)	% age to total inflows (in terms of US$)
1	Service Sector	24,656 (5,216)	26,306 (4,833)	1,291 (238)	173,567 (37,472)	19%
2	Construction Development Townships Housing, Built – up Infrastructure	15,236 (3,141)	7,248 (1,332)	173 (32)	101,222 (22,112)	11%
3	Telecommunication (radio paging, cellular mobile, basic, telephone services)	9,012 (1,997)	1,654 (304)	33 (6)	58,765 (12,862)	7%
4	Computer Software & Hardware	3,804 (796)	2,656 (486)	56 (10)	52,830 (11,701)	6%
5	Drugs and Pharmaceuticals	14,605 (3,232)	6,011 (1,123)	5,365 (987)	54,245 (11,305)	6%
6	Chemicals (other than fertilizers)	18,422 (4,041)	1,596 (292)	276 (51)	40,772 (8,932)	5%

7	Automobile industry	4,347 (923)	8,384 (1,537)	118 (22)	39,287 (8,316)	4%
8	Power	7,678 (1,652)	2,923 (536)	63 (12)	36,20 (7,846)	4%
9	Metallurgical industries	8,348 (1,786)	7,878 (1,466)	97 (18)	34,911 (7,525)	4%
10	Hotel & Tourism	4,757 (993)	17,777 (3,259)	12,623 (2,321)	33,439 (6,664)	3%

Note: Cumulative Sector- wise FDI equity inflows (from April 2000 April, 2013) - Annex-'B'.

Chart No. 6



Note: Cumulative Sector- wise FDI equity inflows (from April, 2000 to April, 2013) - Annex-'B'

In the above table and graph highlights that Services sector attract highest FDI Equity inflows , in the year 2011-12 Rs. 24656 Crore (US$ 5216 mn), in the year 2012-13 it is Rs. 26306 Crore (US$ 4833mn) that is 1.1 times more from 2011-12 to 2012-13but in the year 2013-14(for April 2013), it is Rs. 1291(US$238mn) in cumulative inflows from April 2000 to April 2013 is Rs. 173567 Crore (US$ 37472 mn), percentage of total inflows in 19 percent in Services sector it is the highest FDI Equity inflows in terms of US$. Construction Development (Realty Sector) sector is Second in terms of FDI equity inflows, in the year 2011-12 it is Rs. 15236 Crore(US$ 3141mn), in the year 2012-13, it is Rs. 7248 Crores (US$7248mn) i.e. 0.48 times declined from 2011-12 to 2012-13 but in the year 2013-14(for April2013) Rs.173 Crore(US$32mn), in terms of cumulative inflows from April 2000 to April 2013 Rs. 101222Crores(US$37472mn), in terms of percentage to total inflows in terms of US$ 11 percent, followed by Telecommunications, cumulative inflows of Rs. 58765 Crore (US$ 58765 mn), i.e. 7 percent, Computer Software & Hardware and Drugs & Pharmaceuticals sector is 6 percents, Chemicals(other than Fertilizers 5 percent, Automobile industry, Power and Metallurgical industries are 4 percents and last but not the least from top ten investing countries in India is Hotel & Tourism is 3percent.

Table No. 6: Share of Top Investing Countries FDI Equity Inflows (Financial Years)

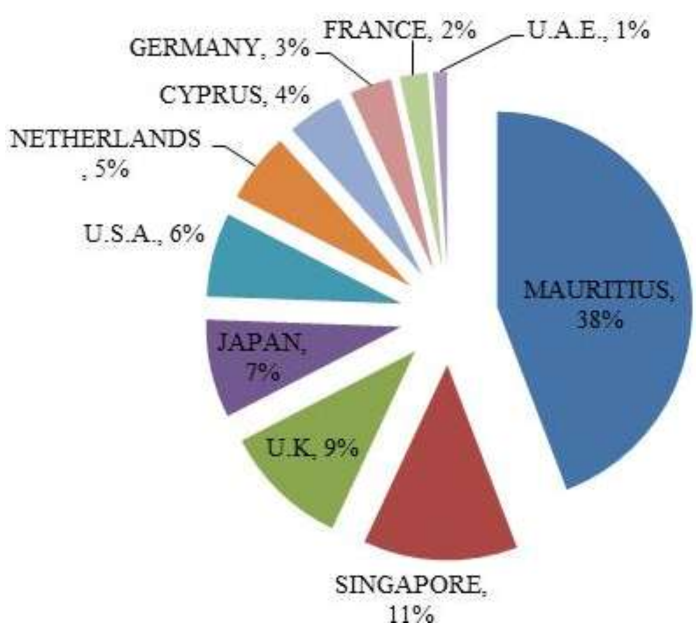
Amount Rupees in Crores (US$ in million)

Ranks	Sector	2011-12 (April – March)	2012-13 (April – March)	2013-2014 (for April 2013)	Cumulative inflows (April :00 – April – 13)	% age to total inflows (in terms of US$)
1	**Mauritius**	**46,710 (9,942)**	**51,654 (9,497)**	**1,929 (355)**	**343,053 (74,021)**	**38%**
2	Singapore	24,712 (5,257)	12,594 (2,308)	7,031 (1,293)	97,214 (20,753)	11%
3	U.K	36,428 (7,874)	5,797 (1,080)	51 (9)	80,509 (17,558)	9%
4	Japan	14,089 (2,972)	12,243 (2,237)	222 (41)	70,316 (14,591)	7%
5	U.S.A	5,347 (1,115)	3,033 (557)	810 (149)	51,733 (11,270)	6%
6	Netherlands	6,698 (1,409)	10,054 (1,856)	939 (173)	43,317 (9,138)	5%
7	Cyprus	7,722 (1,587)	2,658 (490)	134 (25)	32,462 (6,914)	4%
8	Germany	7,452 (1,622)	4,684 (860)	138 (25)	25,651 (5,506)	3%
9	France	3,110 (683)	3,487 (646)	224 (41)	17,088 (3,614)	2%
10	U.A.E	1,728 (353)	987 (180)	56 (10)	11,363 (2,433)	1%
Total FDI inflows from All countries		165,146 (35,121)	121,907 (22,423)	12,623 (2,321)	909,535 (195,724)	-

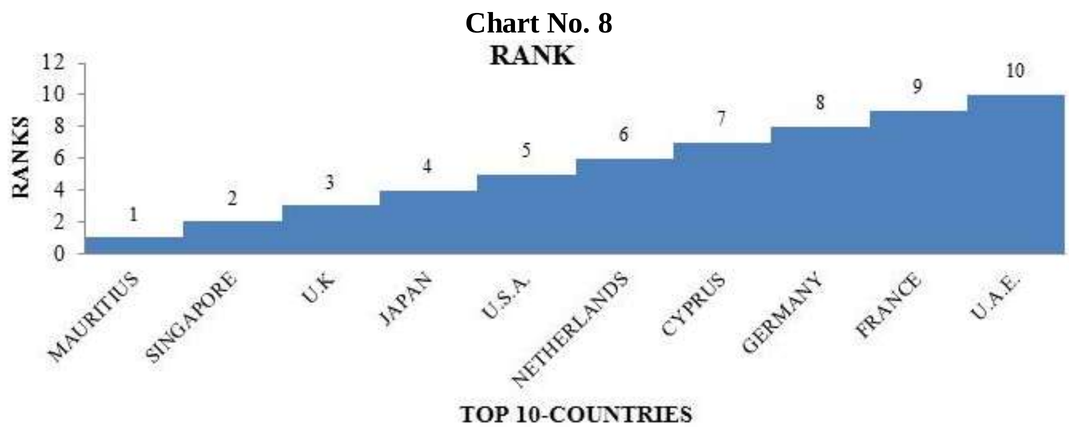
Includes inflows under NRI Schemes of RBI

Note: Cumulative country-wise FDI equity inflows (from April, 2000 to April, 2013) – Annex-'A'.

Chart No. 7



Note: Cumulative country-wise FDI equity inflows (from April, 2000 to April, 2013) – Annex-'A'.



Note: Cumulative country-wise FDI equity inflows (from April, 2000 to April, 2013) – Annex-'A'.

In the above table and charts show that FDI Equity inflows to India from Mauritius is the highest investing country in the globe, in the year 2011-12 its flow is Rs. 16710 Crore in US$ 9942 Million, in the year 2012-13 its flow is 51654 Crore i.e. 1.1times more form 2011-12 but in the year 2013-14 (for April2013) its flow is Rs.1929 Crore in US$ 355 Million, as cumulative FDI Equity inflows from April 2000 to April 2013 amount is Rs. 343053 Crore, in terms of US$ 38 percent followed by Singapore Rs. 97214 Crore(US$ 20753 mn),i.e. 11 percent, U.K. 9percent, Cyprus 4 percent, Germany 3 percent, U.A.E. 1 percent. Total FDI inflows in the year 2011-12 is Rs. 165146 Crore(US$ 35121 mn), in the year 2012-13 Rs. 121907 Crore (US$22423mn) but in the year 2013-14 for April 2013 Rs. 12623 Crore (US$ 2321 mn), cumulative FDI equity inflows from April 2000 to April 2013 Rs. 909535 Crores(US$195724 mn).

Findings:

- From the above results, we see the study period April 2005 to December 2012, FDI inflow in Realty sector is positive trend from 2005-06 to 2009-10 but there onwards it is negative trend.
- Economic growth rate in India is favorable from 2003 to 2007 from 6.9 % to 10%. But there onwards it is fluctuating, because in this era (2007-2009) impact of global economic crisis on the Indian economy.
- Hypothesis testing the result found that statistically not significant, there in a negative relationship between growth rate and FDI in Realty sector in India.
- India's residential market witnessed stable rental and capital values during the first quarter for most cities. Chennai's micro markets witnessed maximum variation in capital values ranging from 2% to 12% in the high-end segment and -8% to 27% in the mid-end segment. Select micro markets of Bengaluru, Mumbai and NCR also witnessed marginal capital appreciation in both the segments in Q1 2013.
- Approximately 39,080 units were launched across the eight major cities in Q1 2013. Bengaluru saw the maximum number of units launched in Q1 2013 contributing to 30% of the total share of units launched and crossing 11,500 units mark. which witnessed significant residential market activity.
- The BSE Realty Index had fallen to 1780 points by March end. This 15.6% decline in a quarter could be mainly attributed mainly to the Union Budget 2013-14, which made little or no provision for the real estate sector except for some benefits to the first time home buyers in the affordable housing segment.
- Sectoral allocation of FDI has been obtained to be the highest in case of Service Sector- Financial and Non Financial, followed by Realty Sector, Telecommunication, Drugs & Pharmaceuticals, Chemicals(other than Fertilizers), where as the same has been obtained to be negative in case of automobile Industriy, Power, Metallurgical Industry and Hotel&Tourism. Thus we see that though Realty Sector had a positive contribution in the heterogeneity in sectoral allocation of FDI , buy is

poorly placed in the cross – which should have been other way round for attracting more FDI and subsequent economic growth.

- FDI equity inflows to India from Mauritius is the highest investing country in the globe, in the year 2011-12 its flow is Rs. 16710 Crores in US$ 9942 Million, in the year 2012-13 its flow is Rs. 51654 Crore i.e. 1.1 times more from 2011-12 but in the year 2013-14(for Aprl 2013) its flow is Rs. 1929 Crore in US$ 355 Million, as cummulative FDI equity inflows from April 2000 to April 2013 amount is Rs. 343053 Crore, in terms of US$ 38 percent followed by Singapore11 %, UK 9%, Cyprus 4, Germany 3, U.A.E. 1 percent.

Conclusion:

India realty sector is world's fastest growing realty sector expected grow three fold by 2013. Tremendous strides in this sector have been facilitated by the supportive and liberal policies of the Government. Especially the Realty sector Policy of 2005 which opened doors of the sector for foreign players. Rising demand for a wide range of Realty sector has provided excellent opportunities for investors in the manufacturing sector. Provision of realty services to residential, commercial, hospitality, healthcare and educational institutions etc, have been recognized as another thrust area by Government. Which also helps for the enormous opportunities in this sector. Therefore realty sector in India is one of the fastest growing sector in the country and has been zooming up the growth curve at a feverish pace few years. And even the Indian property market is booming which has plenty of room for growth. Thus the foreign direct investment is very effective in the development of any country. Indian economy is now firmly developed as one of the world's foremost destinations for FDI. Realty sector is playing an important role in the inflow of FDI than the other sectors. As above data shows that the FDI in Realty sector in India without a doubt continues to be one of the most dynamic and fastest growing major realty markets in the world.

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