

# India's residential market matures; Hyd joins growth surge in Q1 2026

ALONG WITH BENGALURU AND DELHI-NCR, HYDERABAD POSTED ROBUST DOUBLE-DIGIT SALES GROWTH IN Q1 2026 AMID RISING PREMIUM HOUSING DEMAND AND STEADY PRICE APPRECIATION

NEW DELHI

INDIA'S residential real estate market has transitioned into a "structurally mature, demand-anchored growth phase", with Q1 2026 recording 93,065 new unit launches and 95,973 unit sales across the top eight cities, a report said on Saturday. The report from PropTiger said the supply rose 1.1 per cent sequentially and sales improved 1 per cent quarter-on-quarter.

The weighted average price reached a record high of Rs 10,050 per sq ft -- crossing the five-digit benchmark for the first time -- "signalling that value creation now drives market health rather than transaction volume."

"The Indian residential market has transitioned into a structurally more disciplined phase. Growth today is increasingly being driven by demand quality, inventory discipline, and



- India's housing market entered a more mature, demand-driven growth phase in Q1 2026
- New launches stood at 93,065 units while sales reached 95,973 units across top eight cities
- Average housing prices crossed `10,000 per sq ft for the first time
- Bengaluru led growth with 33% YoY rise in sales
- Hyderabad posted strong double-digit sales growth alongside Delhi-NCR and Chennai
- Premium and upper mid-income housing drove most new launches
- Q2 outlook remains positive with steady sales and price growth expected.

buyer confidence rather than speculative expansion," said Prakash Tejwani, CEO, PropTiger.

The supply remained flat at -0.1 per cent on a YoY basis, while sales moderated to -2.2 per cent, reflecting healthy normalisation rather than structural weakness, the report noted.

Bengaluru emerged as the standout performer, recording sales of 15,603 units, up 33 per cent year-on-year and 12 per cent sequentially. The city also maintained near-parity between new supply and sales absorption, indicating a well-balanced market. The GCC and startup employment engine continues to prove more durable than conventional IT hiring cycles, providing Bengaluru with a structurally differentiated demand base.

Mumbai Metropolitan Region remained the largest market by volume and value with 26,116 sales units in Q1

2026. Though the performance moderated on YoY basis, it reflected base-effect normalisation against an exceptional 2025, rather than a loss of demand momentum, the report noted.

Chennai, Hyderabad and Delhi-NCR also posted robust gains in sales from 11 per cent to 43 per cent, while Pune, Kolkata and Ahmedabad showed mixed trends.

A disproportionate share of new launches in Q1 2026 -- particularly in Mumbai MMR, Bengaluru, and Delhi NCR -- remained concentrated in the premium and upper mid-income segments, driving the average property prices higher. The outlook for Q2 2026 is constructive, the firm said, predicting a steady sequential growth of 2-4 per cent and sustained year-on-year price appreciation of 4-8 per cent across major metros driven by limited mid-segment supply.

## India emerges as Asia Pacific's top real estate yield market

Office, logistics, retail and student housing assets in India outperformed regional peers on returns, while Q1 investment inflows crossed \$2.29 billion

NEW DELHI

INDIA offers the highest real estate yields across every major asset class in the Asia Pacific region and recorded an 189 per cent year-on-year jump in investment volumes in the Q1 CY 2026, a report said on Thursday.

The report from CBRE said that cap rates in India consistently outpace every other market in the region across office, retail, logistics, hotels, and student housing sectors, in some cases by as much as 320 basis points. India's Q1 2026 investment volume rose to \$2,295.19 million from \$839.85 million a year earlier, second to only Singapore that led the region in investment volumes with a 364 per cent year-on-year increase. "We are seeing genuine, broad-based demand across sectors driven by India's economic fundamentals, its growing corporate base, and a young, consumption-led population," said Anshuman Magazine, Chairman & CEO, India, South-East Asia, Middle East & Africa, CBRE.



"Global investors who have been cautious till now are actively looking to deploy capital here, and we expect this momentum to strengthen further as more institutional-grade products come to market," he added. The report highlighted sustained interest from domestic institutions, family offices, and global capital markets players as they increasingly allocate to Indian real estate through direct acquisitions, REITs, and structured debt instruments. India is one of the top markets for real estate debt interest in Asia Pacific, signalling maturing capital markets, the report noted.

The report noted India's Grade A office cap rates range from 7.50 per cent to

8.40 per cent in core central business district locations, compared to 3.25 per cent to 3.80 per cent in Singapore and 2 per cent to 3 per cent in Tokyo.

India is named among the top three preferred markets for Grade A office investment enquiries in Asia Pacific, alongside Singapore and Japan. Student housing yields in India stood at 8.50 per cent-9 per cent, around 320 basis points higher than the next-highest market, Australia. The institutional-grade logistics cap rates in India stand at 7.15 per cent-7.75 per cent, around 115 basis points more than the second-ranked market, Vietnam with the rates of 6 per cent-7 per cent.

## UPRERA bars builders from using homebuyers' money for assured return schemes

LUCKNOW: Uttar Pradesh Real Estate Regulatory Authority has barred builders from using homebuyers' money for "assured return" schemes and made it mandatory for all registered projects to operate through three separate bank accounts, officials said on Thursday. The new framework, aimed at tightening financial discipline



and preventing diversion of project funds, was discussed at a meeting convened by

UP RERA with bankers and financial institutions. Uttar Pradesh Real Estate Regulatory Authority (UP RERA) Chairman Sanjay Bhoosredy chaired the meeting, which was attended by senior officials of nationalised banks, financial institutions and the State Level Bankers' Committee.

## Experts bullish on long-term real estate prospects in South India

HANS BUSINESS HYDERABAD

INDUSTRY experts believe that South India's long-term real estate growth trajectory continues to remain fundamentally strong.

The three large states of Karnataka, Tamil Nadu and Telangana contribute almost 25 per cent of India's GDP. Tamil Nadu is the second largest



contributor to India's GDP with share of 9 per cent while Karnataka is close behind with share of 8 per cent. Karnataka is largely driven by IT/ITES, Tamil Nadu has diversified economic base including

real estate, IT/ITES, automobiles and manufacturing clusters. Industry participants also point out that professionally managed real estate investment platforms, AIFs and REITs continue to witness growing investor interest as the sector becomes increasingly organized and transparent. Investors today are evaluating opportunities through a long-term lens, focusing more

on structural demand drivers.

Shradh Mittal, Founder & CEO, Arnya Real Estate Fund Advisors, said: "Real estate investments are fundamentally linked to long-term economic indicators such as urbanization, infrastructure growth, employment generation, and end-user demand. Markets backed by strong industrial ecosystems and economic activity continue to remain

attractive for long-term real estate capital."

Shradh, further added: "South India has consistently demonstrated resilience across market cycles. The region continues to benefit from manufacturing-led growth, infrastructure development, and sustained residential demand, which continue to support long-term investor confidence."

### BIZ BRIEFS

#### Amazon expands beauty store

Amazon.in, an e-commerce platform, announced the expansion of its premium beauty selection, with over 100 new brands set to go live. Amazon will include renowned international brands such as, Dolce & Gabbana, Laura Mercier, Elemis, Urban Decay and more. Siddharth Bhagat, Director, Amazon India, said: "India's beauty industry is seeing a clear shift from availability-led shopping to more intentional, discovery-led consumption, driven by growing awareness of global beauty trends."

#### Paisabazaar's new campaign

Paisabazaar, a financial marketplace, announced the launch of a new integrated brand campaign for the Credit Premier League (CPL) featuring former Indian cricketer and commentator Irfan Pathan. CPL is Paisabazaar's initiative aimed at recognising and rewarding consumers with strong credit health.

#### FRAI organises seminar in Hyd

The Federation of Retailers Association of India Telangana chapter held a seminar in Hyderabad on tackling illicit trade and unfair market practices. Retailers, traders and policymakers raised concerns over counterfeit goods, illegal distribution, predatory pricing and deep discounting by quick commerce and e-commerce players. Participants said these practices harm genuine businesses, consumer trust, government revenues and livelihoods of small traders.

## Domestic demand cushions India against global uncertainty: RBI

Financial conditions, crude oil prices challenges for external sector outlook

NEW DELHI

INDIA'S economic activity exhibited resilience in April, with industrial and services sectors maintaining strength across several segments even as the global economy continued to be shadowed by uncertainties in West Asia, according to the RBI's monthly bulletin released on Friday. Industrial and services activity stayed strong in many segments. Early results of listed private non-financial companies for Q4:2025-26 also showed an improvement in business performance over the previous quarter, with aggregate sales and operating profit recording a double-digit growth, the bulletin stated.

It highlighted that in the agriculture sector, rapid progress of summer sowing was



supported by above normal pre-monsoon rainfall and sufficient reservoir storage levels. However, a higher probability of above-normal minimum temperatures and unseasonal rains in some parts of the country could pose risks to the harvesting of remaining rabi crops. The current public foodgrain

stocks remain well above the buffer norms ensuring domestic food security.

The financial conditions, crude oil prices and capital flows continue to pose challenges to the external sector outlook. Nevertheless, robust services exports, positive net FDI flows, foreign exchange reserve buffers and a number

of proactive policy measures undertaken by the Government and the Reserve Bank are likely to cushion the Indian economy against external headwinds.

In March, net foreign direct investment remained positive for the second consecutive month. Foreign portfolio investors continued to remain net sellers in April and May, though the pace of outflows moderated, the bulletin observed.

CPI inflation rose to 3.5 per cent in April, driven mainly by food inflation, while core inflation remained steady indicating limited pass-through of higher input cost conditions. Although headline inflation remains firmly within the tolerance band, the pass through to domestic prices needs to be monitored, it pointed out.

## Institutional buyers bid ₹2,380 crore in Central Bank of India OFS

MUMBAI

INSTITUTIONAL investors on Friday put in over Rs 2,380 crore worth bids in the Offer For Sale (OFS) of Central Bank of India shares, which got over-subscribed more than two times.

The government is selling up to 8 per cent stake in the Central Bank of India at a floor price of Rs 31 per share. If fully subscribed, the stake sale would fetch Rs 2,456 crore to the government.

Till the close of trading hours on Friday, institutional investors put in bids for over 76.86 crore shares, which is about 2.36 times of the 32.58 crore shares on offer.



At the indicated price of Rs 31.01 a share, non-retail investors put in over Rs 2,380 crore worth bids for Central Bank OFS. The OFS offer includes a 4 per cent green shoe option, taking the total stake that the government intends to offload to 8 per cent. This is the first OFS by the government in the current fiscal. Retail investors will be able to bid in the share sale offer on Monday. The floor price

of Rs 31 a share is 8.58 per cent lower than the stock's Thursday's closing price of Rs 33.91 on the BSE. Shares of Central Bank of India slipped 7.90 per cent to close at Rs 31.23 on BSE on Friday. The OFS will help the government inch towards meeting the Securities and Exchange Board of India's minimum public shareholding norm. According to SEBI, all listed companies must maintain public shareholding of 25 per cent. The government currently holds 89.27 per cent stake. If the government exercises the green shoe option, its total stake in the state-owned bank will come down to 81.27 per cent.

## FLIPKART PARTNERS WITH INDIA POST TO BOOST LAST MILE PARCEL DELIVERY

NEW DELHI: E-commerce major Flipkart has signed an agreement with the Department of Posts for efficient last mile parcel delivery, an official statement said on Friday. The partnership aims to leverage the delivery network of the Department of Posts along with Flipkart's strong presence in India's e-commerce sector to provide efficient, reliable and customer-centric parcel delivery solutions across the country, the statement said. "The Department of Posts (DoP), Ministry of Communications, and Flipkart India Private Limited have signed an agreement for last mile parcel delivery services.

## Oben Electric bets big on Telangana after strong Rorr Evo response

HANS BUSINESS HYDERABAD

OBEN Electric, an electric motorcycle manufacturer, showcased Oben Rorr Evo, its newly launched electric motorcycle in Hyderabad. The company said it is witnessing strong demand for the new model, with Hyderabad emerging as highest booking market nationwide since its launch on April 30.

The vehicle is equipped with a 3.4 kWh LFP battery offering an IDC range of 180 km, acceleration from 0-40 km/h in 3 seconds and a top speed of 110 km/h. The motorcycle also supports fast charging from 0-80 per cent in 90 minutes and comes with an 8-year battery warranty.



The bike features a 5-inch colour TFT display, OTA updates, turn-by-turn navigation, geo-fencing, remote immobilisation and fall detection with emergency SOS through Oben Electric's proprietary ARXUS connected technology platform. It has 10 litres storage and integrates SmartIQOben Electric's AI-powered

ride optimisation technology, which enhances range by up to 15 per cent. Madhumita Agrawal, CEO, Oben Electric, said: "Hyderabad emerging as our highest booking market nationwide for the Rorr Evo reflects the city's strong shift towards electric motorcycles that deliver both performance and practicality."

## Higher gold import duty could cut demand by 50-60 tonnes this year, says WGC

MUMBAI

INDIA'S gold demand is expected to contract by 50-60 tonnes this calendar year, around 10 per cent lower than the previous year, following the import duty hike, according to the World Gold Council (WGC). "Looking at 2026 as a whole, we estimate that combined jewellery and bar and coin demand could decline by around 50-60 tonnes, around 10 per cent lower than the previous year, due to the impact of the import duty hike," WGC said in its India gold market update. The gold import duty was raised sharply from 6 per cent to 15 per cent, making it the single-largest increase on record and fully reversing the duty cut of July 2024. The Prime Minister has also appealed to consumers to avoid



buying gold for a year. Other factors, such as the gold price, changes to income levels, inflation, or effects from the monsoon, would further influence annual demand, it added. "Our econometric models suggest that changes in import duties tend to impact gold demand in both the short and long term, although the impact differs across jewellery and investment products such as bars and coins. Investment demand appears more sensitive to duty changes, while jewellery demand has shown greater resilience," said WGC.

## Dalmia Bharat to acquire JAL Cement assets in ₹2,850 cr deal

NEW DELHI: Dalmia Bharat on Friday said it will acquire the cement assets of debt-ridden Jaiprakash Associates, which has been acquired by billionaire Gautam Adani-led Adani Enterprises through insolvency proceedings. Dalmia Cement (Bharat) Ltd (DCBL), a wholly-owned subsidiary of Dalmia Bharat, has already executed a Business Transfer Agreement (BTA) with Jaiprakash Associates Ltd for the transaction, which is expected to complete within two weeks, a statement said.

Following the takeover, Dalmia Bharat's cement capacity will increase to 54.7 million tonnes per annum (MTPA). The BTA has been signed for acquisition of cement plants at Rewa (Madhya Pradesh), Churk, Chunar and Sadwa (Uttar Pradesh), with 5.2 MTPA cement capacity and 3.3 MTPA clinker capacity, at an enterprise value of Rs 2,850 crore, Dalmia Bharat said.