The Real estate sector playing a most crucial role in economic and infrastructural development of the nation. The rapid pace of modernization required developed infrastructural facilities like modern housing, commercial space and retail space. As observed from the last decade past researches related to real estate, this segment facing several issues in justifying the fundamentals of market movement and determination of the demand for the segment. This study titles “Trend in Real estate and Investment Pattern”- A Scenario of Gujarat, is an attempt to investigate such issues prevailing in to real estate segment.

This study of “Trend in Real estate and Investment Pattern”- A Scenario of Gujarat, undertaken to investigate two major phenomenon of the real estate market namely “Trend” and “Investment pattern” in Real estate, which are most crucial to justify the growth of the market segment and to determine the critical factors that explain such variation in real estate market. For the purpose of the study this thesis has been divided in eight chapters, which further delivers brief understanding of real estate market fundamentals to a reader.

The first chapter gives a brief idea about the entire study which includes the purpose and significance of the study. Further it also provides brief on the research area along with the detail background of the study.

Second chapter provides the basic understanding about the Real estate market. This includes the conceptual framework and foundation of the real estate sector. It also covers the details foundation and description of real estate sector which includes types of real estate, variety of segments in real estate etc.

Third chapter focus on Review of previous and past studies (Research Papers, Reports of various authorities, Newspapers) published in the varieties of media like News Paper, Internet and some referred journals to understand the real estate market along with the market depth and fundamentals to come out with a research gap.
Fourth chapter describe the foot print of the research in terms of the Research Methodology which further explains each instrument adopted for research, types of research adopted, sampling and data collection methods and further analytical tools used to conclude this study etc.

Fifth chapter presents the Macro level Analysis of Trend in Real estate segment in context to India. Here research performed on HPI (Housing Price Index) and FDI in real estate segment to test the influence of Key economic variables and major market indices on the mentioned representatives of real estate market (HPI & FDI in Real estate).

Chapter six deals with the detailed analysis of “Investment pattern in Real estate” for Gujarat, which is a micro level analysis of data concerning to real estate investment. These data collected from various regions of Gujarat to determine Investment pattern in the real estate segment of Gujarat and come out with the crucial factors explaining the Investment pattern.

Seventh Chapter deals with the Finding, suggestion and research implication which provides a reader a summary of thesis along with the major outcomes of the study. It also opening the door towards future research opportunity exists in the area of real estate.

Thus in total this thesis provides the basic understanding of the concept real estate and helps a reader to understand the detailed factors those affecting to the real estate market, form the view point of fundamental market movement and also from the point of investment pattern in this market from the investors.

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