



Real Estate Outlook

**Best Real Estate
Practices for Business
Growth**

GURUGRAM, HARYANA

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SPECIAL ECONOMIC ZONES IN INDIA

2025
FEBRUARY



OUR PROFILE

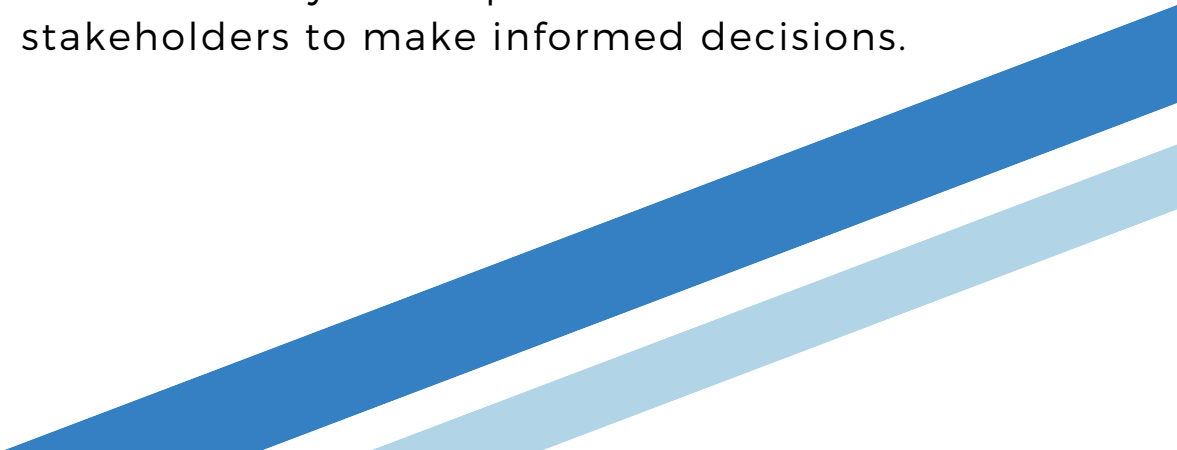
Estate Avenues Analytics is an innovative online subscription based platform that specializes in real estate data and analytics in India. It covers a vast array of over 1,000+ projects from 150+ developers across multiple cities, making it a significant player in the Indian real estate market.

Estate Avenues Analytics stands out as a vital resource for stakeholders in the Indian real estate sector, facilitating better understanding and management of real estate investments through its extensive data offerings and analytical capabilities.

THE OBJECTIVE

The objective of Estate Avenues Analytics, an online subscription based real estate data and analytics platform, is to provide Market Trends, Investment Optimization, Customer Insights, Risk Management and Portfolio Management.

By leveraging advanced data analytics, Estate Avenues Analytics empowers real estate stakeholders to make informed decisions.



Introduction

At Estate Avenues, we understand that searching for your dream home is one of the most significant and exciting journeys in life. Our team of highly skilled advisors is committed to understanding your unique needs and guiding you towards the most suitable residential or commercial projects in your preferred locations.

Trust and integrity are at the heart of everything we do. Customer satisfaction is not just a priority for us it's our mission. We are dedicated to going the extra mile to ensure that you receive the best service and a seamless real estate experience.

Thank you for choosing Estate Avenues. We are honored to be a part of your journey and look forward to helping you find your perfect "home sweet home."

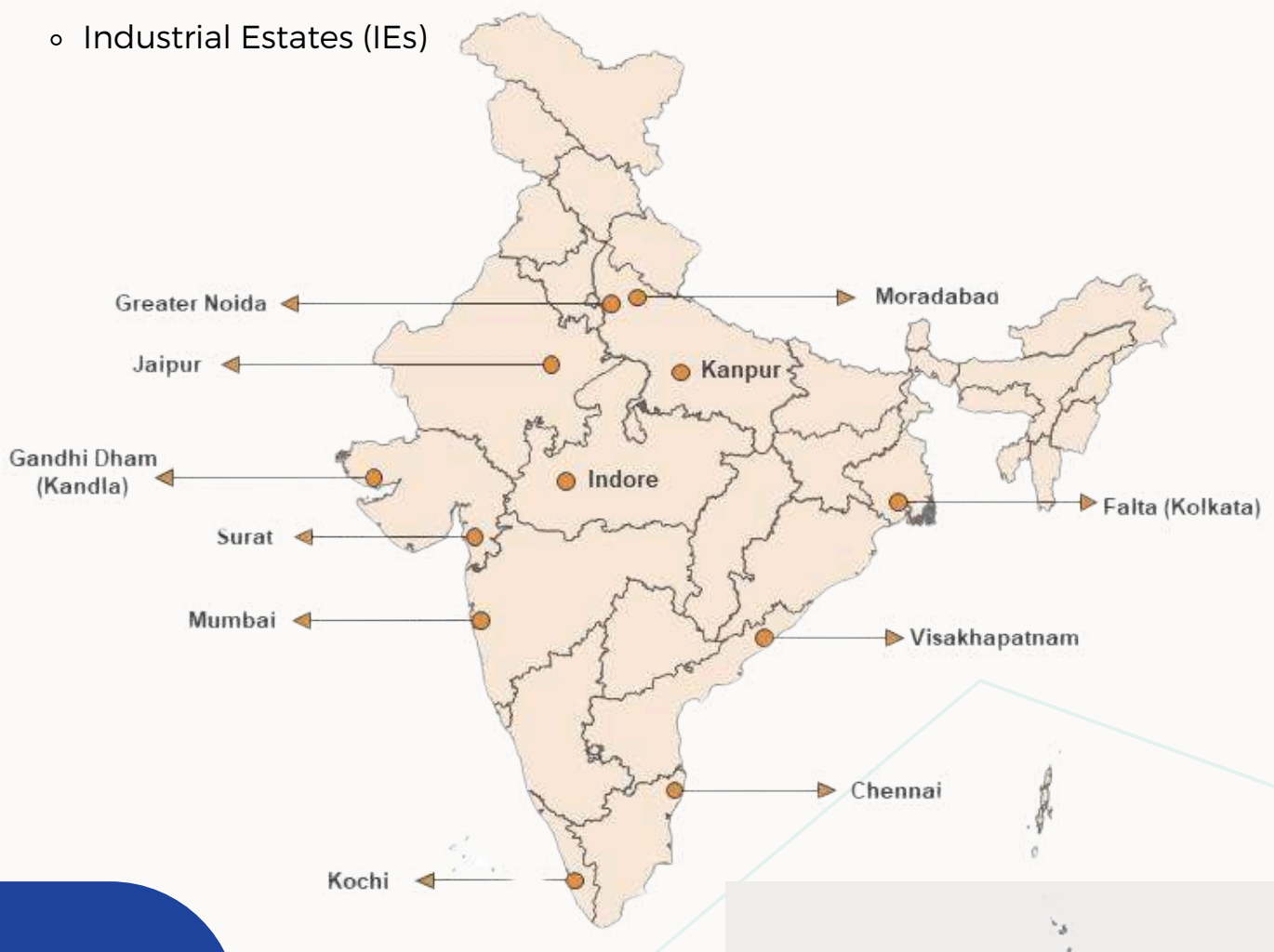


Bhaswar Paul
Founder & CEO



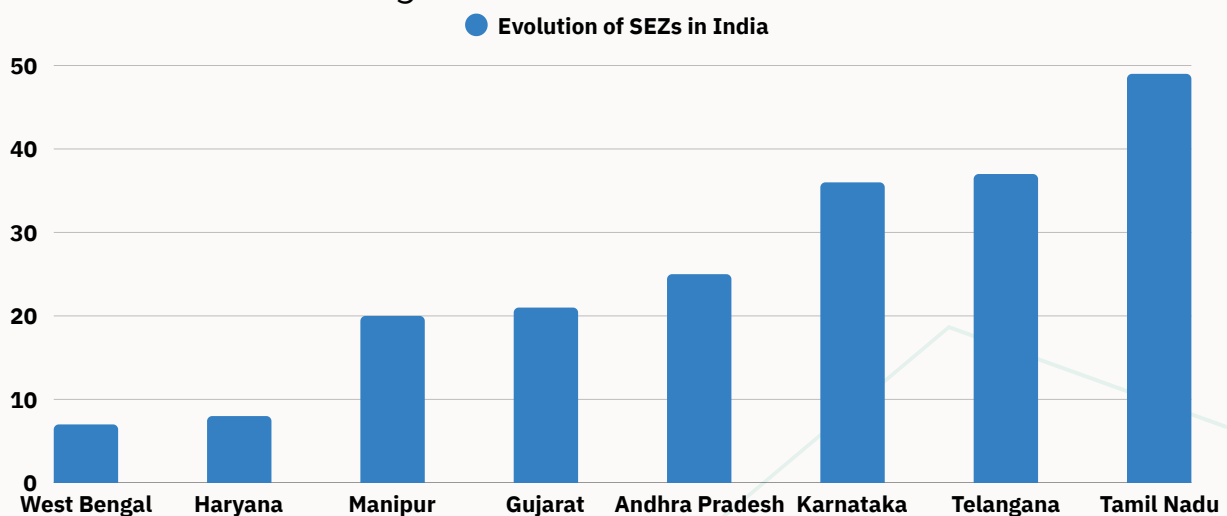
Catalysts for Economic Growth and Global Competitiveness

- SEZs are specially planned areas for special business and trade regulations.
- **Key Objective:**
 - Boost economic activity
 - Promote exports
 - Boost investment
 - Creation of jobs
- **SEZ categories include:**
 - Free Zones (FZs)
 - Export Processing Zones (EPZs)
 - Free Trade Zones (FTZs)
 - Industrial Estates (IEs)



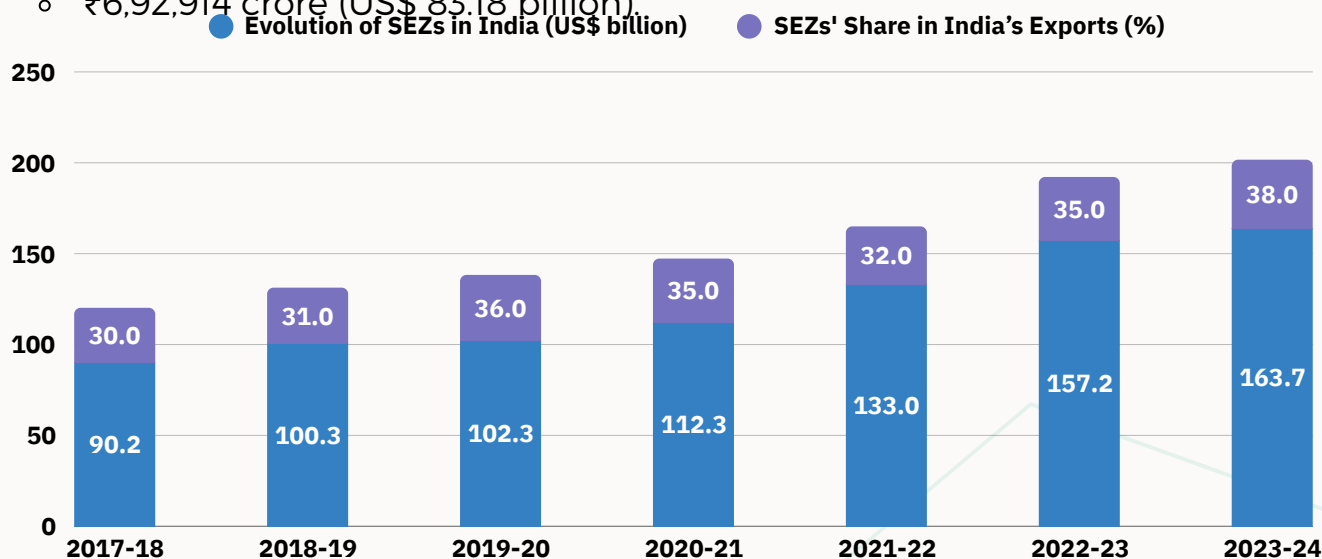
Catalysts for Economic Growth and Global Competitiveness

- **SEZs in India:**
- **Policy** introduced in **April 2000**
 - To increase economic growth with improved infrastructure and investments.
- **SEZ Act, 2005:** Comes into existence on **February 10, 2006**.
- **First Export Processing Zone (EPZ):**, Kandla, Gujarat (1965)
- **Subsequent Years:** Seven more EPZs were established in
 - Surat (Gujarat)
 - Mumbai (Maharashtra)
 - Cochin (Kerala)
 - Chennai (Tamil Nadu)
 - Visakhapatnam (Andhra Pradesh)
 - Falta (West Bengal)
 - Noida (Uttar Pradesh)
- **As of March 31, 2024:**
 - **280** operational SEZs in India.
 - **100% FDI** allowed through the automatic route.



Growth of SEZs in India

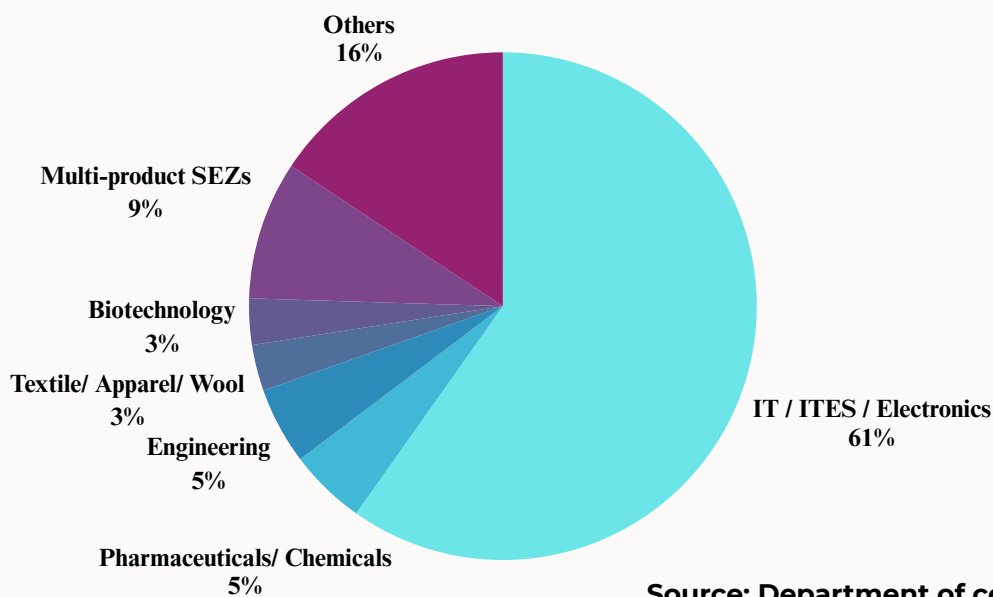
- **Total SEZ (April 30, 2024):**
 - **Existing:** 375 SEZs
 - **Formally approved:** 424 SEZs
- **Employment generated:** 30.7 million jobs were created (as of December 31, 2023).
- **Physical exports from SEZs:**
 - **2021-22:** ₹9,90,747 crore (US\$ 133 billion).
 - **2022-23:** ₹12,63,578 crore (US\$ 157.24 billion) (+28%).
 - **2023-24:** ₹13,55,220 crore (US\$ 163.67 billion) (+7%).
- Exports increased at a 23% CAGR from 2005-06 to 2023-24.
- **Major export destinations:**
 - UAE
 - US
 - UK
 - Australia
 - Singapore
- **Total investment in SEZs (Dec 31, 2023):**
 - ₹6,92,914 crore (US\$ 83.18 billion).



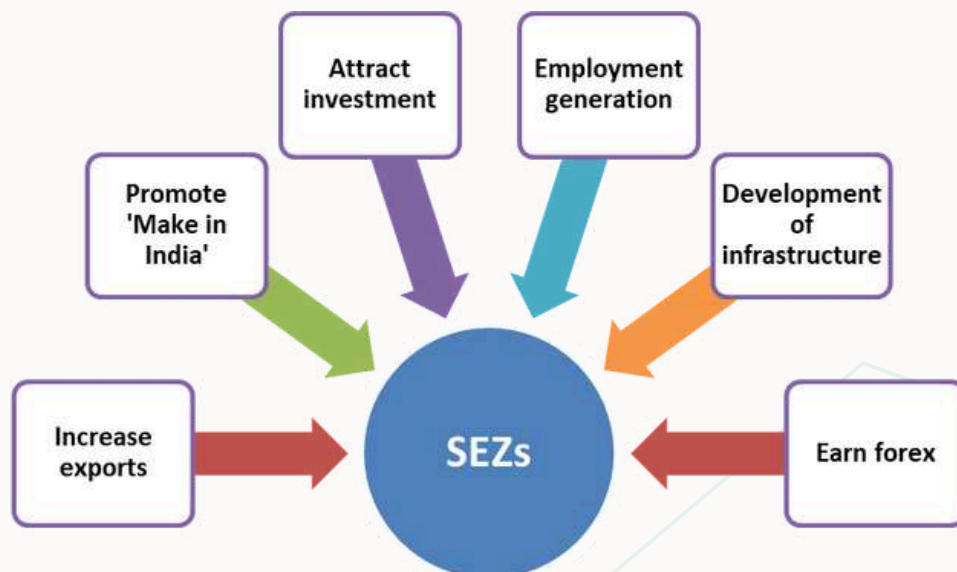
Role of SEZs in India

- Significant foreign direct investment (FDI) inflow.
- 38% of India's total exports come from SEZs (up from 6% in FY06).
- Infrastructure development and growth of industrial clusters.
- Improved India's global competitiveness.
- Boosted employment, innovation, and technological advancements.

Sector - Wise Distribution of SEZs in India



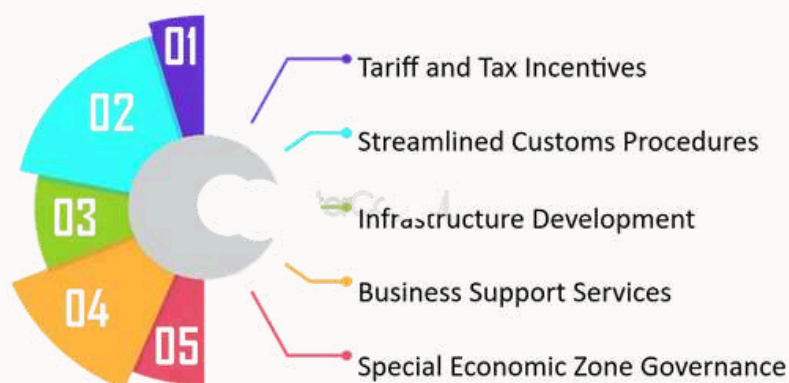
Source: Department of commerce



Government Initiatives & Incentives

- Indian government provides various incentives to attract investments into Special Economic Zones (SEZs), including foreign investments.
- **Tax benefits:**
 - 100% income tax exemption for the first 5 years. **(Under Section 10AA of IT Act)**
 - 50% exemption for the next 5 years.
 - 50% on reinvested export profits for the next 5 years.
- **GST & Duty exemptions:**
 - IGST & CGST exemption for SEZ developers.
 - Duty-free import and domestic procurement.
 - Single Window Clearance for central and state approvals.
- Zero-Rated Supply on good and services to SEZs developers **(Under IGST Act, 2017)**

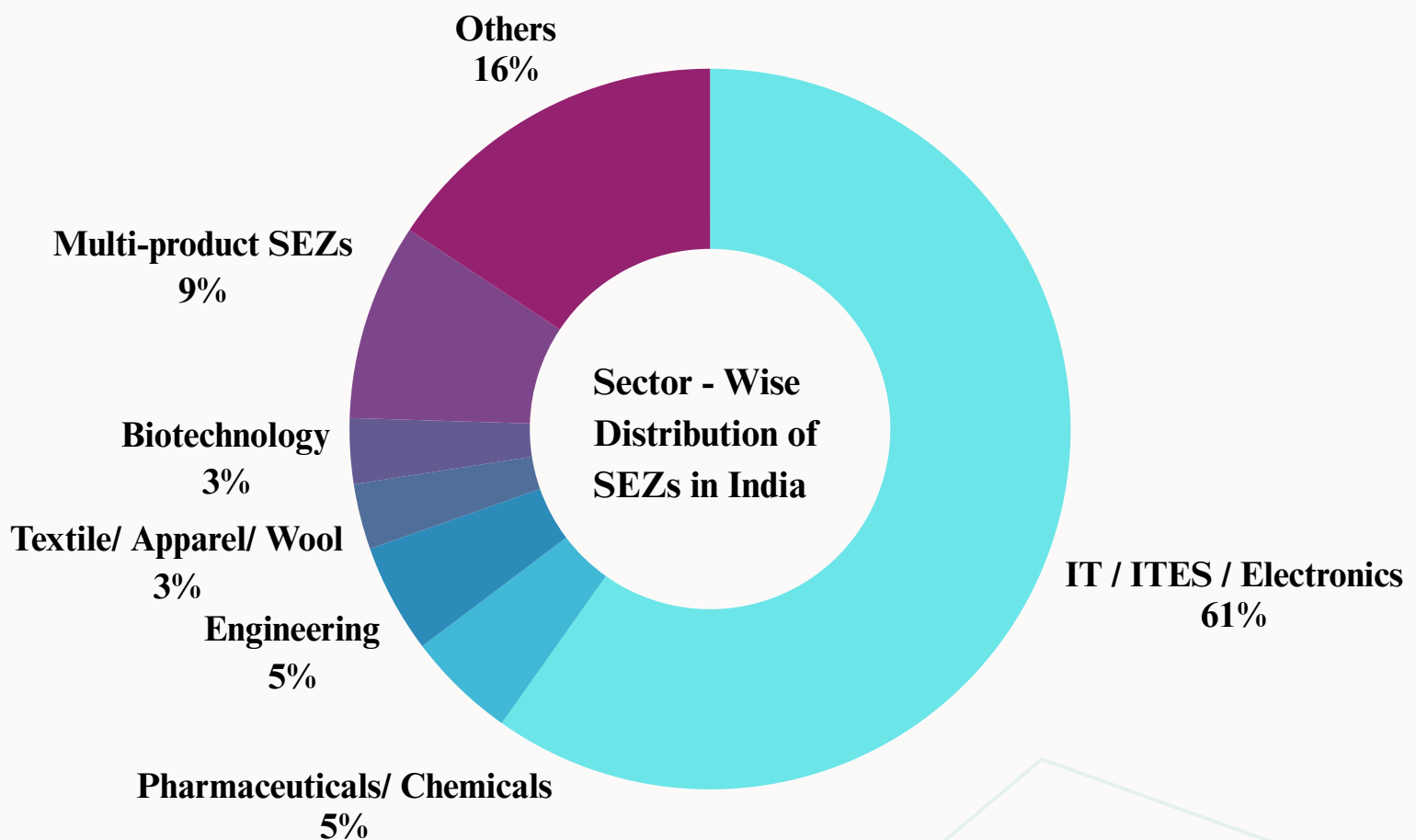
Government Policies and Initiatives to Facilitate Cross-Border Trade in SEZs



Source: Faster Capital

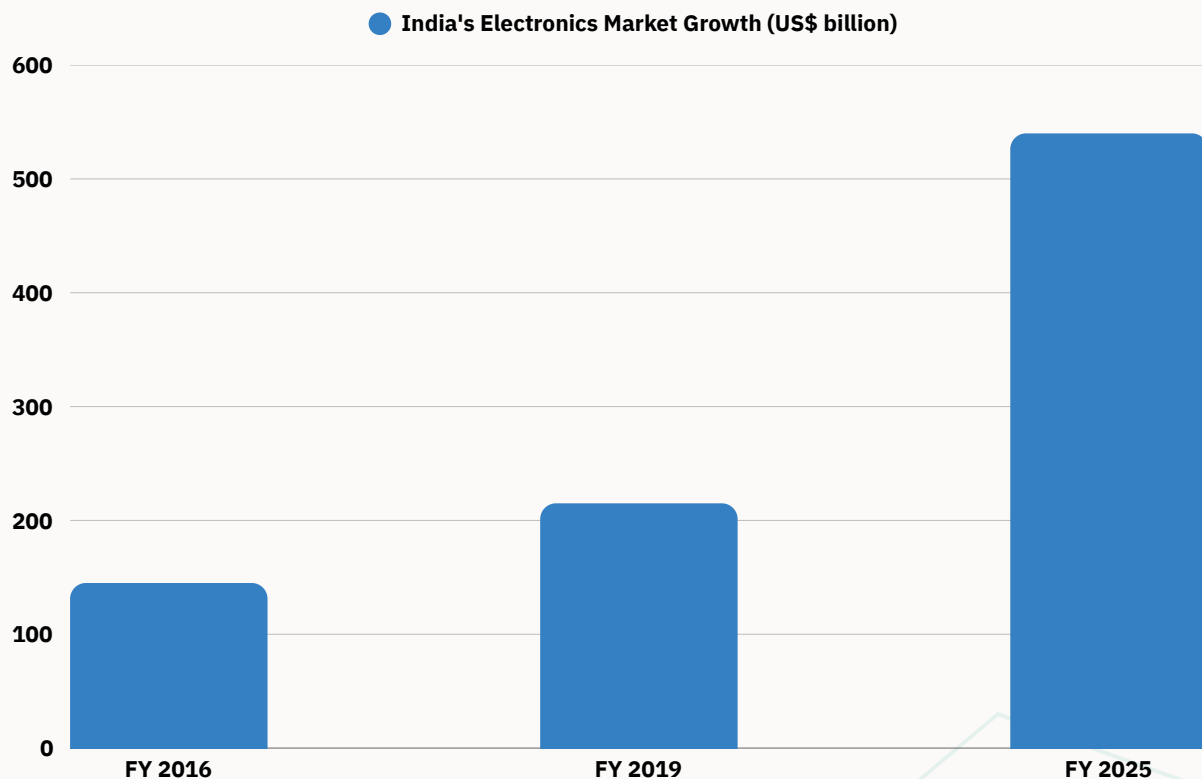
Sector - Wise Distribution of SEZs in India

- **IT / ITES / Electronics / Hardware / Semiconductor** – 61% (Majority share)
- **Pharmaceuticals / Chemicals** – 5%
- **Engineering** – 5%
- **Textile / Apparel / Wool** – 3%
- **Biotechnology** – 3%
- **Multi-product SEZs** – 9%
- **Others** – 16%



Growth of Electronics Manufacturing in India

- **2014:** India's electronics manufacturing is worth **\$29.8 billion**.
- By 2024, production had almost quadrupled to \$115 billion.
- **2014-15:** Smart phones imported in India were **74%**; today, **99.2%** are made in India.
- **Current Presence:** 2nd largest mobile phone manufacturer globally.
- Electronics exports are one of India's fastest-emerging sectors, aiming to make India a top 10 electronics exporting nation.
- **Major importers of Indian electronic goods:**
 - **USA**
 - **UAE**

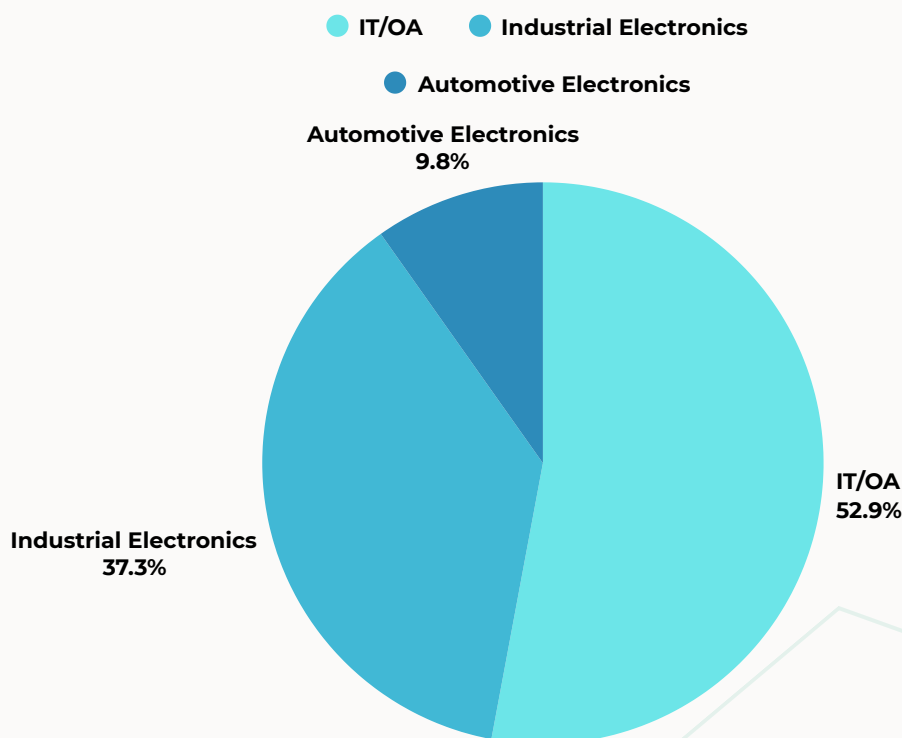


Source: Ministry of Electronics & Information Technology (MeitY)

Future Growth Targets

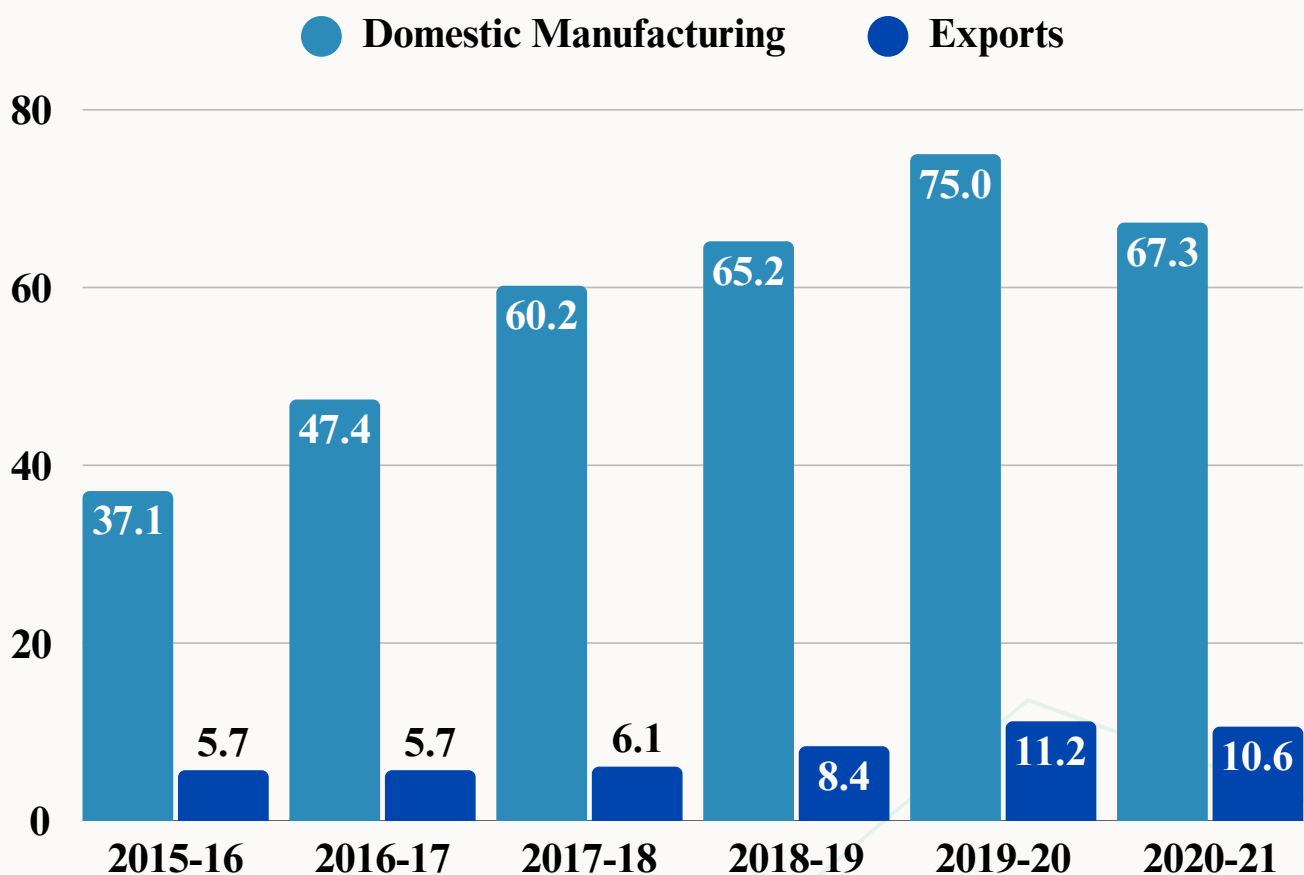
- India aims to reach \$155 billion in electronics production by 2024.
- By 2030, the target is \$500 billion, with:
 - \$350 billion from finished goods.
 - \$150 billion from components manufacturing.
- **Competing to become a global electronics hub:**
 - China
 - Vietnam
 - South Korea
 - Japan

Top product categories in the ESDM sector with highest CAGR



Challenges in Electronic Manufacturing

- **Low indigenous value addition:**
 - Some components are still imported, especially from China
 - Domestic Manufacturing— Only 15-20% in smartphones
 - **iPhones:** less than 9% of components manufactured in India.
- India's electronics exports contribute only 1% globally, whereas **Vietnam's contribute 4% and China's 30%.**
- India's electronics industry is dedicatedly concentrated on assembly rather than component manufacturing or design.

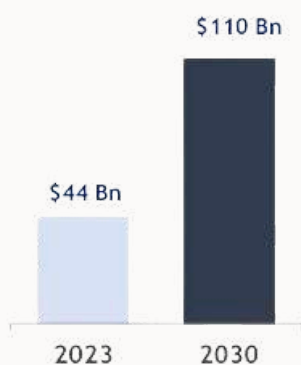


Government Efforts & Semiconductor Manufacturing

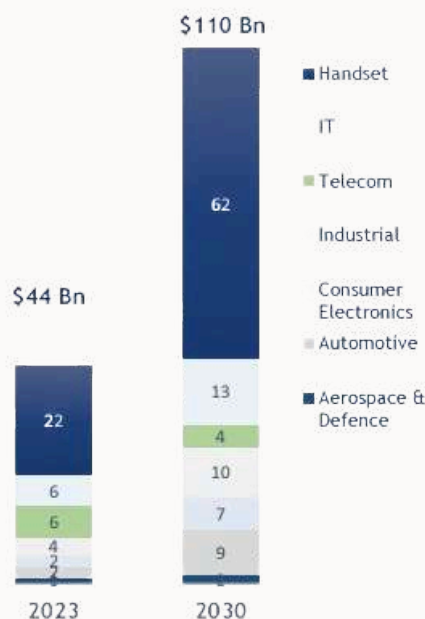
- India is increasing semiconductor manufacturing capacity.
- **Mission:** Semiconductor mainly focused on establishing multiple semiconductor plants in multiple locations in India.
- The main concern is to make electronics a key pillar of India's manufacturing industry.
- **Dependent Sectors:**
 - Space
 - Renewable Energy
 - Automotive
 - Agricultural Technology

Semiconductor Market

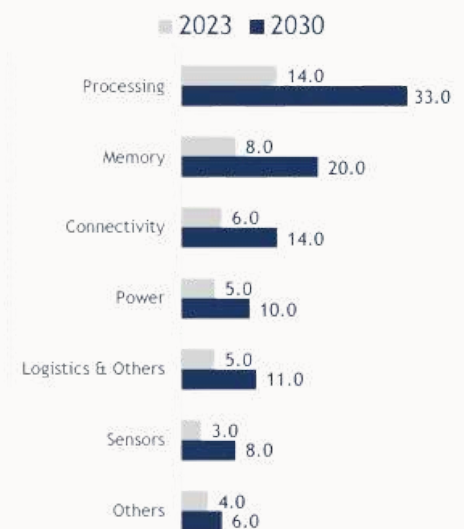
~10% of Global by 2030



Market by Application (\$ Bn)



Market By Component (\$ Bn)



Source: Wright Research

SEZs Emerging as an Extension of Real Estate Business

- **100% FDI in SEZ Township Development**

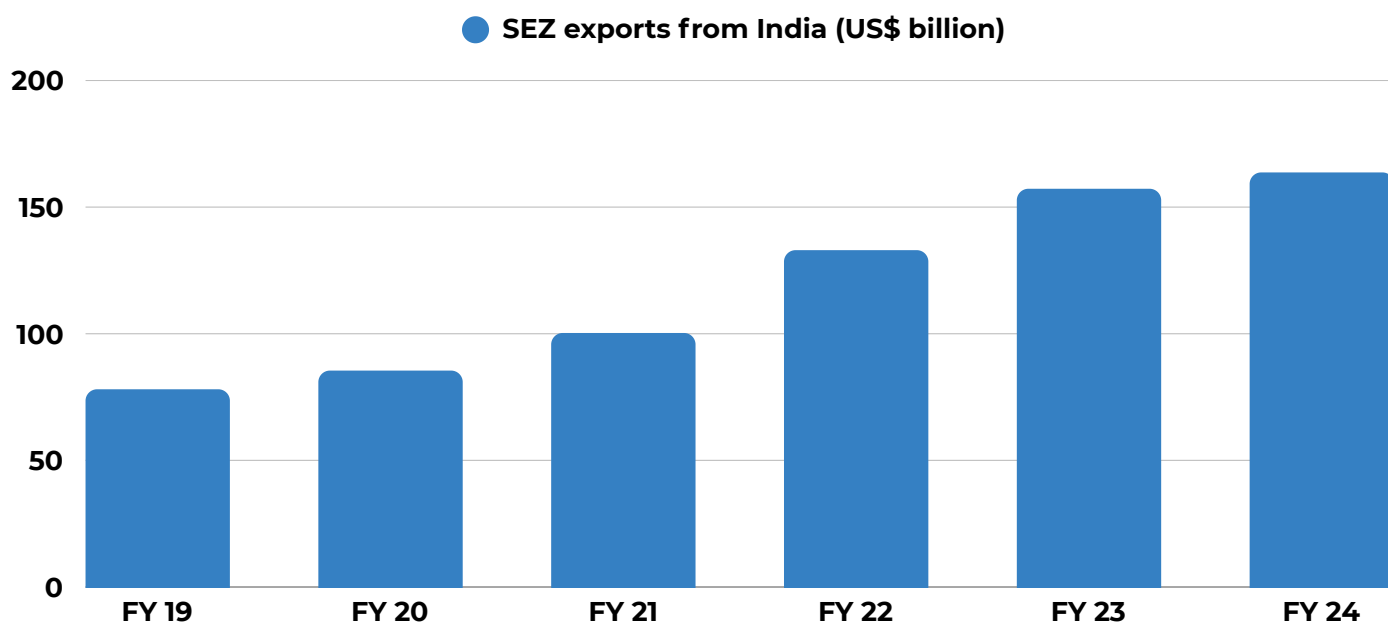
- 100% Foreign Direct Investment (FDI) is permitted for developing townships within SEZs, including:
 - Residential sector
 - Commercial Hubs & Shopping centers
 - Green area & Clubs
 - Recreation Zone

- **SEZ Export Growth**

- FY24: Exports from SEZs reached US\$ 163.69 billion.
- FY23: SEZ exports performed at US\$ 157.2 billion, marking growth up to 28% from US\$ 133 billion in FY22.
- SEZs continue to be major drivers of India's export economy.

- **Industry Demand for "Special Residential Zones" (SRZs)**

- Real estate developers and property analysts are advocating for the creation of special residential zones (SRZs).
- SRZs would function similarly to SEZs, with incentives for residential real estate development in designated areas.



Impact of India's Electronics Manufacturing Growth on Real Estate

- **Industrial Sector**

- Increased demand for manufacturing hubs, industrial areas, and warehouses, especially in tier-1 cities like Noida, Chennai, Bengaluru, Hyderabad, and Pune.

- **Commercial Sector**

- Growth in office spaces, R&D centers, and corporate leasing as global electronics organizations set up operation centers in India.

- **Residential Sector**

- Increasing jobs in the electronics sector boosts housing and rental property demand in metro cities and tier-2 cities.

- **Logistics & Infrastructure**

- Increasing warehousing, logistics hubs, connectivities, and metro networks to support electronics exports and supply chains.

- **Retail & E-commerce**

- Higher demand for electronic retail stores, shopping malls, and last-mile delivery hubs, boosting commercial real estate.





Mission and Vision

➔ Mission

Our mission at Estate Avenues is to exceed our client's expectations by providing exceptional and best real estate services. We strive to match people and companies with their perfect homes and ideal properties by offering personalized support, detailed project insights, and expert guidance.

➔ Vision

Our vision is to change the way people view the real estate industry especially in terms of service delivery. Our goal is to become the one stop shop that clients turn to for every aspect of real estate – Trust is in our name because we are committed to being trustworthy, creative and customer focused.

Our Approach

Amogh Social

**Catchment
Area Analysis
& Case Studies**

**Collateral Risk
Management**

**Realty Indices
& Research &
Consulting**

**Investor
Relations &
House Loan
Assistance**



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