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TIMES PROPERTY

A TIMES OF INDIA PRESENTATION

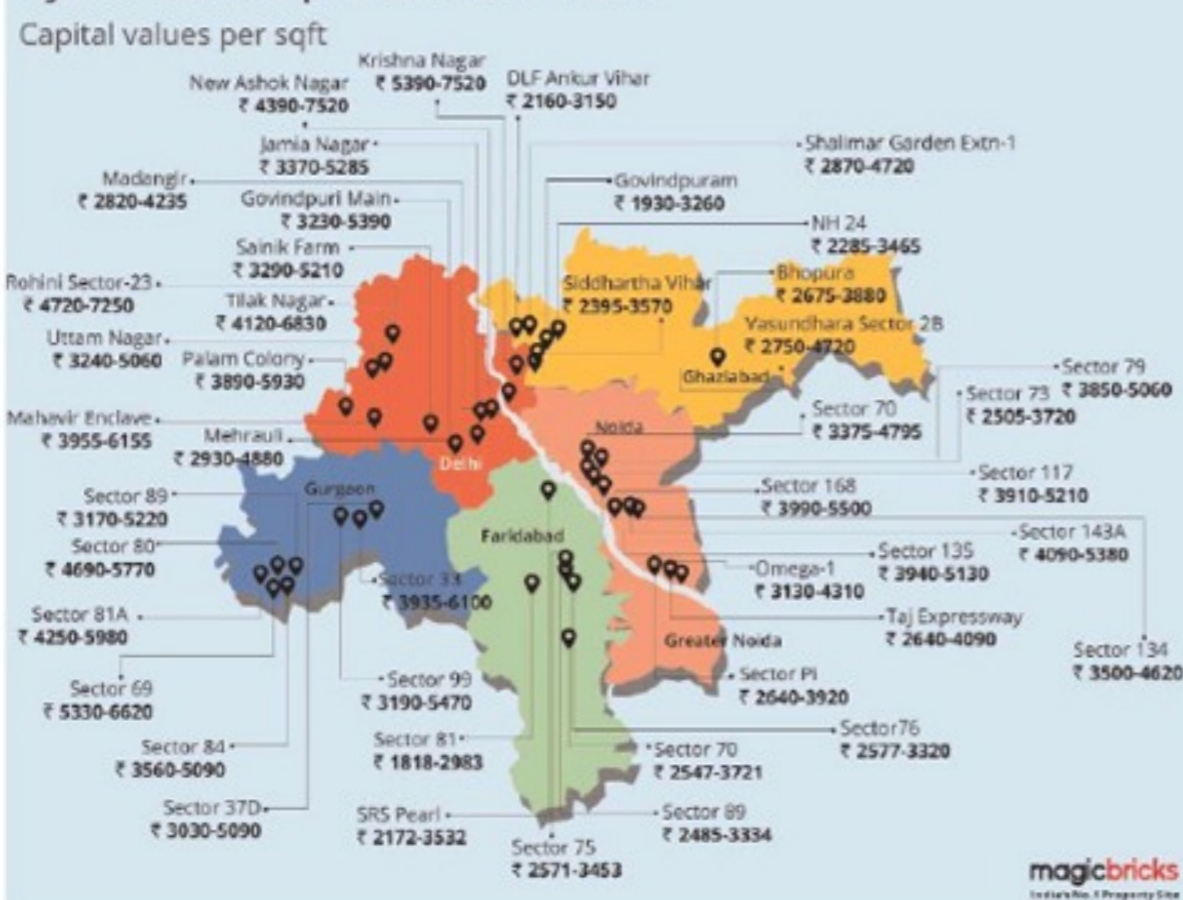
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SATURDAY, JANUARY 27, 2018

HomeBuyer Alert!

TOP AFFORDABLE LOCALITIES

by consumer preference - NCR



CENTRAL NOIDA offers good returns

With a mix of high-class, affordable, luxurious villas, and highrise residences, Central Noida promises prospective buyers very good options for residential or investment purpose

Newly developing residential areas like Sectors 72, 73, 74, 75, 76, 77, 78, and 79, close to Noida City Centre (Sector 31), are considered as Central Noida.

The areas, comprising Sectors 47, 49, 81, and 100 of Dadri Surajpur Road and Noida Expressway, too, are among the hotspots for mid-segment homebuyers.

Here you can lock a deal at prices ranging from Rs 2,505-6,020 per sq ft. Developed areas like Sectors 113, 116, 117, 118, 119, 120, and 120, Greater Noida West (known as an affordable housing zone), Crossings Republik, and NH-24 are also located nearby.

Most of ready-to-move-in properties are now available at affordable rates, depending on size

and location, prices here are rock bottom and further reduction is not feasible.

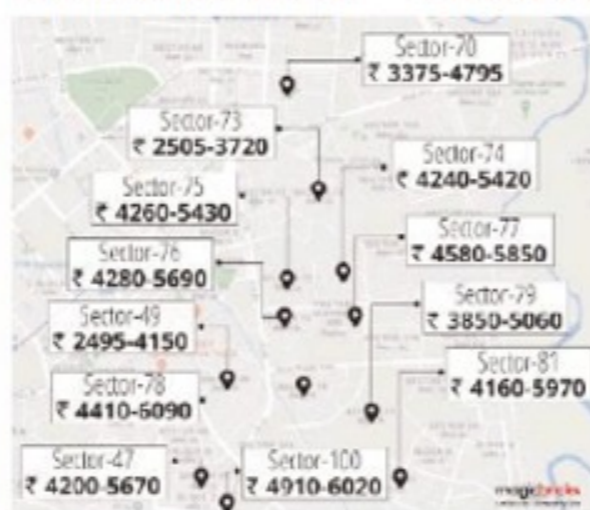
Thus, prospective buyers can bargain hard and buy now, they can choose from a wide number of options in Sectors 70, 73, 74, 75, 77, 78, and 79 in ready-to-move-in 2- and 3BHK units with prices ranging from Rs 35 lakh to Rs 70 lakh, depending on the size and location.

Sectors 47, 49, 81, and 100 along Dadri Surajpur Road - which directly connects with Noida Expressway - you may find good deals, in the range of Rs 40 lakh to Rs 80 lakh.

WHY TO BUY

One may buy or invest in the newly developing residential pockets owing to good appreciation, fast connectivity,

and good infrastructure, also, these areas are barely 2.5km from Noida City Centre Metro Station which is



already operational. The average ready-to-move-in property in Central Noida is in the price range of Rs 4,240-6,090 per sq ft (especially in Sectors 74 to 78) while units under construction come for Rs 4,200-4,500 per sq ft. Most projects here were launched at Rs 2,700-3,100 per sq ft. Mahagun launched Mahagun Moderne in Sector 78 at Rs 2,500 per sq ft in April 2010. Today, the rate here is Rs 6,000 per sq ft - an appreciation of 140%! Property prices are appreciating depending upon the infrastructural development in the surrounding area.



Rakesh Yadav, chairman of Antriksh India, says: "We launched Antriksh Golf View I (completed) in Sector 78 in 2011 at Rs 2,700 per sq ft, which is now quoting at Rs 4,800 per sq ft. While overall appreciation of property has not gone beyond 15-20% in last three years, we expect it

to double, even triple, in the next few years, once the Metro link and other infrastructural developments are operational."

REALTY SCENARIO

The development of residential pockets is in full swing in and around Central Noida. Civic amenities are coming up on this patch giving a huge scope of

Compared to Sector 100, 107, 104, 110, 131, 133, 134, 137, 151 along Noida Exp the average price range is Rs 4,600 and Rs 5,500. Noida still maintains trend.

PRESENT SCENARIO

Many developers in possession of units in and nearly 15,000 sq ft have already shifted here. With a mix of high-class, affordable, independent luxurious villas, and highrise residences, the area is very promising for prospective buyers to live in or to invest. Besides basic facilities like roads, water, and electricity the area is nestled amidst green spaces. Forthcoming infrastructure like multi-level

transport system, Metro link, and other connectivity options will have a multiplier effect on the area.

INFRASTRUCTURAL DEVELOPMENT

Manoj Gaur, MD of Gaursons India, says, "Once operational, the new 8-lane and 28-metre-wide bridge across Hindon, connecting Noida and Greater Noida, will bring relief to thousands of daily commuters."

Asish Aggarwal, director of Aditya Builders, says: "The new bridge connecting Sectors 73, 74, 77, 78, 79, 84, 121 and 122 of Noida

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major factors pushing investment here. DND Expressway, Noida-Greater Noida Expressway (which further connects to the 165km-long Yamuna Expressway), the newly constructed bridge on Hindon, etc, make Noida and Greater Noida prime real estate zones for residential purpose in the Delhi NCR.