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PRESENTATION

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The recently inaugurated Metro links are expected to lift the realty market by 15-20% in various realty hotspots which are well connected to these lines

## NEW METRO LINKS WILL REVIVE MARKET!

Prime Minister Narendra Modi recently inaugurated the 9.63km-long Dilshad Garden-New Bus Depot Metro link and 6.6km-long Noida City Centre to Noida Electronic City Metro link.

Opening of new Metro lines between Dilshad Garden and Ghaziabad through GT Road, extension of the Noida City Centre line and Sector 32 to Noida Electronic City, Sector 62, and the Noida-Greater Noida line through the expressway will boost the realty markets here, experts say.

Residential projects, especially in Raj Nagar Extension, Mohan Nagar, and the areas along GT Road beginning from Dilshad Garden in east Delhi are expected see a jump in transactions.

Realty projects along Noida-Greater Noida Metro corridor through the expressways are already registering good response, in term of property queries and site visits by customers.

The 9.63km-long Dilshad Garden-New Bus Depot section covers micromarkets like Shahid Nagar, Raj Bagh, Shyam Park, Mohan Nagar, Arthala, and Hindon while the 29.7-km long Noida-Greater Noida through the expressway link and the 6.6km-long Noida City Centre, Sector 32 to Noida Electronic City, Sector 62, cover major realty spots like Greater Noida West, Sectors 67, 119, 121, 122, Sector 32, Sector 50, Sectors 51, 52, 74, 75, 76, and 78.

Top developers like ATS, Wave, ABA Corp, Omaxe, Antriksh India, Arihant, Gaursons India, Supertech, Ambience, Mahagun, Amrapali, Gardenia, Aditya, SVP, VVIP, etc, have launched several projects in these pockets.

Here you can have property in the range Rs 3,500 per sq ft to Rs 5,000 per sq ft and onwards, depending upon the size of property and its location.

Improving connectivity, especially through the Metro link, has lifted the investment quotient of the real estate projects here and these are now considered as safe bets, be thy commercial or residential property.

So, if you invest in these areas from the connectivity point of view, you will not lose, rather, you may expect appreciation in good time.

"The Metro has a direct positive impact on adjoining micromarkets, as it will bring significantly increased demand for real estate in the area. In some cases, property rates have gone up exponentially as people are willing to spend more for the convenience. This applies to residential as well as commercial properties," Amit Modi, director of ABA Corp, said.

Kaushal Jain, MD of Arihant Group, said: "With the opening of two new Metro lines, we have seen an increase in queries, not just from those in proximity, but also from farther places. Overall, in the last few months, we have seen a continuous growth in queries and closed deals."

Deepak Kapoor, director of Gulshan Homz, said: "With Noida-Greater Noida Metro now operational, people who invested and bought homes in sectors that are in proximity to the Metro stations have registered not just an increase in demand, for residential and commercial property, but also an increase in possession with people moving in. These areas can expect 15-20% increase in demand."

Dhiraj Jain, director of Mahagun Group, says: "With the opening of the Noida-Greater Noida Metro corridor, connectivity in the whole region has improved perceptibly. In the short run, we will see unsold inventory consumed fast and new launches getting sold the moment they are announced. Vacancy levels will drop even in commercial buildings, as more offices will shift to these places due to lower rentals in the area, compared to other parts of the NCR. Residential rental market will improve."

Manoj Gaur, MD of Gaursons India and vice-president of Credai National, said: "With the operation of the new Metro lines, we are getting good response from investors and end users. These modes of connectivity will not only help Delhi, Noida, Greater Noida, Ghaziabad commuters skip congested roads of various realty hotspots but also enable faster travel. This will boost the growth of new residential and commercial properties around these Metro stations, marking a high jump in these areas' real estate growth."

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