

**Karthik kept out of ODIs against Oz; Kohli, Pant, Bumrah and Rahul return as selectors retain core of team that may play WC, P 23**

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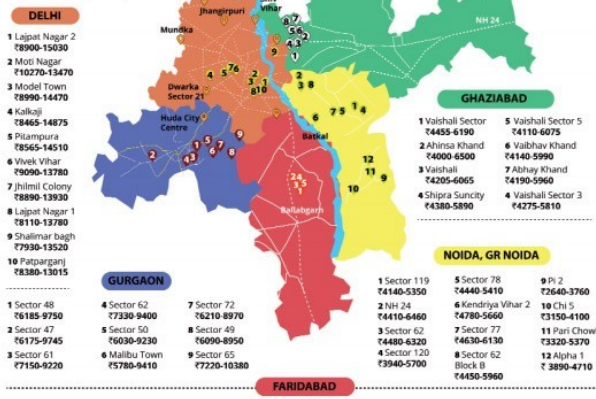
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## YAMUNA EXPRESSWAY: An attractive investment destination

**If the New Year were to turn the tide for the real estate market in the NCR, the 165km stretch of Yamuna Expressway would be the biggest contributor**

### MID SEGMENT LOCALITIES by consumer preference - NCR

Capital values per sqft



Infrastructure in the region could not cope up with the kind of supply the realty sector provided. However, with more plans coming up to revamp the region and bring along better infrastructure, demand for housing along Yamuna Eway has of late started picking pace, as investors are making a strong comeback.

—Anshu Gupta, CMD, Ajnara India Ltd

The forthcoming airport at Jewar and the proposed metro area offer a plethora of opportunities to investors. It will be one of the best-connected areas in the future, once Jewar Airport is complete, NXP is already operational. —Haris Bin Murshid, VP (sales), SkyDeck Infrastructure

A nationwide slowdown did not spare Yamuna Expressway, a promising real estate destination, from its ill effects.

Consequently, this property market, which was projected as an emerging hub for largescale developments due to availability of land parcels and seamless connectivity at the start of this decade, lost a good deal of its sheen as a real estate destination.

New project launches in the area have been consistently declining in the

past couple of years. In fact, not a single apartment or villa project was launched along the expressway in the past one year.

But, at the same time, this market saw the launch of new plotted developments with a total supply of 8,000 units in 2018, till October. Nearly 66,700 units have been launched along Yamuna Expressway till now, out of which about 50% units are already delivered and the rest are under development. —Ankur

Dhawan, chief investment officer at PropTiger.com, says.

### IMPROVING TALLY

Yamuna Expressway	Launches		Sales	
	2017	2018 (Till Oct)	2017	2018 (Till Oct)
Apartment	1,060	0	2,398	2,115
Villa	0	0	179	225
Plot	0	8,273	287	4,741
Total	1,060	8,273	2,864	7,081

Source: PropTiger Data Labs

Also, since delivering projects became the focus of realtors, nearly 11,500 units were offered to customers by October this year and nearly 800 more units are likely to be offered for possession in the next two months.

The continuous reduction in new supply along with improving sales has brought down unsold inventory of apartments and villas to its lowest level in the past three years.

“Currently, the region has nearly 11,700 units up for sale, of which nearly 40% are plotted development. The growth in home sales could be attributed to a consistent fall of prices in the past three years. This trend, however, is likely to change in 2019,” Dhawan says.

The market has already attracted many big developers who have launched projects in the region like Supertech (Grand Circuit), Gaursons (16th Park View), Lotus Greens (Parkscape), Jaypee Greens (The Kove), ATS (Green Allure), Ajnara (Panorama), and PropZone Realcon (Taj Greens Residency).

Significant progress has been made in kick-starting the Jewar airport project for which bidding will start soon, this project is the key growth driver for this region. Jewar airport will also improve connectivity of this region with Delhi, as new infrastructure is planned to connect IGI airport with Jewar airport.

Manoj Baur, VP of Credas-National and MD of Gaur Group, says: “Yamuna Expressway is one of the favourite realty spots currently. With the Jewar Airport already approved and being developed, in the coming few years the region will also see major demand for commercial projects. With the availability of housing projects in mid-segment, there is huge demand for residential units here. Also because of its easy connectivity with Noida, Greater Noida, Agra, and Lucknow, a lot of people have been investing in this region.” —Mamta Sinha