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Dwarka Expressway delivers healthy ROI in 5 years

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May 11, 2015 98

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Touted to be one of the most adventurous real estate plans of the Delhi NCR belt, the Dwarka Expressway project is yet to make a big buzz

Call it lack of publicity or just plain bad luck, but the adventurous Dwarka Expressway plan, that aims to redefine luxury, is yet to make a big buzz. A plan that is taking shape slowly but surely, is still in construction stages and is yet to get any hype from most watchers. Despite its low profile in the eyes of most, experts feel that it is a project that is said to shake up realty in Dwarka, mainland Delhi and Gurgaon.

Aman Nagar, Director, Paras Buildtech, explains its potential, "Being the most sought after destination for the discerning luxury home buyers, Dwarka Expressway, will surely offer tremendous growth opportunities in the next couple of years. Already in the last five years, the luxury realty prices at this location have tripled due to the huge growth potential of this area."

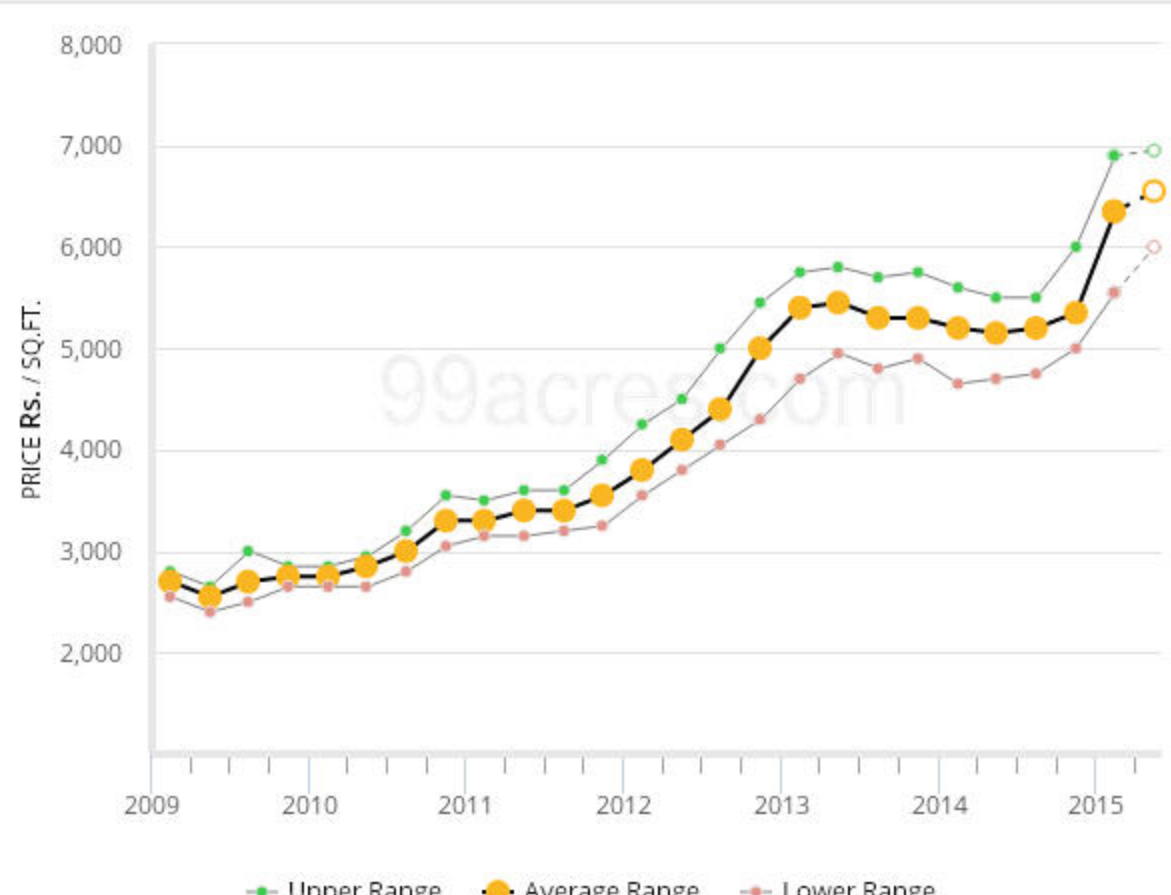
Despite delivering considerable growth in property prices, the buzz around the expressway is missing and is expected to pick up only when apartments get to the ready-to-move-in stage. Experts feel that apartments will start getting ready to be occupied in a minimum of two years. At large, the expressway in itself will take at least more than a few years to take full shape. Apart from impacting real estate, it then also promises to ease traffic problems of commuters of Delhi and Gurgaon.

Talking on the potential, which has been the big talking point of the project, Manish Agarwal, Managing Director, Satya Group and Vice President, CREDAI (NCR), says, "The real potential of Dwarka Expressway is yet to be fully explored. Despite inordinate delay in completion of this big ticket infrastructure project, buyers, both end users and investors alike, continue to repose their faith in the growth potential of the area."

Apart from various problems in its completion, Dwarka Expressway does possess several plus points too, that make it a potential future haven for real estate investors. Factors such as proximity to areas such as the airport, mainland Delhi and Diplomatic Enclave are some major growth catalysts for the project. The expressway is offering a range of luxurious 2BHK, 3BHK and 4BHK apartments in sizes ranging between 1000 and 3000 sq ft. The area is also offering about 200 alternative luxurious plots.

Of the 630 acres of land needed to construct the expressway, 600 acres has already been taken and now time will be the biggest telling factor on how the area shapes up. Sanjay Khorana, Senior Vice President of Tashee Group, explains, "The present resale rate of Rs 5000 to 7000 per sq ft will be doubled in the next couple of years as this is an exotic development. The stake holders are expecting the expressway to be completed soon." This may be true as according to data available with 99acres.com, at the end of the quarter ending in March 2015, the average price in the area was Rs 6,350 per sq ft, showing a massive jump of Rs 1,000 per sq ft in 3 months.

Price Trend for Apartment in Dwarka Expressway Gurgaon



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How soon will the project fulfill its much-touted reputation, one has to wait and watch. One would hope that it is atleast much sooner than 2031, a date penciled in for the Gurgaon Manesar Master Plan, whose blueprint the Dwarka Expressway plan is following.

Some of the new projects coming up on Dwarka Expressway -

Sector	Project Name	Developer Name	Unit Size	Unit Configuration	Price (As in May 2015)	Expected Possession
84, Gurgaon	Spaze Privy AT4	Spaze Group	3BHK	1745-2070 sq ft	Rs 68 lakh-1 crore	October 2016
102, Gurgaon	Conscient Heritage Max	Conscient Infrastructure	3BHK	1870-2075 sq ft	Rs 97 lakh-1.5 crore	December 2016
109, Gurgaon	ATS Kocoon	ATS Group	4BHK	3045 sq ft	Rs 1.67 crore	December 2015
106, Gurgaon	CHD 106 Golf Avenue	CHD Developers	2BHK	1183-3127 sq ft	Rs 76-90 lakh	December 2016
104, Gurgaon	Godrej Summit	Godrej Properties	4BHK	2324-2692 sq ft	Rs 1.7-2 crore	December 2017

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