

middle-class and high-end home buyers for this luxury project." Aman thinks the region specifically is on the radar of high-end buyers due to its proximity to the terminal-3 of Indira Gandhi International airport as well as Gurgaon, the millennium city.

Infrastructure should be in pace with the growth

"The infrastructure in this area has to be kept in pace with the rapid growth of Gurgaon, states leading broker, Sam. The area has a growth potential but the prolonged litigations and delays had become a hurdle in its growth. "I feel that the need of the hour is that the government should invest strongly in terms of infrastructural development in this area so that people can actually move in and start residing here," he reiterated.

According to Raheja, "Dwarka expressway is the widest master plan Road amongst all cities in India and most strategically located near Airport nearest to South Delhi. The infrastructure planned here is most lavish and futuristic."

The future of real estate in Dwarka Expressway

Dwarka Expressway location is a win-win for both property buyers as well as the investors, says Aman. Emerging as one of the most sought after luxury destination, Dwarka Expressway has already witnessed three-fold price appreciation in the last five years. Now that the final completion of this expressway is happening, we expect another major price revision to take place soon, he hopefully pointed out.

From what the leading broker Sam advises, good connectivity to Delhi, nearness to the international airport, proximity to Gurgaon, the luxury and ultra luxury projects already launched in the area by some reputed builders etc are some features that make it an ideal Real Estate investment not only today but in near future as well. He goes on to add that as the industry says, I would support



"Once the expressway would become functional, this is certainly going to give phenomenal boost to investments done here."

Navin M Raheja, MD, Raheja Developers Ltd



"The Dwarka verdict has generated a favourable sentiment in the real estate sector."

Prashant Solomon, MD, Chintels India



"Fast-track connectivity, planned infrastructure development and major buyers' attention are some of the reasons why we chose Dwarka Expressway."

Aman Nagar, Director-Paras Buildtech



"The infrastructure in this area has to be kept in pace with the rapid growth of Gurgaon."

Sam Chopra the Founder & Chairman, RE/MAX India



"Dwarka Expressway has presented huge opportunities for the high-end property buyers."

Manish Agarwal, MD Satya Group & Secretary CREDAI NCR

EW 32

HIGHLIGHTS

The 18-km expressway (8-lane expressway) will be an alternative route to reach Delhi, besides the Delhi-Gurgaon Expressway and the MG Road. It will connect Dwarka and Kherki Daula situated on NH 8. The expressway is part of the Gurgaon-Manesar Master Plan 2031.

About 14 km of the expressway falls in Haryana while about four kilometres are in Delhi. HUDA had awarded the project to JSR Construction Private Ltd. and India Bulls Private Ltd. in April 2011. The public-private partnership project was to be completed by March 31, 2012. However, it got delayed.

the fact that it can become a replica of what NH8 is today.

Affirming it further Manish adds, Dwarka Expressway has presented huge opportunities for the high-end property buyers. As far as the growth prospects of this destination are concerned, the area has already showcased huge potential. He says as per the reports, prices at this dream destination have seen massive appreciation up to the level of 66 per cent due to high demand in the last couple of years. The real estate prospects of this area will definitely take a quantum leap forward in the next few months.

Above all, Raheja declared that connectivity will make this region a gold mine for sure. "I am hopeful that it would become one of the best addresses in Gurgaon beating Golf Course road considering its proximity to Delhi ©EW