

TIMES PROPERTY .COM

Follow us on @TimesPropertyIn @TimesPropertyIn Like us on facebook.com/TimesPropertyIn

ADVERTORIAL, PROPERTY PROMOTIONAL FEATURE

JADAV KAKOTI
@timesofindia.com

With less than a fortnight left for the Finance Minister to table the Union Budget for 2025-26, the real estate sector is expecting some positive steps to be unveiled to boost the sector. Boman Irani, president, CREDAI, says, "With its immense contribution to GDP, employment generation, and infrastructure, the Indian real estate sector has always been at the forefront of nation-building. With a vision to provide 7 crore homes in the next 7 years and generate 2 crore new jobs, our recommendations for Budget 2025 aim to address long-standing challenges and unlock the sector's true potential."

Increasing Affordable Threshold
CREDAI urges to revise the existing cap of ₹45 lakhs on affordable housing. The apex body suggests updating the thresholds to 70 sq mtr for metro cities and 90 sq mtr for Tier-I and other cities.

Credit Guarantee Scheme
CREDAI urges to revise the existing cap of ₹45 lakhs on affordable housing. The apex body suggests updating the thresholds to 70 sq mtr for metro cities and 90 sq mtr for Tier-I and other cities.

Reforms, such as adjustments to GST input tax credit regulations, to reduce developers' tax burdens, potentially stabilizing property prices

Revision of the current tax exemption limit on housing loans to ₹5 lakh and revisiting the long-term capital gains tax on real estate investments

Granting industry status to the real estate sector will unlock new avenues for investment and development

Single window clearance system for the entire transactions

Reduction of GST on under-construction properties from 5 to 3%

To enhance homeownership opportunities for low- and middle-income groups, CREDAI has proposed introducing a Credit Guarantee Scheme. The scheme should cover housing loans up to ₹70 lakhs and home improvement loans up to ₹30 lakhs.

Amendment to Section 80C
CREDAI has proposed increasing the deduction limit for the principal repayment of housing loans under Section 80C or introducing a separate deduction for the same.

Anshuman Magazine, chairman and CEO - India, South-East Asia, Middle East & Africa, CBRE, says, "The upcoming budget presents an opportunity to address the hurdles posed by increased borrowing and construction costs. Measures such as revising the affordable housing price

cap to align with rising metropolitan development costs, increasing the tax deduction limit on home loan interest, and introducing tax incentives for REIT investments could bring much-needed relief to homebuyers and attract new investors. Additionally, rationalizing GST rates and incentivizing green building adoption will help build a sustainable, technology-led growth trajectory."

Sparsh Khandelwal, founder, MD & CEO of Stylework, a Gurgaon-based a

flexi co-working space aggregator, says, "With flexible workspaces cementing their role in the future of work, policy-level support could be a game-changer. Industry insiders speculate that the government may incentivize sustainable infrastructure, encourage hybrid working models, and provide tax relief for businesses promoting flexible working solutions. A possible allocation for upgrading urban infrastructure could translate into enhanced connectivity



PICS, ISTOCK

What realty can expect from Budget

Union Budget is expected to build cornerstones to drive the next phase of elevated growth in Indian real estate



and better facilities for co-working hubs." Similarly, Ankush Kaul, president - sales, marketing and CRM, Central Park, "Investments in infrastructure and urban development to expand premium living zones will enhance the desirability and accessibility of luxury properties."

Sunil Sisodiya, founder, Geetanjali Homestate, says, "The budget offers a vital chance to tackle urgent issues like affordability, price stability, and boosting demand steps needed to spark growth and promote lasting progress. One rising trend that needs focus is tourism-based real estate, which is picking up steam. Luxury properties in scenic places are becoming popular among NRIs and HNIs. To tap into this potential, the industry turns to the government for specific help. This includes tax cuts, financial aid, or easier rules for people building fancy and tourist-focused projects." These steps could boost investments, make these places more attractive, and help the sector grow even more.

Pradeep Aggarwal, founder and chairman, Signature Global (India) Ltd, says, "Revising the current tax exemption limit on housing loans to ₹5 lakhs, in line with rising property prices and construction costs, could provide significant relief to homebuyers. This step would directly support millions of aspiring homeowners and boost demand across the sector. Equally transformative would be granting industry status to real estate, a move capable of invigorating over 200 allied sectors."

The real estate industry is poised to play a defining role in India's jour-

DID YOU KNOW? Improving the availability of real estate finance and introducing GST input credits could indeed work towards achieving the goal of reducing the cost of owning a house, which has become key in the wake of growing inflation

ney toward 'Viksit Bharat 2047'. Strategic reforms, such as adjustments to GST input tax credit regulations, could reduce developers' tax burdens, potentially stabilizing property prices and making housing more accessible.

Sahil Agarwal, CEO, Nimbus Group, says, "We anticipate major announcements aimed at benefiting the real estate and infrastructure sectors, which are critical growth engines for the economy and support numerous allied industries. One key area of focus should be the rationalization of taxes and duties levied on homebuyers, which in many states exceed 12 per cent of a property's value."

Akash Khurana, president and CEO, Krisumi Corporation, says, "The real estate sector, being one of the largest contributors to the GDP, could serve as a catalyst in augmenting growth. Since the tax deduction on housing loans has remained stagnant at ₹2 lakh per annum, it is imperative for the government to increase the threshold to ₹5 lakh. This will propel the demand for housing further."

With these transformative measures, Budget 2025-26 can lay the foundation for a resilient real estate sector, driving economic development.

INDUSTRY'S WISH LIST

HARERA Reg. No.: RC/REP/HARERA/GGM/875/607/2024/102 Dated 07.10.2024.
www.haryanarera.gov.in

TREASURE UNLOCKED ON DWARKA EXPRESSWAY. BECOME A PART OF IT.

AARIZE THE TESSORO

UBER-LUXURY MALL

AN INDULGENT ESCAPE
Strategic Zone Allocation and Tenant Profile
Anchor Stores | Superplex | Entertainment Zone
Food Court | Club & Bar

ENTER IN STYLE, LEAVE IN LUXURY
Best of International and Domestic Brands
Personal Shopping Assistance | Valet Parking

VISIT OUR SALES GALLERY AT SECTOR 114, DWARKA EXPRESSWAY, GURUGRAM.

LOCATED AT THE HEART OF OPULENCE

- 1st Uber Luxury Mall
- 0 km* from Delhi
- Bang on 75 m Wide Road
- 10 min* Drive from IGI Airport
- Premium Residential Catchment in the Vicinity

FOR SALE ENQUIRIES, CALL: +91 9464 700 700

AARIZE

CRAFTED REALTY | TO LIFE X TO CREATE X TO EXPERIENCES

AARIZE REALTECH LLP | LLPIN: ACB-1333 | Site Address: Sector 114, Commercial Sector, Gurugram-122017, Haryana
Registered & Corporate Office: 3rd Floor, Unit No. 301-309, Spaze Boulevard-1, Sector-47, Sohna Road, Gurugram-122002, Haryana, India | Email: info@aarize.in

f Aarize Group
@aarizegroup
in Aarize Group

AARIZE.IN

HARERA Reg. No.: 102 of 2024 dated 07.10.2024 for Aarize The Tessoro, vide Certificate No. RC/REP/HARERA/GGM/875/607/2024/102, www.haryanarera.gov.in, a Commercial Colony Project, is being developed by Aarize Realtech LLP (LLPIN No. ACB-1333) on land admeasuring 2.025 acres (0.8195 hectare) approx. situated in the revenue estate of village Balghera, Sector-114, Gurugram Manesar Urban Complex, District Gurugram, Haryana- 122017 in Collaboration with Land Owners (Shri. Ram Kishan Rana, Shri. Kuljith Rana, Shri Pardeep Singh) vide registered Collaboration Agreement bearing no. 2192 dated 18-5-2023 having license No. 38 of 2024 dated 12-03-2024, valid upto 11.03.2029 issued by DGTCP/DTCP and approved building plan vide Memo No. ZP-1990/1(DR)/2024/28095 dated 04-09-2024 and/or any further revisions in future. Corporate office at 3rd Floor, Unit no. 301-309, Spaze Boulevard-1, Sohna Road, Sector-47, Gurugram-122002, Haryana, India. Tel. No.: +91-124-4156000. Email: info@aarize.in. * Unit No.: Retail-205, Retail-206, Retail-207 and Third Floor AUDI - 01, 02, 03, 04 & Multiplex Lobby with total Carpet Area of 1271.288 sq. mtrs. Is mortgaged with DTCP. Architecture & Design Consultant- ACPL Structure Consultant- TPC. MEP Consultant-Udayan Chaudhary & Associates Pvt. Ltd. Landscaping Consultant- Raha. Architecture Visualization Consultant- Lifang

*Disclaimer: All information, images and visuals, drawings, plans or sketches given herein are only an architect's impression, representative images or artistic impression and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Developer/LLP endeavours to keep the information up to date and correct. Recipients/Viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team/Developer, and have a thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any unit(s) in the Project. In no event we offer any warranty on the information made available or be liable for any loss or damage, including any indirect or consequential loss or damage in connection with the use of information provided herein. T&C Apply. Please refer- 1 Hectare = 2.471 Acre, 1 Acre = 4046.86 sq. mtrs. or 4840 sq. yds., 1 sq. mtrs. = 10.764 sq. ft.

HARERA Website <http://haryanarera.gov.in>



DEEN DAYAL JAN AWAS YOJNA

Application Invited for DDJAY FLOORS, South of Gurugram

RERA REGISTRATION NO.: HARERA/GGM/452/184/2021/20

(Under Affordable Plotted Housing Policy 2016, Govt. of Haryana)



READY TO MOVE IN 2 & 3 BHK LUXURY FLOORS



SECTOR 33, SOUTH OF GURUGRAM

33% महिलाओ, सरकारी कर्मचारी और वरिष्ठ नागरिक के लिए आरक्षित



APPLY ONLINE

Pay Just Rs 31000/- for Registration

This Amount is Refundable in case of Non Allocation

ZERO GST & EDC/IDC
Charges

**TOMORROW IS THE LAST DATE
OF REGISTRATION**

**Unit Allocation Date
27 January 2025**

PAYMENT PLAN

Type	Area in (Sq.Ft.)	Area in (Sq.Mt.)	Total Cost	Registration Amount	Complete 10% Within 7 Days (After Allotment)	Complete 90% Within 30 Days (After Allotment)
2 BHK + 2T	1031 Sq.Ft.	95.78 Sq.Mt	₹ 1,10,31,700	₹ 31,000	₹ 10,72,170	₹ 99,28,530
2.5 BHK + 2T	1342 Sq.Ft.	124.67 Sq.Mt	₹ 1,43,59,400	₹ 31,000	₹ 14,04,940	₹ 1,29,23,460
3 BHK + 2T	1435 Sq.Ft.	133.31 Sq.Mt	₹ 1,53,54,500	₹ 31,000	₹ 15,04,450	₹ 1,38,19,050
3 BHK + 3T	1538.59 Sq.Ft.	142.94 Sq.Mt	₹ 1,64,62,913	₹ 31,000	₹ 16,15,292	₹ 1,48,16,622

LOCATION ADVANTAGE

- Bang on Gurugram - Sohna Expressway (NH - 248A)
- Close to GD Goenka World School & K.R Manglam University
- 35 Mins Drive from IGI Airport New Delhi
- 10 Mins Drive from Golf Course Extn Road
- 15 Mins Drive from Rajiv Chowk, Gurugram
- 20 Mins Drive from Cyber City, Gurugram

SPECIFICATIONS

- Modular Kitchen with Chimney & HOB
- Fully Furnished & Semi Furnished Flats
- Branded AC in All Rooms – 24x7 Power Backup
- Geyser in All Washrooms & Kitchen with Modern Fittings
- Wardrobes in All Rooms
- Reserved Car Parking

80% Bank Loan Available



All LUXURY AMENITIES*



Swimming Pool



GYM



Club House



Jogging Track



Badminton Court



Cafe

Scan QR code for Online Registration



FOR ONLINE REGISTRATION

www.ddjayfloors.com



+91-76204-70000

Scan QR code for Online Registration

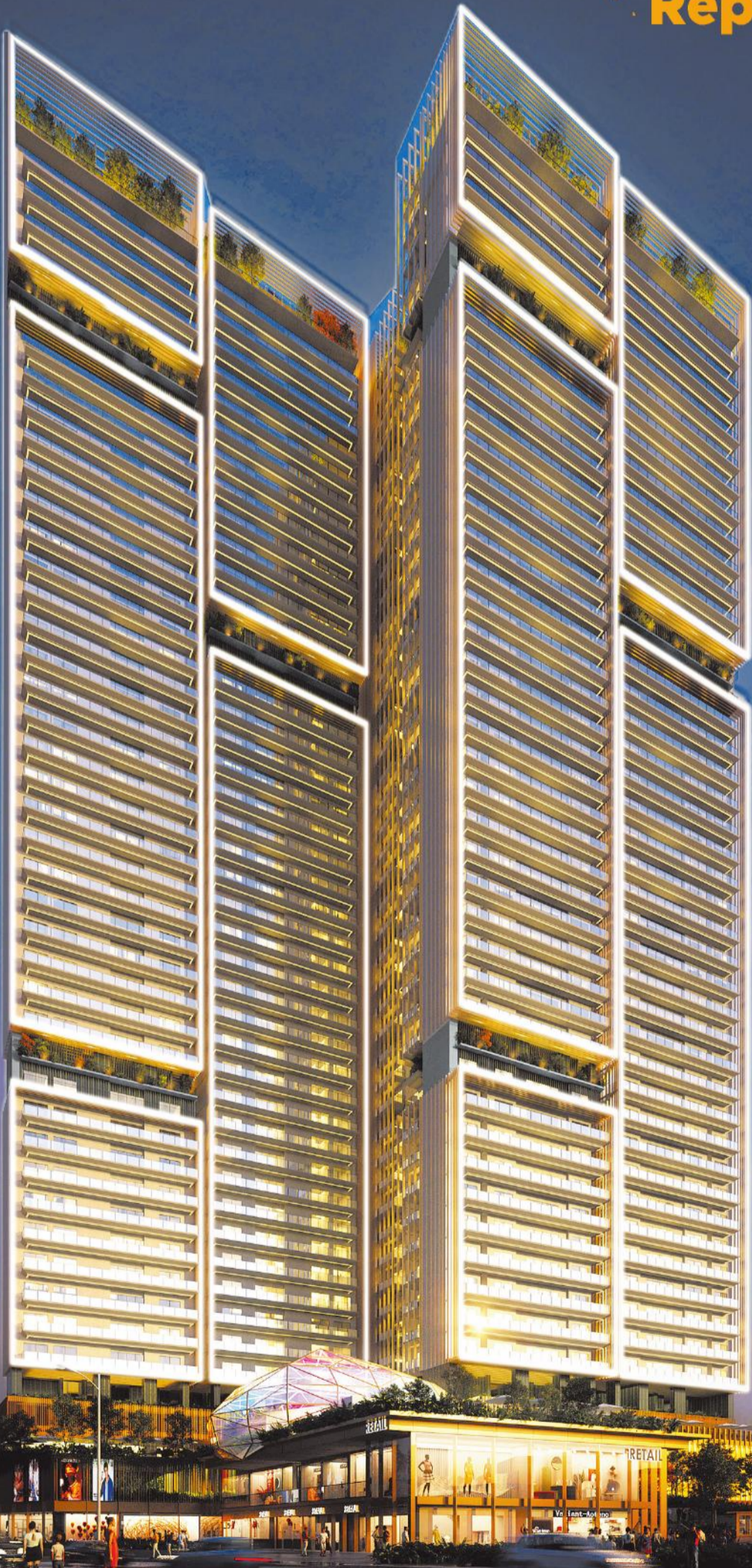




AN ISO 9001:2015; 14001:2015; 45001:2018; 27001:2022 CERTIFIED COMPANY

RERA REGISTRATION NO.:
RC/REP/HARERA/GGM/866/598/2024/93 DATED 09/09/2024
(WWW.HARYANARERA.GOV.IN)
PROMOTER: FOREVER BUILDTECH PRIVATE LIMITED

Celebrating OPULENCE ON THIS



Artistic Impression

Exquisite living FOR A SELECT FEW



Ultra Luxurious Residences

Sector 84, Gurugram
Bang on Dwarka Expressway

FOREVER BUILDTECH PRIVATE LIMITED | CIN : U70109DL2012PTC241744

REGD. OFFICE: 13TH FLOOR, DR. GOPAL DAS BHAWAN, 28 BARAKHAMBA ROAD, CONNAUGHT PLACE, NEW DELHI - 110001

CORP. OFFICE: UNIT NO. 101, GROUND FLOOR, TOWER-A, SIGNATURE TOWER, SOUTH CITY-1, GURUGRAM, HARYANA - 122001

WWW.SIGNATUREGLOBAL.IN

7053-121-121

Disclaimer: This content is for informational purposes only and does not constitute a legal offer or invitation to sell. By reading this, you agree to comply with these terms. The content, including any opinions or information on the project, may not be reproduced, modified, shared, or used for public or commercial purposes without explicit consent from the Promoter. It is provided "as is" for representational purposes, with images being stock or artistic impressions. Actual outcomes may vary. The information is indicative and subject to change by the Promoter, pending approval from relevant authorities. The design and availability of units may differ from what's shown. Viewers are advised to independently verify all details, including areas, amenities, terms of sale, and payment, with the Promoter before making any purchasing decisions. "Signature Global Twin Tower DXP" is a Group Housing Colony being developed by M/s Forever Buildtech Private Limited on 4.6875 Acres of land out of the Licensed land admeasuring 4.6875 Acres situated at Sector 84, District Gurugram (Haryana). DTCP has granted License No. 49 of 2024 dated 14.03.2024 in favour of (i) Sh. Ram Kumar alias Ram Kawar. (ii) Sh. Jagdish Yadav (iii) Sh. Naresh Kumar (iv) Sh. Mukesh Kumar Yadav (v) Sh. Raj Kumar (vi) Sh. Rakesh Kumar (Land Owners). The project is being developed by M/s Forever Buildtech Private Limited along with Land Owners. The Project is duly registered with Haryana Real Estate Regulatory Authority vide H-RERA Registration No. RC/REP/HARERA/GGM/866/598/2024/93 dated 09.09.2024. Copies of approvals are available for inspection at Promoter Company corporate office. The use of word 'Signature Global' shall in no manner be construed or interpreted as Signature Global (India) Ltd. being the Promoter and / or Developer. Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of District Courts at Gurugram, Haryana and Hon'ble High Court of Punjab & Haryana at Chandigarh, India. T&C apply. 1 sq. mt.=10.7639 sq. ft.

Emerging haute spots

Dwarka Expressway and Sohna Road are top realty hotspots for homebuyers in NCR according to recent reports

RAKESH.MALIK2
@timesofindia.com

Gurugram continues to live its expectations and lead from the front in every which way, especially blooming real estate market. Gurugram and Noida have emerged rapidly in Delhi-NCR and have given direction to the realty market.

Both areas have seen a tremendous increase in demand for luxury property. According to a recent report by ANAROCK, in the first half of 2024, about 32,200 housing units were sold in Delhi-NCR. The surprising thing is that more than 45 per cent of these units were from the luxury segment. Whereas in 2019, the sale of luxury units was only 3 per cent, and the sale of affordable units was 49 per cent.

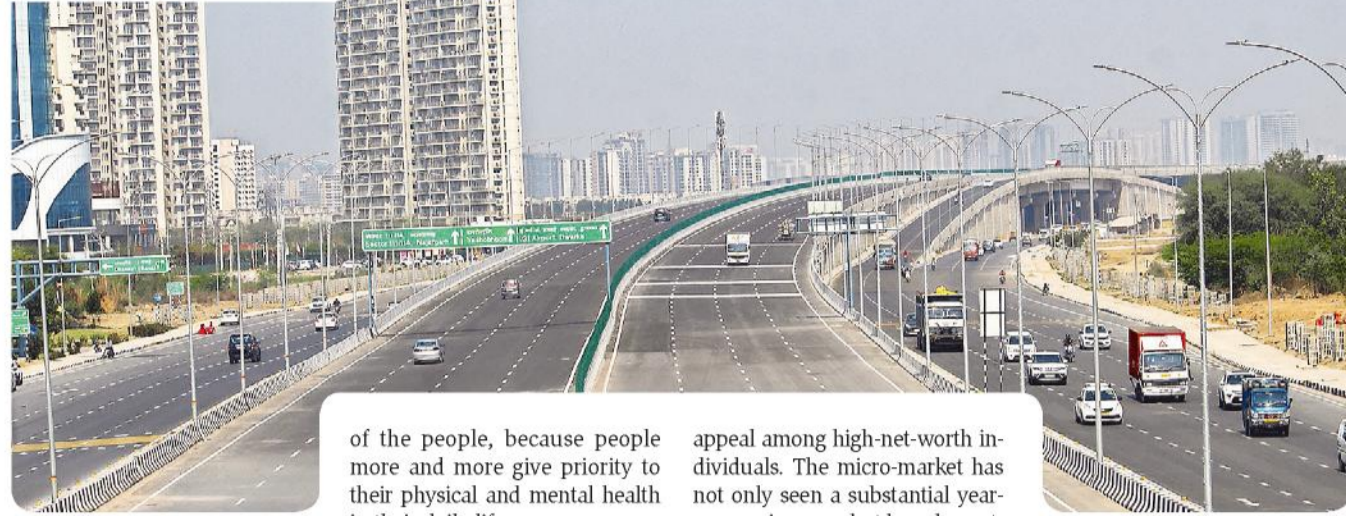
Dwarka Expressway and Sohna Road area of Gurugram has established as biggest realty hotspot and people are most interested in the real estate market. Now people are looking for such houses where there are green areas along with all the modern facilities for a comfortable life.

Real estate developers also understood the sentiments and needs of the buyers and started offering options accordingly, which strengthened people's desire to invest. Today, people are buying homes and investing in areas like South of Gurugram and Dwarka

Expressway of Delhi NCR.

Gurugram's Sohna Road and Dwarka Expressway remain the biggest hotspots where home buyers are showing the most interest. Talking about the same, Pradeep Aggarwal, founder and chairman, Signature Global (India) Ltd Says, "The seamless connectivity to the Gurugram-Sohna elevated road makes it an attractive location for end users and investors both, like Dwarka expressway and South of Gurugram are rapidly transforming into one of the thriving suburbs in the NCR, capitalizing on its proximity to the Delhi-Mumbai Expressway and commercial hubs like Cyber City and Golf Course Road, with this nowadays millennials are also preferring access to green spaces are associated with greater social cohesion and a sense of community, enhancing overall well-being."

In response to this rising demand for sustainable and health-oriented living, developers



and urban planners are focusing on creating micro markets and suburbs that emphasize natural features and healthy lifestyles.

Access to green spaces is linked to social cohesion and a sense of community, which improves life. In view of this increasing demand for sustainable and health-oriented living, developers and city planners are focusing on creating such societies where people can live close to nature and have a healthy lifestyle.

Now this is also the demand

of the people, because people more and more give priority to their physical and mental health in their daily life.

Adding further, Pankaj Pal, managing director, Whiteland Corporation, asserts, "The Dwarka Expressway has emerged as one of the most dynamic real estate corridors in the Delhi NCR, witnessing an impressive price surge over the past five years. This surge underscores the region's growing

appeal among high-net-worth individuals. The micro-market has not only seen a substantial year-on-year increase but has also outpaced the national average, with luxury residences experiencing a significant 30 per cent annual price appreciation. The strategic location, coupled with enhanced connectivity to key commercial hubs in Gurgaon, has made the Dwarka Expressway a prime destination for luxury real estate."



DWARKA EXPRESSWAY

Dwarka Expressway, also known as the Northern Peripheral Road, spans approximately 29 kilometers, linking Dwarka in Delhi with Gurgaon in Haryana. The strategic location, combined with the expressway's direct access to the IGI Airport and the Delhi-Mumbai Expressway, has made it a magnet for real estate development.

With commercial, residential, and retail projects mushrooming along the corridor, it is quickly becoming a preferred destination for both end-users and investors. Dwarka Expressway and Sohna Road, which are among the fast-growing areas of New Gurugram, have the highest demand and inquiries from home buyers.

Sharing his views, Aman Trehan, executive director, Trehan Iris shares, "Gurugram has emerged as a leader in the luxury real estate sector, with 88 per cent of new launches concentrat-

DID YOU KNOW? The strategic location of Dwarka Expressway combined with the expressway's direct access to the IGI Airport and DMIC has made it a magnet for real estate development in the area

ed in the Dwarka Expressway and Southern Peripheral Road areas. This significant growth underscores the increasing demand for upscale residences in these regions. Moreover, the key factors driving this trend include rising disposable income, a growing aspiration for luxury living, and ongoing infrastructure development, notably the commissioning of the Dwarka Expressway."

SOHNA ROAD

Gurugram's Sohna Road remains one of the hottest choices for real estate developers these days. The Sohna-Dausa stretch of Delhi-Mumbai Expressway is near Sohna Road. This is the reason why developers want to develop the areas around it as soon as possible. This is an area where people will invest, and developers expect to get high returns. Sohna Road enjoys seamless access to the six-lane elevated Gurugram-Sohna Corridor (NH-248A). From here one can easily reach Gurugram's major commercial, retail and entertainment hubs in 15 minutes, also good schools, hospitals, malls, and grocery shops are close by. The best thing is that the offices of people working in Gurugram are close and easily accessible. If you too are looking at investing and reaping benefits, considering abovementioned areas can help fulfil your aspirations.

REALTY CHECK

- Gurugram's Sohna Road and Dwarka Expressway remain the biggest hotspots where home buyers are showing the most interest
- Dwarka Expressway, also known as the Northern Peripheral Road, spans approximately 29 kilometers, linking Dwarka in Delhi with Gurgaon in Haryana

SPR: Spurring Realty

Southern Peripheral Road (SPR) has fast emerged as the hot bed of luxury housing in Gurugram



RAKESH.MALIK2
@timesofindia.com

With realty market on an upswing, every micro market seems to be performing well. Be it the opportunities in the well-developed markets or fast developing markets or just the upcoming ones, they are all attracting buyers like never before. The real estate market on the Southern Peripheral Road (SPR) in Gurugram is experiencing significant growth and transformation. SPR is fast evolving into a major residential and commercial hub due to its strategic location, connecting Golf Course Extension Road, National Highway 48,

and Sohna Road. The stretch has been designated as a National Highway, ensuring high maintenance standards and

development of infrastructure such as water supply, sewage systems, and electricity and the region's accessibility to educational institutions, hospitals, and shopping centers, further boosts its attractiveness for both residential and commercial purposes.

Talking about the same, Ashwani Kumar of Pyramid Infratech, says, "SPR's strategic location is one of the key USPs as it seamlessly connects with major highways such as the Delhi-Mumbai Industrial Corridor (DMIC) and the Delhi-Mumbai Expressway. This strategic positioning not only ensures easy access to the bustling metropolis of Delhi-NCR but also cements SPR's status as

the fastest-growing realty hub. Due to the rapid growth seen in the realty market of new sectors along this corridor, the SPR offers a promising appreciation of the investment. This trend is reflected in the instant spike witnessed in the demand for luxury homes in the region. Infrastructure development, enhanced connectivity, and high ROI, along with the availability of luxury projects, bode well for realty investment in the new sectors of the SPR corridor."

Key developments along SPR include residential projects, IT parks, shopping malls, and commercial spaces, with major players launching premium projects in the area. Gurpal Singh Chawla, MD, TREVOC Group, divulges, "SPR is fast emerging at the preferred destination, owing its location and kind of luxury supply the area is offering. There is demand and movement in the segment. The supply is getting better and there are several offerings in the segment lined up in the area."

The area has been witnessing unprecedented traction. Ravi Aggarwal, co-founder and managing director, Signature Global (India) Ltd, shares, "The Southern Peripheral Road (SPR) is quickly becoming Gurugram's luxury hub, driven by massive infrastructure developments such as the elevated SPR road, which will connect to the Delhi-Mumbai Expressway, Vatika Chowk cloverleaf, and provide direct

connectivity to Delhi through the Dwarka Expressway and NH48. These upgrades promise smooth traffic flow to key expressways, significantly boosting SPR's connectivity. Sector-71 stands out as a prime spot on SPR. With a new metro station planned in nearby Sector-72A and multinational brands setting up offices and retail spaces, Sector 71 is at the forefront of this growth. The proposed metro line with five new stations along SPR highlights its immense potential. SPR is more than just a road; it's the backbone of Gurugram's urban expansion, blending residential, commercial, and industrial spaces. Investing in Sector-71 today is a chance to be part of Gurugram's promising future, with rising property values and continuous demand making it one of the most coveted real estate destinations in the NCR region."

The proximity to Indira Gandhi International Airport and future Metro connectivity enhances its appeal. Investing in SPR is promising due to its expected price appreciation and the development of infrastructure such as water supply, sewage systems, and electricity. The region's accessibility to educational institutions, hospitals, and shopping centers further boosts its attractiveness for both residential and commercial purposes.

Pankaj Pal, MD, Whiteland Corporation, concludes and emphasizes the positive influence of SPR on property appreciation, "The South Peripheral Road (SPR) in Gurgaon is not just a thoroughfare but a thriving hub of residential and commercial excellence, where connectivity converges with luxury, and potential meets promise. As an arterial transit corridor for Delhi NCR, the South Peripheral Road has significantly contributed towards the appreciation of luxury properties in the region. In the near perceivable future, SPR's trajectory as a coveted destination for real estate investment shines brighter than ever before."

Developments along SPR include residential projects, IT parks, shopping malls etc

An ultra luxury destination

Luxury properties in Gurugram provide value through top-notch amenities and a future-forward urban landscape



JADAV.KAKOTI
@timesofindia.com

According to a CBRE report, total luxury housing sales touched around 19,700 units in 2024, recording approximately 53 per cent Y-o-Y growth. Delhi-NCR, Mumbai, and Hyderabad emerged as the key markets, collectively contributing over 90 per cent of the luxury housing unit sales across the top seven cities. Gurugram is the most prominent luxury hotspot in NCR. Talking about the city, Aakash Ohri, joint managing director and chief business officer, DLF, says, "The surge in demand for homes underscores a fundamental shift in people's perception of homeownership, where the value of hav-

ing a place to call home has become more apparent. The luxury housing market in NCR has seen an impressive transformation. The demand for sustainable housing in the luxury segment gained momentum, reflecting a growing awareness of eco-friendly living practices." Overall, Gurugram maintained its position as a leader in the NCR's luxury real estate landscape.

Robin Pahuja, co-founder and director, ElitePro Infra, says, "Gurugram's luxury housing market experienced robust growth, reaffirming the city's status as a prime real estate hub. This growth was driven by its strategic location, excellent infrastructure, the launch of new housing projects, and seamless connectivity to major economic centres. Prominent areas such as Dwarka Expressway, Golf Course Road, and Sohna Road emerged as key realty hotspots. Dwarka Expressway, in particular, became a focal point for Gurugram's thriving real estate sector, attracting developers, investors, and homebuyers alike. NRIs significantly contributed to this

Gurugram's luxury market experienced robust growth, reaffirming the city's status as a prime realty hub. This surge is driven by excellent infrastructure

growth, viewing Gurugram as a lucrative investment destination." Amit Mangain, director, Yugen Infra, says, "Gurugram's booming luxury and ultra-luxury real estate sector reflects the increasing demand for upscale living in the Delhi-NCR area. Gurugram provides first-rate facilities, upscale housing developments, and easy access to important corporate centers. The demand for luxury residences in the Delhi-NCR area increased manifold, with Gurugram contributing significantly to this surge." The trend toward bigger, more opulent residential solutions with cutting-edge amenities shows the area's rise as a major hub for upscale real estate. Sachin Gawri, founder and CEO of RISE Infraventures adds, "In recent years, Gurugram has established itself as a prime luxury real estate destination driven by significant investments and infrastructure growth. The city is not only a residential haven but also an attractive investment for those seeking high returns in a booming market. With the influx of MNCs and premium retail spaces, Gurugram offers a unique balance of residential comfort and commercial convenience, making it highly appealing to affluent buyers. Luxury properties in Gurgaon provide value through top-notch amenities and a future-forward urban landscape, giving it a competitive edge among luxury property markets."

Similarly, Madhur Gupta, CEO, Hero Realty, maintains, "The growing demand for premium residential properties in both established cities and emerging locations has underscored a change in aspirations. Cities are witnessing a surge in interest, driven by buyers looking for well planned, high-quality developments that offer a superior lifestyle."

Tech edge for luxury housing

More and more developers are making use of technological innovations in their luxury homes

JADAV.KAKOTI
@timesofindia.com

Technological innovations have influenced the luxury housing sector to a great extent. A lot of technological innovations have impacted the luxury segment.

Talking about how technology is impacting the overall construction sector Nirmalya Chatterjee, country VP and MD, Nemetschek Group, avers, "The construction, infrastructure, and real estate sectors are witnessing a paradigm shift, driven by rapid technological advancements. With the global construction industry projected to reach US dollar 10.5 trillion by 2025, technology adoption has become pivotal. Tools like Building Information Modeling (BIM) are revolutionising project planning, enabling stakeholders to reduce costs by up to 20 per cent and improve timelines by nearly



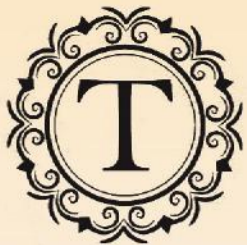
The real estate sector is witnessing a paradigm shift, driven by rapid technological advancements. With the global construction industry likely to reach USD 10.5 tn by 2025, technology adoption has become pivotal

30 per cent. In India, the emphasis on smart cities and sustainable infrastructure has accelerated the integration of digital solutions. Technologies such as AI-driven project management, IoT-enabled monitoring, and 3D printing are

reshaping how projects are designed and executed. For instance, smart analytics can predict project risks with 85% accuracy, saving significant resources." Developers are focusing on empowering industry players with innovative solutions that drive efficiency, sustainability, and collaboration.

"The future of construction is digital, and we are excited to lead this transformation," adds Chatterjee.

Similarly, Vaibhav Kathotia, chief operating officer, real estate, Crest, says, "Technology is transforming every aspect of real estate, from planning and construction to sales and management. The rise of smart homes, powered by IoT devices and AI, is enhancing user experience and operational efficiency. Digital platforms for property transactions, virtual tours, and data-driven market analysis are simplifying the buying and selling process."



TREHAN
LUXURY FLOORS
Creating Communities Since 1989



REALTY SMARTZ
COMMITTED TO DELIVER EXCELLENCE



REPUBLIC DAY SURPRISE
14TH JAN TO 26TH JAN.

THIS REPUBLIC DAY BOOK YOUR DREAM HOME

GET MONTHLY RENT OF ₹26,000 FOR 26 MONTHS !



PAY 26% NOW* || **74% ON POSSESSION***

NO BANK LOAN REQUIRED



3BHK
LUXURY FLOORS

₹1.57 CR*

SEC-35, SOUTH OF GURGAON

CALL US TO KNOW MORE

81444-081-081

RERA REGISTRATION NO:
PRGO02231931

YUGEN La Mandre

An Exclusive Goa Address For The Exclusive Few

4 BHK Luxury Villas With Private Pool
INDO-PORTUGUESE ARCHITECTURE



Mandrem Beach



Complimentary
Golf Membership*



Complimentary
Multiple Club Access*

Ready For Possession Villas



 **Mandrem**
(North Goa)

Disclaimer: The Images Used In The Advertisement Is The Pictorial Representation Of The Project And The Information Depicted Herein, Are Only Indicative And Are Subject To Change Without Notifications As May Be Required By The Relevant Authorities Or The Developer/promoter's Architect, And Cannot Form Part Of An Offer Or Contract Or Legally Binding On Part Of Developer/promoter, no Representation Or Warranty Is Made Or Intended As To The Accuracy Or Completeness Of Information And No Commitments Are Being Given Here As To Its Suitability Or Adequacy For Any Purpose Or Otherwise. Whilst Every Care Is Taken In Providing This Information, The Developer Cannot Be Held Liable For Variations. The Developer Is Wholly Exempt From Any Liability On Account Of Any Claim In This Regard. It Is Recommended To Reach Out To An Authorized Representative Of The Developer/promoter For Accurate Details.

YUGEN
INFRA

9090 9090 19

T&C Apply*