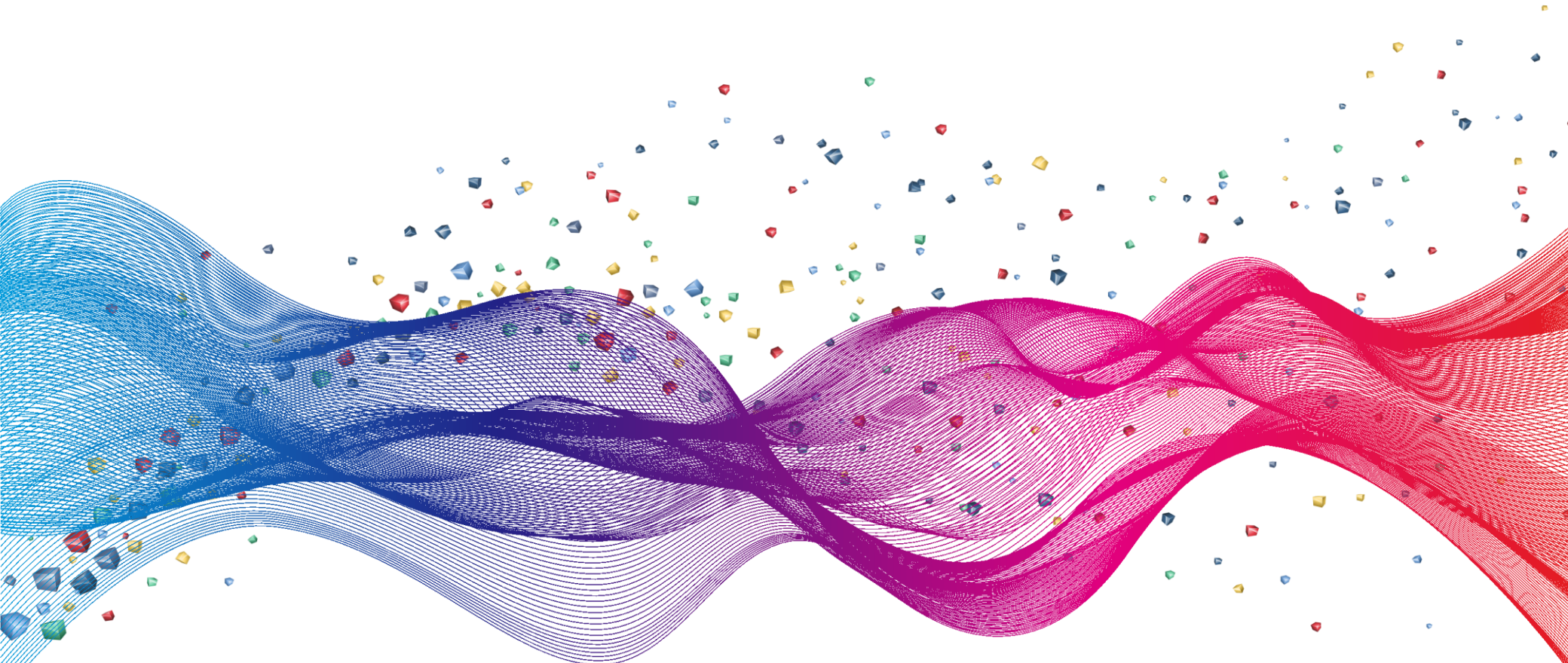




Independent Non-brokerage
Realty Research Company

Strategic Partner : **dmg** information



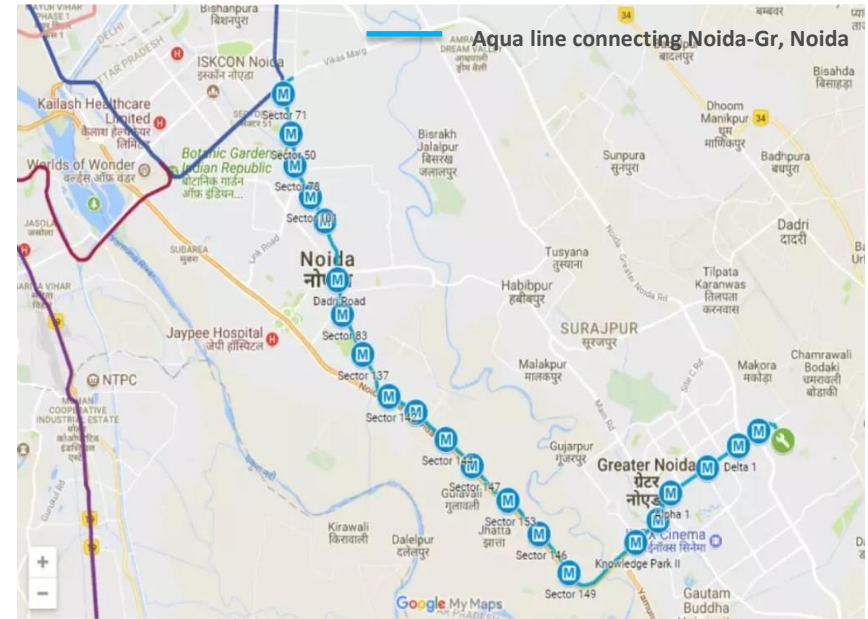
GREATER NOIDA

RESIDENTIAL REAL ESTATE MARKET

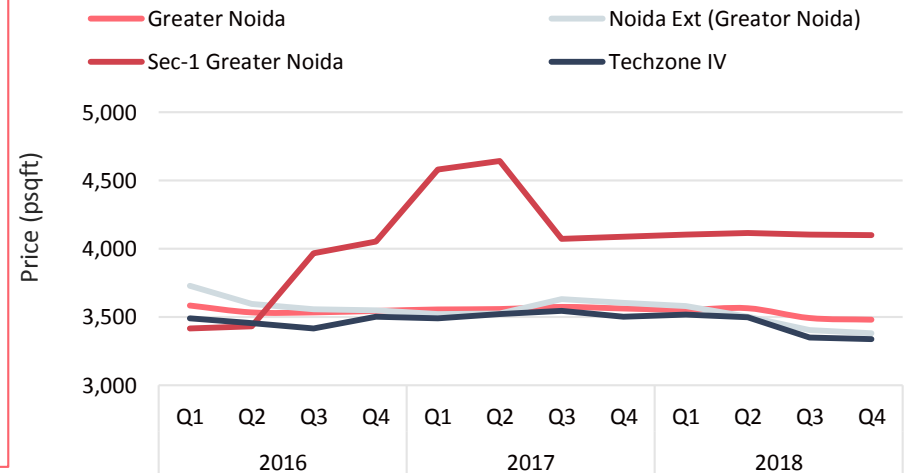
Greater Noida – Residential Real Estate Market



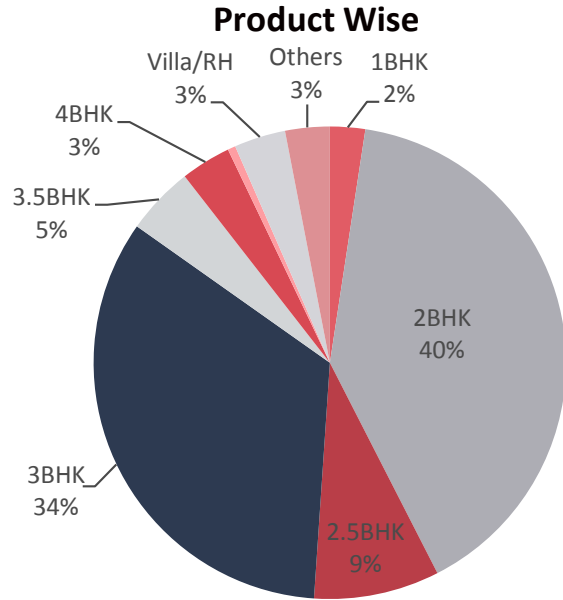
- ✓ Demand in Greater Noida on account of multiple issues (like slow construction, high inventory, stagnant prices, etc.) has seen a decline with 11% CAGR fall in last two years while the unsold inventory has witnessed a fall of 12% during the same period but currently standing at a whopping 77,000 units.
- ✓ Prices have been stagnant for last 4 years in the range of Rs.3400-3500 per sq. ft.
- ✓ The two real estate hotspots of NCR- Noida and Greater Noida are now connected through a Metro network of Aqua line. Lot of developers in the area pitch affordability as their selling point and this may help bring in traction in affordable housing.
- ✓ Four major public sector banks have offered to infuse fresh funds to complete about half a dozen stalled housing projects in Noida and Greater Noida if the state-run National Buildings Construction Corporation (NBCC) steps in.
- ✓ Sector 1 Greater Noida, Noida Extn. (GN) and Techzone IV have been the most preferred locations among the buyers in last 12 months.



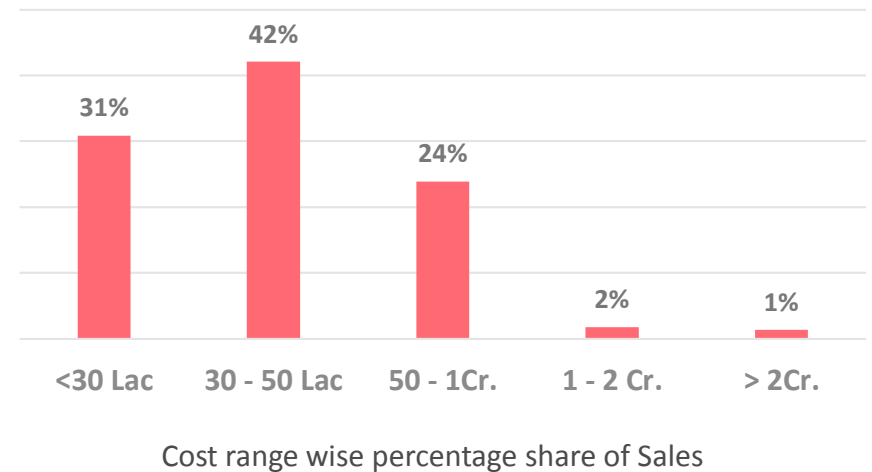
Greater Noida Metro Map - Source: Liases Foras



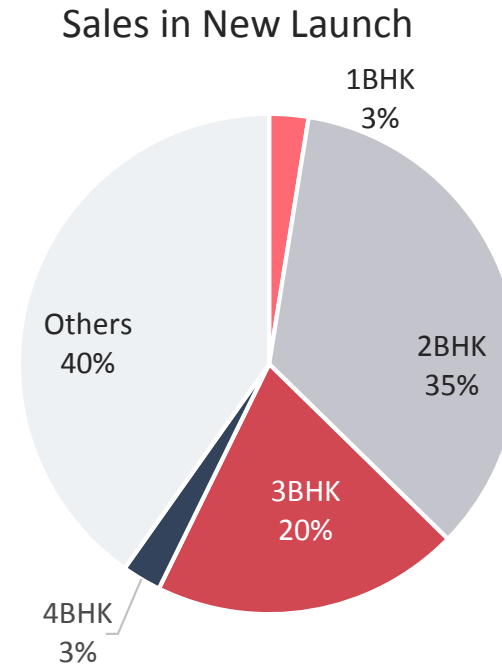
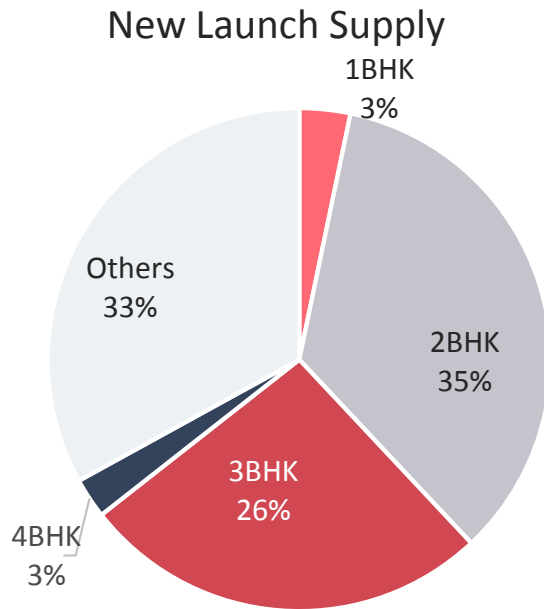
Product Typology



- ✓ Based on the last 12 months' sales, 2BHK flats are the most preferred product among buyers, followed by 3BHK and 2.5BHKs.
- ✓ Buyers mostly picked up units between 900-1000 sq.ft. (2BHK), 1500- 1750 sq. ft. (2 BHK) and 1100-1200 sq.ft. (2.5 BHK).
- ✓ Cost range of Rs. 30 Lacs – 50 Lac has the maximum demand compared to all other segments.



Trend in New Launches



- ✓ Sector Noida Ext (Greater Noida) is the top gainer in terms of maximum new launches in the last 12 months followed by Sector ETA - II and Sector 27.
- ✓ Maximum new launches are in the cost range Less Than 30 Lac.
- ✓ Amongst the new launches, 2 BHK is the most preferred product as can be seen by demand and supply distribution.

About Us

Liases Foras:
The pioneer in scientific
research in real estate

Founded in 1998, Liases Foras is a non-brokerage research centric firm that offers data and advisory services. Our works on industry and scientific prognosis of the local market is highly regarded. We have an organized and structured data source on real estate and property trends in India, which is updated on quarterly basis by primary market survey.

With a team of MBAs, urban planners, architects, chartered accountants and statisticians, Liases Foras' forte lies in the field of valuation, risk assessment, future forecasting & price behaviour and best use studies. Our clientele includes leading mortgage companies such as HDFC Ltd, Axis Bank, among others, real estate funds, developers, government bodies and leading international research organisations. We are also research partner for CNBC Awaaz real estate awards from 2012 onwards.

Segments, Services and Key Clients

