



Noida, Sector 150

The greenest region of NCR buzzing with rapid infrastructure developments

Micro Market Overview Report

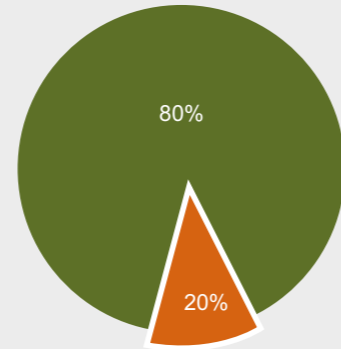
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Conceptualized as an industrial town, Noida has evolved as an IT hub during the mid-2000s and consequently as a real estate hub due to well-planned layouts. Situated at the confluence of Yamuna and Hindon rivers along the bustling Noida-Greater Noida Expressway, Sector 150 is one of the preferred residential destinations of Noida.

The micro market is equipped with several social amenities including presence of reputed educational institutes, hospitals and malls. Over the past decade, the micro market has been buzzing with real estate activity including residential developments, integrated townships, commercial offices and mixed-use developments.

Sector 150's land use planning by Noida authority



- Construction activities
- 480 acres of 600 acres is the massive green coverage

Nearly 42 acres are dedicated specifically for parks and recreational developments.

The 75-metre wide road between Faridabad and Noida-Greater Noida Expressway enhances the connectivity of Greater Noida and Noida.

The proposed 120-metre wide regional road linkage between Faridabad and Noida that connects National Highway-2 (NH-2) with Noida-Greater Noida expressway near Sector 150 is expected to improve connectivity of the region.

Upcoming developments such as 300-acre low-density sports city and the international cricket stadium with 50,000 seating capacity are likely to change the social fabric of the sector.

The proposed 600-metre bridge between Noida and Faridabad, expected to be operational this year, is set to enhance the connectivity between these cities and also reduce traffic congestion.

The upcoming metro line is expected to reduce the commute time to workplaces.

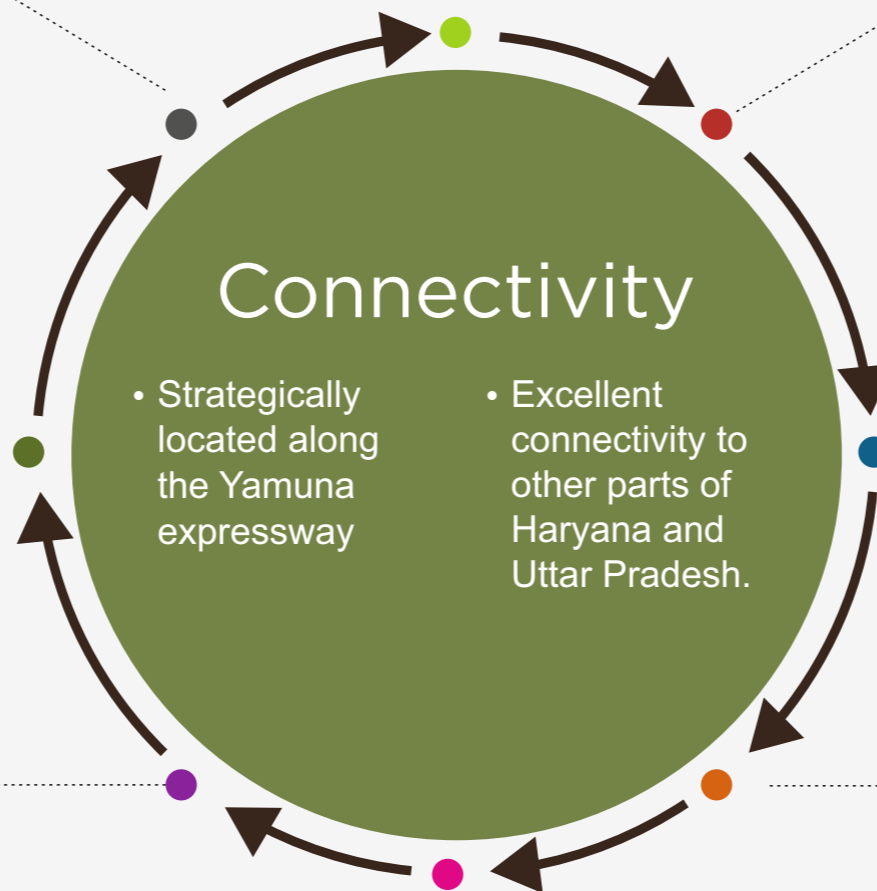
The greenest zone in NCR is attracting the home buyers looking to reside close to nature.

The micro market is going to be developed as NCR's first overhead wire-free zone.

- Sector 150 is well-connected to the IGI airport (located 46 km away) via Noida-Greater Noida expressway



- A metro corridor runs between Noida and Greater Noida
- The construction of metro line is complete and is currently undergoing trial run and technical clearance

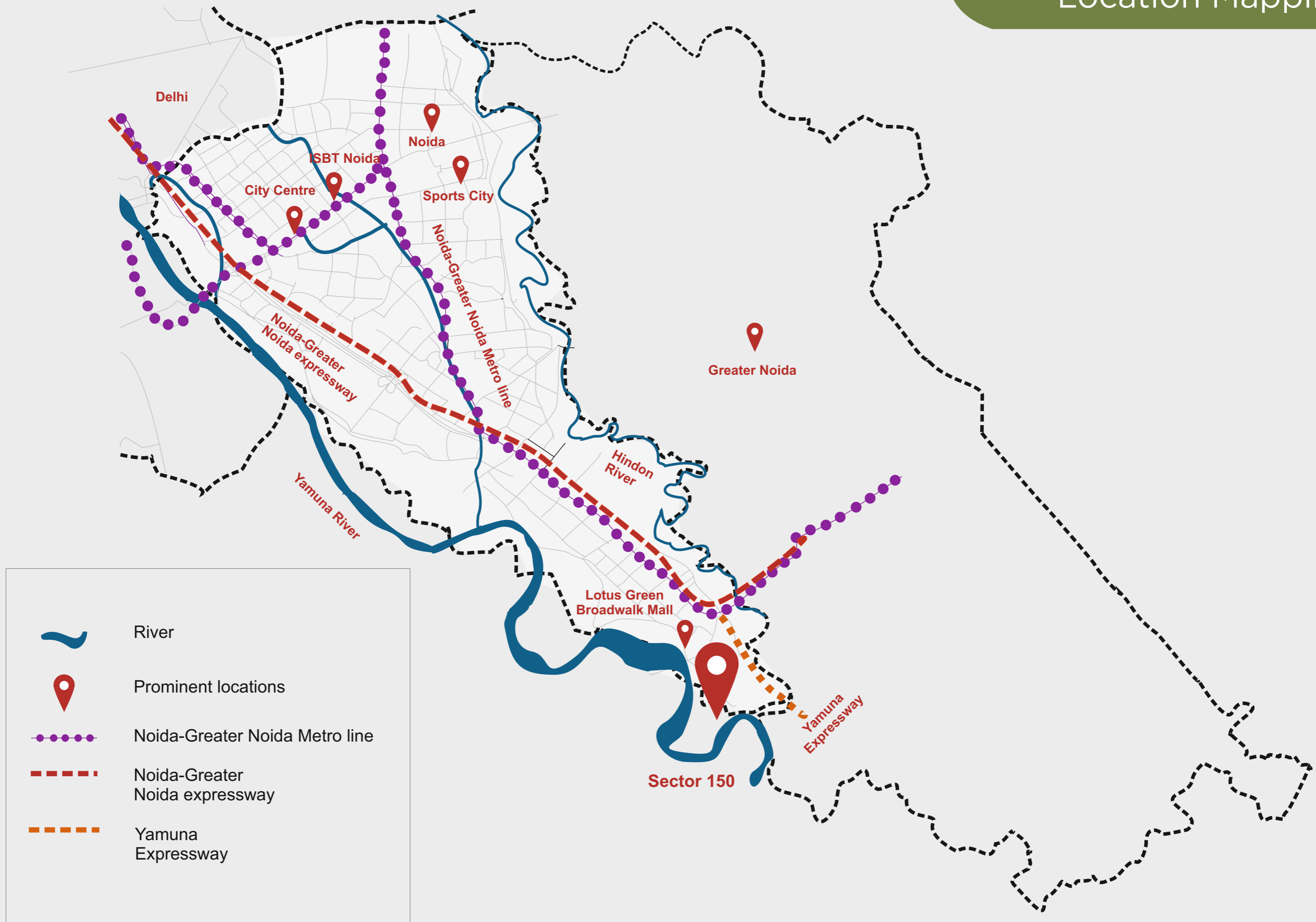


- Easily accessible via major transport corridors such as Yamuna Expressway, Noida Expressway, Faridabad-Noida-Ghaziabad (FNG) Expressway and Eastern Peripheral Expressway

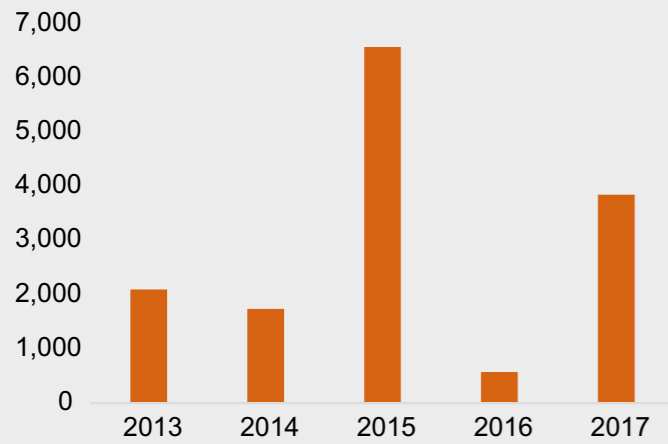
- Smooth access to Indira Gandhi International (IGI) Airport, New Delhi Railway Station and Connaught Place



- The nearest railway station to Sector 150:
 - Ajaibpur and Dadri (located less than 20 km away)
 - Nizamuddin: 36 km



New Launch Supply

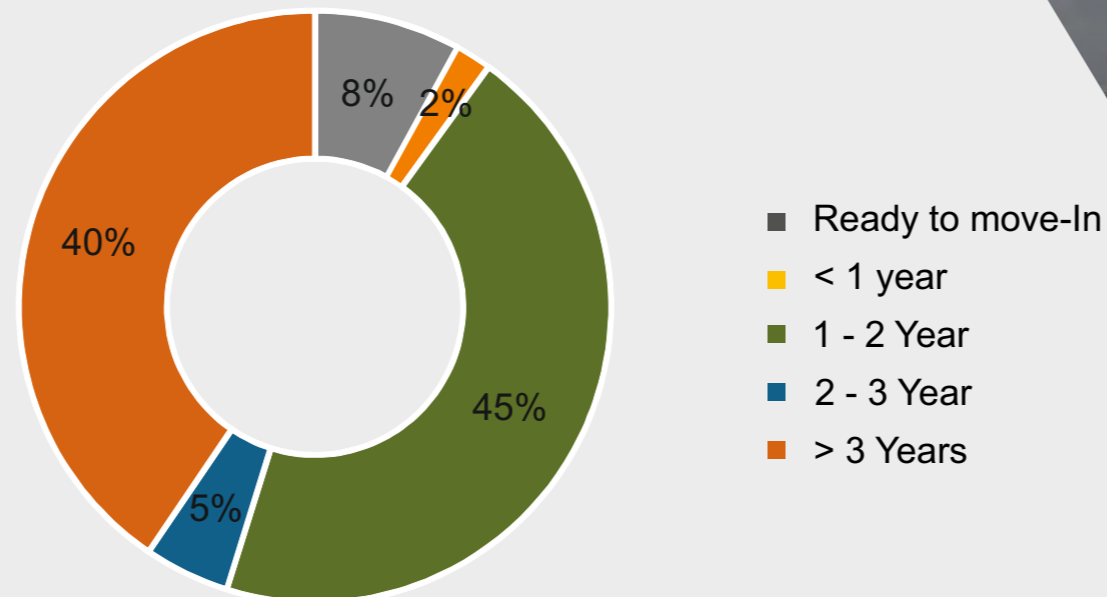


- Over the last five years, Sector 150 has added around 14,800 units. Around 44% of the supply was added in 2015 itself, indicating the recency of residential developments.
- Notably, the absence of big-ticket buyers in the market has led to launch of around 4,600 units priced less than INR 80 lakh during the past 2 years.
- The significant amount of unsold inventory (8,700 units as of 2017) has led to a decline in supply during the past two years, compelling the developers to keep a check on the new launches and focus on project execution.

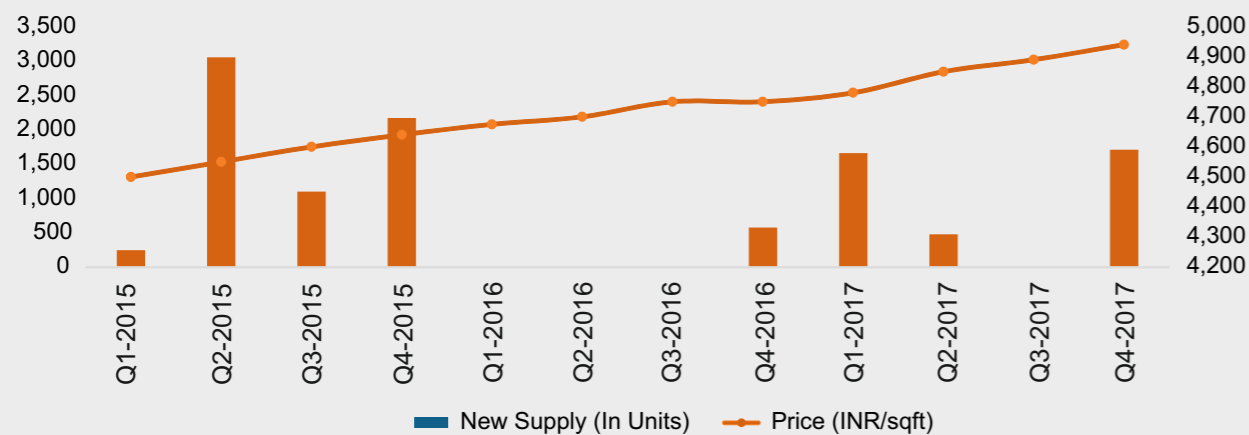
Noida's Sector 150 is emerging as one of the most coveted residential hub in the region. Considering the superlative connectivity, upcoming infrastructure upgrades such as Noida-Greater Noida metro line, ample green spaces, presence of several corporate offices in the vicinity and availability of residential developments at competitive rates, huge number of home buyers are eyeing properties in this micro market. With rampant developments, the future of this sector certainly looks promising.

Age of Inventory (Launches between 2013 to 2017)

- Less than 10% units are ready for possession in Sector 150, indicating limited ready choices available to the home buyers.
- Around 13,500 units are expected to take more than 1 year for completion, indicating that the execution focus has previously been limited. Amidst strict RERA regime, the developers are now likely to focus on execution.



Noida city view



Micro Market Price Movement wrt Supply

- The property prices in Sector 150 of Noida have risen constantly during the past two years with the average price as of Q4-2017 being INR 4,900/sqft.
- Despite the low new launches during the past two years, prices have appreciated by around 10% during the same period. With significant infrastructure developments in the region, the prices have been rising upwards.

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