



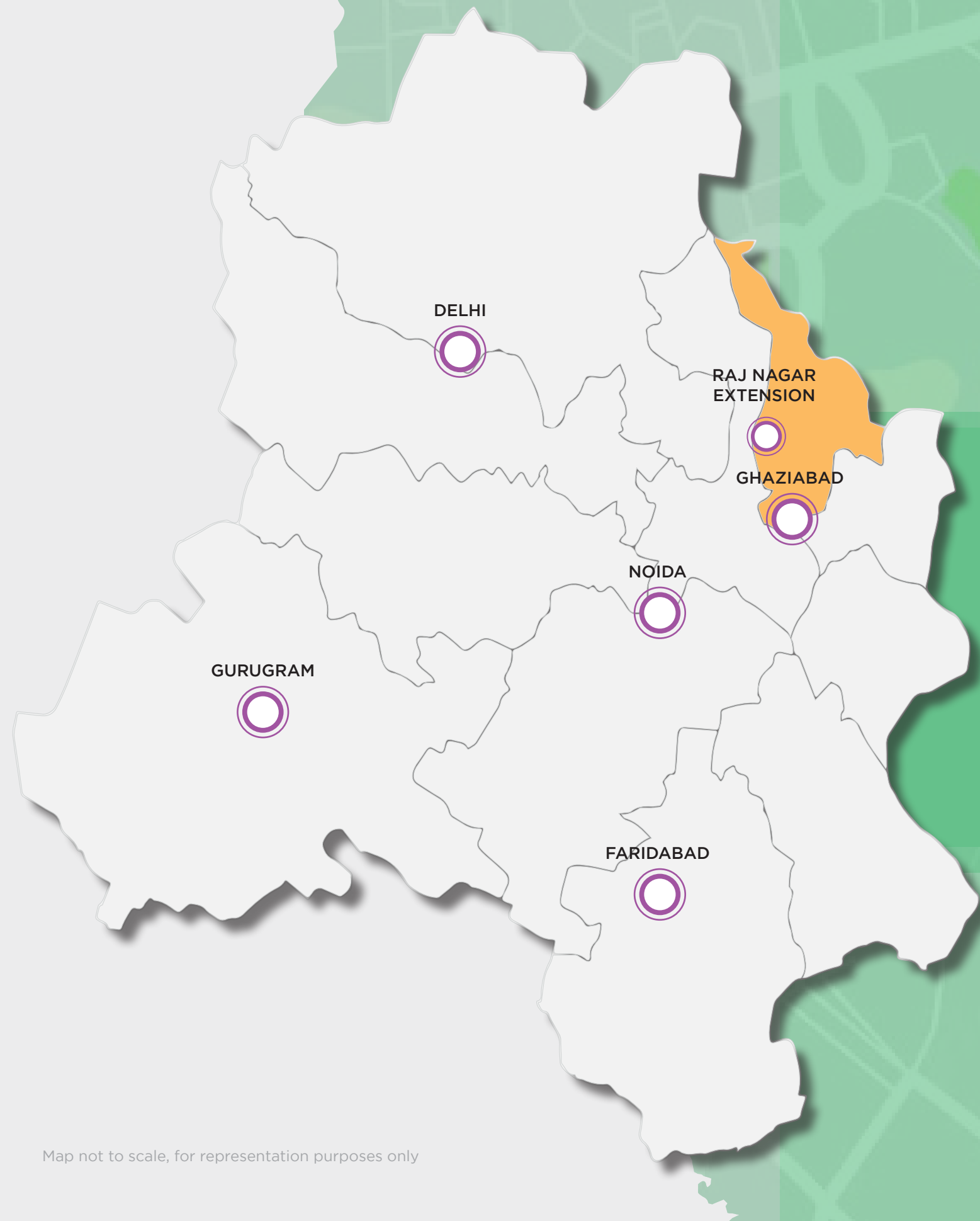
Raj Nagar

EXTENSION

MICRO MARKET OVERVIEW REPORT

D E C E M B E R 2 0 2 2

LOCATION MAPPING



Raj Nagar Extension is situated at the intersection of NH-34 and NH-9 in Ghaziabad. It is well-connected to the other parts of NCR through the grid of major roads and railways. The micro-market enjoys hassle-free connectivity to Greater Noida, Gurugram, Palwal, and Sohna through Eastern Peripheral Expressway which is only 10 km away. The nearest metro station (Hindon River) on the red line is only 15 minutes away from the micro-market.

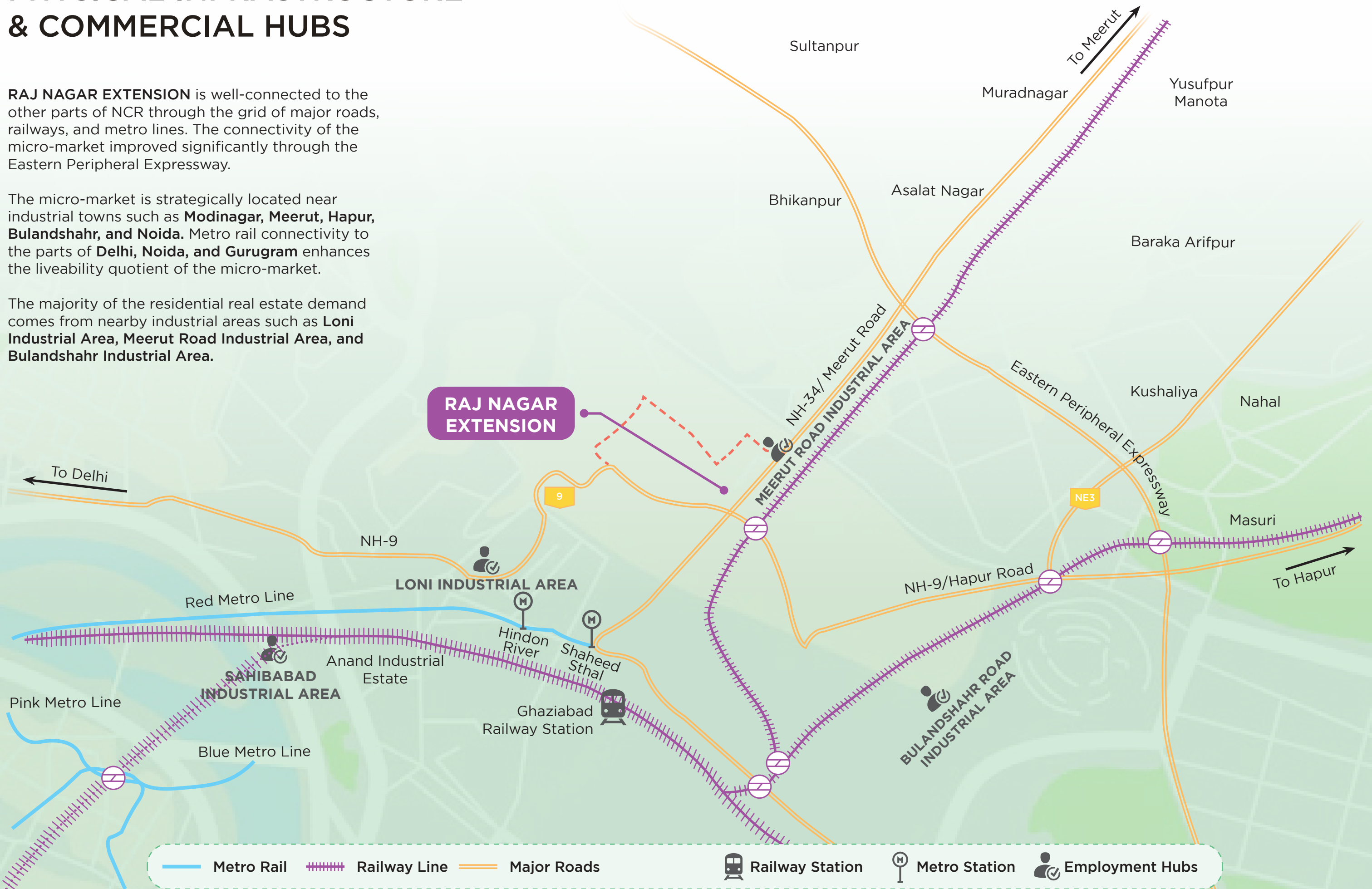
The green belt along the Hindon River and open spaces in the micro-market keep the pollution under control. It is away from the hustle and bustle of the city but well connected to the prominent areas of Delhi, Noida, and Ghaziabad. The micro-market is in proximity to matured residential real estate localities such as Sanjay Nagar, Raj Nagar, and Kavi Nagar and rapidly developing into an affordable housing destination.

PHYSICAL INFRASTRUCTURE & COMMERCIAL HUBS

RAJ NAGAR EXTENSION is well-connected to the other parts of NCR through the grid of major roads, railways, and metro lines. The connectivity of the micro-market improved significantly through the Eastern Peripheral Expressway.

The micro-market is strategically located near industrial towns such as **Modinagar, Meerut, Hapur, Bulandshahr, and Noida**. Metro rail connectivity to the parts of **Delhi, Noida, and Gurugram** enhances the liveability quotient of the micro-market.

The majority of the residential real estate demand comes from nearby industrial areas such as **Loni Industrial Area, Meerut Road Industrial Area, and Bulandshahr Industrial Area**.

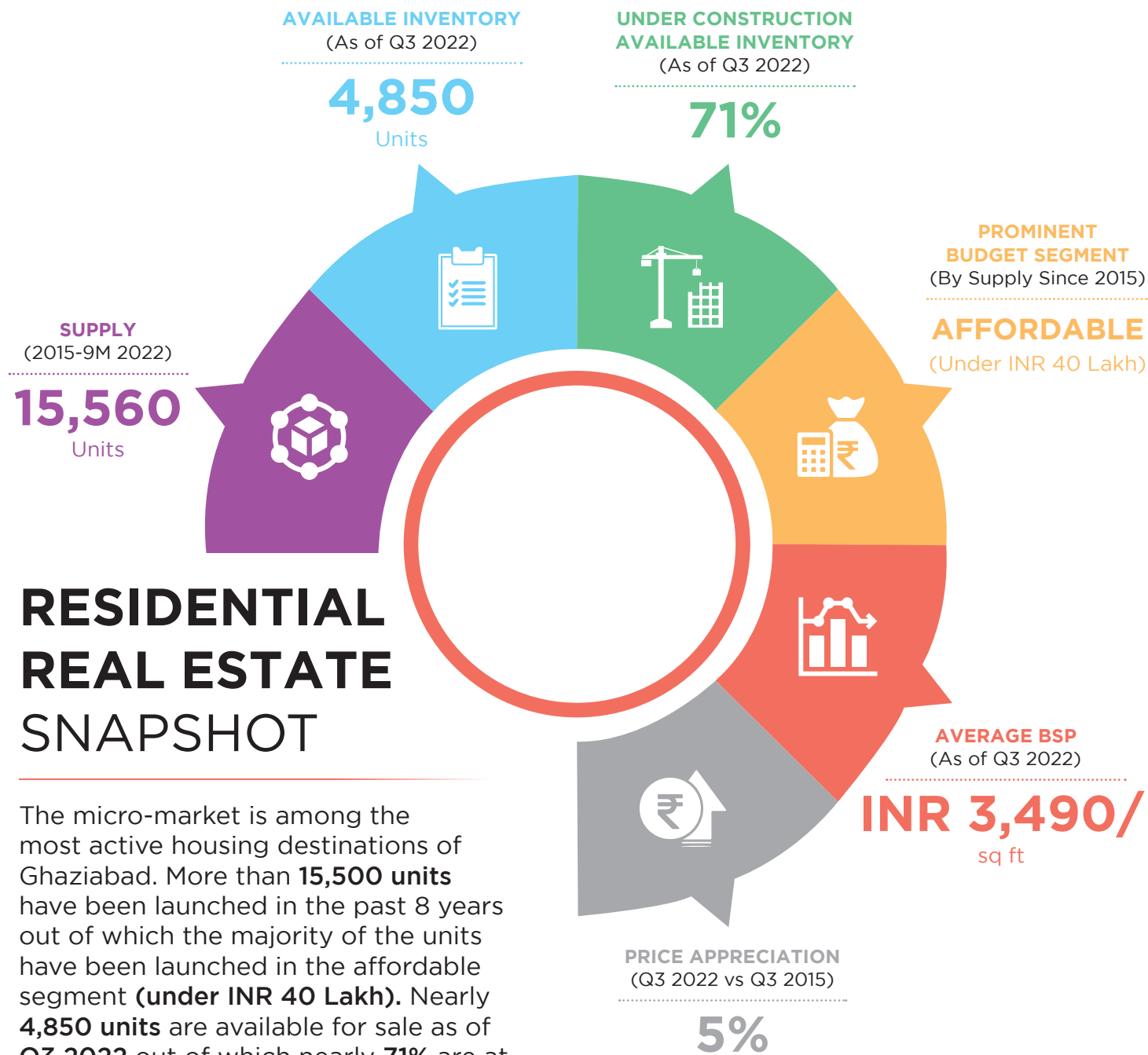


Map not to scale, for representation purposes only

SOCIAL INFRASTRUCTURE

Various prestigious educational institutions, world-class healthcare facilities, and top-of-the-line shopping malls are in the vicinity which provides a rich experience to the residents of **RAJ NAGAR EXTENSION**.

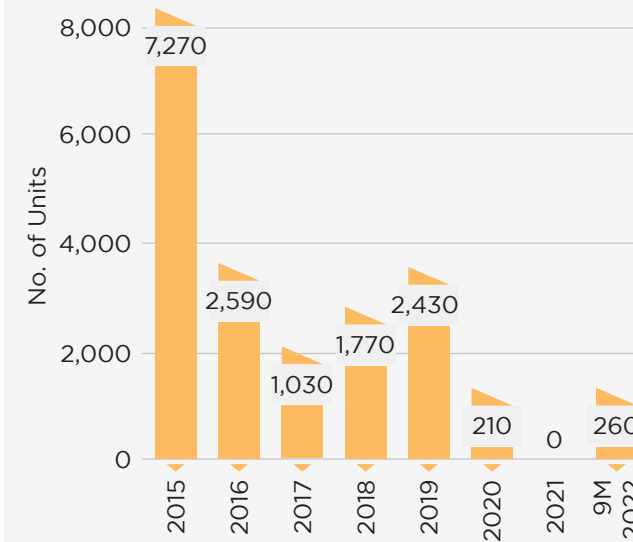




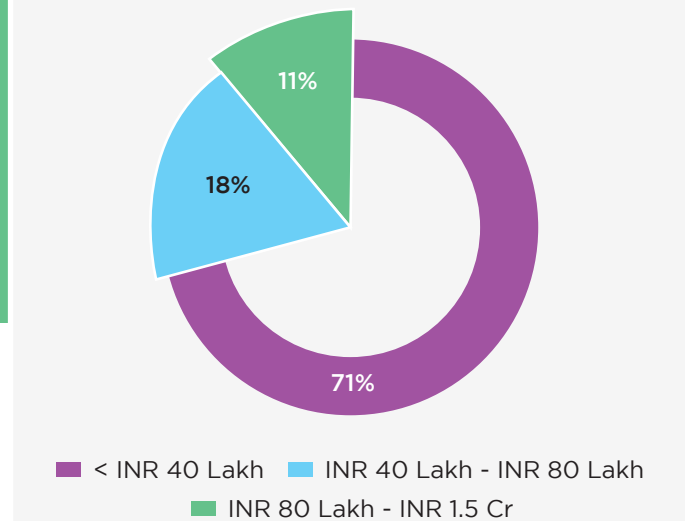
SUPPLY

In 2015, Raj Nagar Extension witnessed the highest supply of over **7,000 units** which is almost equal to the supply for the next **4 years**. Post-structural reforms in 2017, the supply slumped to only 1,000 units which recovered gradually in **2018 and 2019**. The supply dropped significantly during the **COVID-19 pandemic** and is still recovering.

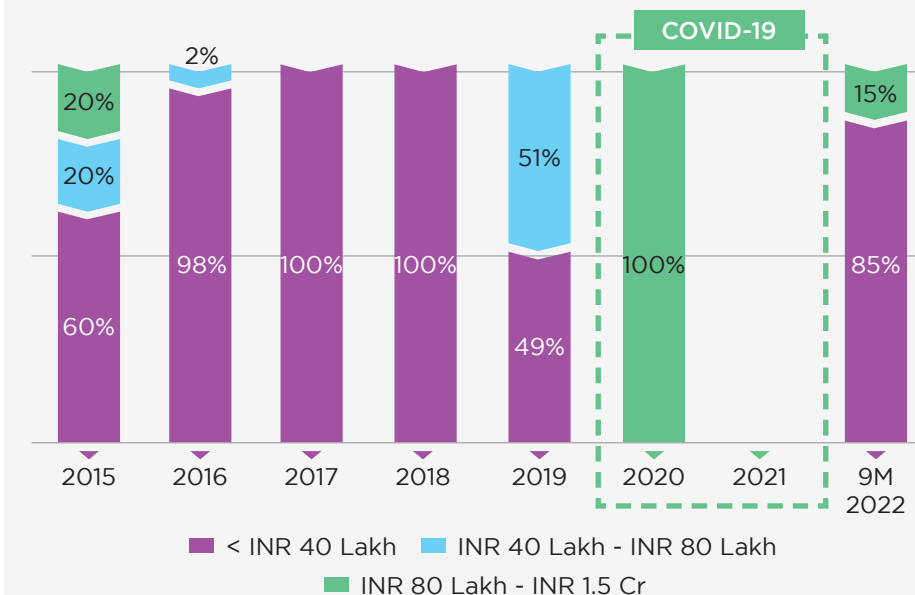
SUPPLY TREND



BUDGET-WISE SUPPLY (2015-9M 2022)



BUDGET-WISE SUPPLY TREND



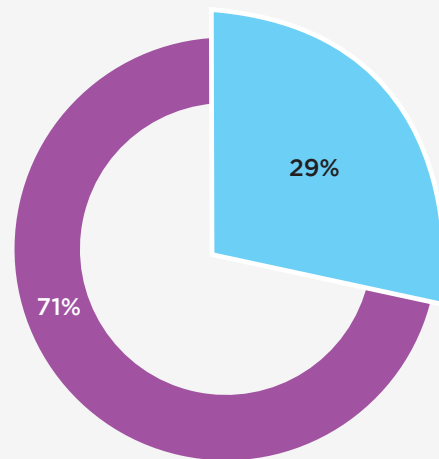
Affordable housing (**< INR 40 Lakh**) dominated the supply and accounted for **71%** of the total supply added since 2015. The micro-market witnessed a continuous flow of supply in the affordable segment over the years.

On the other hand, the high-end segment (**INR 80 Lakh - INR 1.5 Cr**) accounted for 11% of the total supply since 2015. However, the supply of high-end units has been erratic over the years.

AVAILABLE INVENTORY

The micro-market has around **4,850 units** available for sale, out of which **29%** are RTM. The remaining units are at various stages of construction.

AVAILABLE INVENTORY (AS OF Q3 2022)

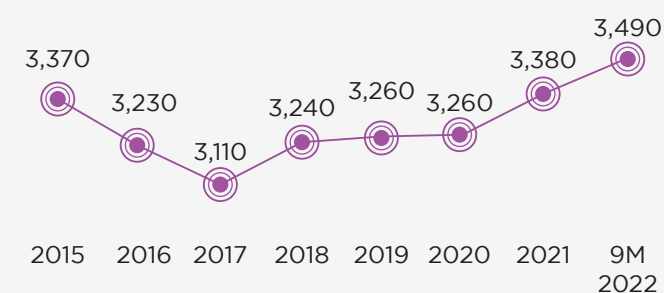


■ RTM ■ Under Construction

PRICE TRENDS

The average price of properties in the micro-market is around **INR 3,490/sq ft** which has been appreciated by **5%** in the past **8 years**. Property prices in and around the micro-market are likely to appreciate further on the back of proposed infrastructure developments.

PRICE TRENDS (INR/SQ FT)



Note: BSP on built-up area

KEY PROJECTS IN THE MICRO-MARKET



SCC BLOSSOM

SCC Builders

BHK Type - 1, 2, 3

Launched Quarter - Q2-2019

Expected Possession
Date - Mar-26

Launched Units - 945

INR

2,500 - 3,000/sq ft



MIGSUN ATHARVA

Migsun Group

BHK Type - 3, 4

Launched Quarter - Q4-2019

Expected Possession
Date - Dec-24

Launched Units - 782

INR

3,200 - 3,700/sq ft



AJNARA FRAGRANCE

Ajnara India

BHK Type - 2, 3, 4

Launched Quarter - Q3-2019

Expected Possession
Date - Dec-24

Launched Units - 460

INR

3,000 - 3,500/sq ft



SHREE ENERGY
KLASSIC HOMZ

Shree Energy Developers

BHK Type - 1, 2, 3

Launched Quarter - Q1-2018

Expected Possession
Date - Sep-23

Launched Units - 419

INR

2,800 - 3,300/sq ft



LANDCRAFT METRO
HOMES PHASE II

Landcraft Developers

BHK Type - 2, 3

Launched Quarter - Q3-2019

Expected Possession
Date - Feb-24

Launched Units - 389

INR

2,500 - 3,000/sq ft



JAVIN RAJ EMPIRE
PHASE-II BLOCK B & C

Javin Construction

BHK Type - 2, 3

Launched Quarter - Q3-2015

Expected Possession
Date - Feb-24

Launched Units - 361

INR

2,700 - 3,200/sq ft

Note: BSP on built-up area

OUTLOOK

Raj Nagar Extension is one of Ghaziabad's prominent and active residential real estate destinations. It has witnessed rapid development in the past due to its strategic position. As the micro-market is well-connected to the other parts of NCR, it has future growth potential. Eastern Peripheral Expressway, metro rail and elevated Hindon Road boosted the micro-market's connectivity to the farfetched areas of NCR. Extension of the existing metro rail network is likely to uplift the liveability quotient of the micro-market. As the physical and social infrastructure improves in the vicinity, the micro-market is expected to grow by leaps and bounds.

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