



# SUNDAY TIMES



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10,000 PG medical seats to be added soon, says Amit Shah while appealing to new graduates not to go abroad and instead serve rural India, P 14

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## Destination Noida

READY TO MOVE IN

CONSUMER CONNECT INITIATIVE



PHOTO: VINOD KUMAR

### ARE YOU READY TO MOVE IN?

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**O**n a new tangent of growth, Noida is setting the perfect tone for quality living. Developments such as Metro rail linking the twin cities of Noida and Greater Noida and the Yamuna Expressway are bringing in homebuyers from all over. Also, the Noida-Greater Noida Expressway has contributed in leaps and bounds in bringing a major transformation in the realty market of Noida, Greater Noida, and Greater Noida West.

#### ALL SET TO MOVE

The residential offerings in these areas are at par with any global standards. However, what's luring the most homebuyers is ready-to-move-in (RTMI) housing units. "Not just a promising financial investment, these homes are also paving the way for a new future. As per an industry report, at present, more than 1 lakh RTMI homes are made available in the market. As for Noida, estimates suggest that there are about 70 per cent of both luxurious and affordable RTMI projects," said Sanjeev Arora, director, 360 Realtors.

Ready-to-move-in homes are a boon for those looking for an immediate

With at least 56 per cent of prospective homebuyers preferring RTMI properties, the Delhi-NCR real estate landscape has changed radically

possession. The construction of such properties are complete and are ready to be occupied. "Potential homebuyers can see and feel a RTMI home rather than relying on artistic impressions that are available through brochures. Such homes save homebuyers from running into the risk of delays or closure and the buyer is relieved of the dual burden of paying rent on existing property and EMI on the new property — a win-win situation," pointed out Mudassir Zaidi, executive director, North, Knight Frank India.

The biggest advantage for homebuyers in case of RTMI homes are that what one sees is what they get. "One can walk into their desired apartments and thoroughly check every aspect before they sign the contract. So now, first-time homebuyers can take sound decisions without much hassle," shared Amit Modi, president-

elect, CREDAI Western, UP.

Homebuyers today have become extremely averse to taking risks. "Due to advantages such as reduced risk, better access to mortgage and reduced complexity of moving in, ready homes are the go-to option for homebuyers," said Anuj Puri, chairman, ANAROCK Property Consultants.

#### THE MILLENNIAL CONNECT

Millennials' preferences are changing the entire realty landscape in this decade. "ANAROCK's Consumer Sentiment Survey - H2 2019 reveals that 67 per cent of the polled homebuyers will buy property for personal use, and consumer sentiment is still firmly on the side of ready-to-move-in homes - or, at best, projects nearing completion. On home selection parameters, connectivity to work counts as most



**67 percent** of homebuyers prefer buying ready-to-move-in homes, as per a recent market research

important for 43 per cent millennial property seekers," added Anuj Puri. From apartments, villas to penthouses - homebuyers are spoilt for choice here. While the average price for affordable ready-to-move-in homes in Noida, Greater Noida and

Greater Noida (west) is priced between ₹50 and ₹65 lakh, the luxury and ultra-luxury apartments are priced between ₹1 crore and ₹1.2 crore. The type of units available are studio apartment, 2-BHK and 4-BHK and above. However, prices may vary depending on the carpet size, location, and amenities.

So, wait no more! Now is the best time to invest in a RTMI home in Noida. They are in demand and the upward trend is likely to continue in the future as well.

Ready-to-move-in homes are a boon for those looking for an immediate possession. The construction of such properties are complete and are ready to be occupied. Potential homebuyers can see and feel a RTMI home rather than relying on artistic impressions of brochures

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