

PROPERTY NEWS, INSIGHTS & UPDATES

PROPERTYWISE

A NATIVESUTRA NEWSLETTER | DEC 2021



HELLO FROM NATIVESUTRA!

Dear Readers,

A lot has happened in the past year 2021 in the Indian Realty Sector. We saw an array of new trends and happenings which will change the face of the industry in 2022.

In this newsletter we have compiled the recent happenings in the Indian Realty Industry. Read the newsletter for a cohesive picture of the real estate market and high value inputs from NativeSutra.

NativeSutra is a highly respected name in Home Interiors Design & Property Management Services in Gurgaon and Delhi NCR. We provide end to end services right from the possession of your property from the developer to complete home interiors, rental and tenancy management and eventually monetization of the asset.

Our services help you to keep your property running smoothly through all important aspects of your ownership experience.

We aim to give you a clear picture of where the industry is headed and what is in it for you from our deep exposure and experience.

Happy Reading!



Parul & Vineet
Founders of NativeSutra

TOP EMERGING TRENDS IN REAL ESTATE

2021 was a remarkably difficult year, and the real estate market, too, had to bear the brunt.

As the world ushers in New Year 2022, India's real estate sector's outlook indicates bullish sentiment and brighter prospects.

Here are the top emerging trends of the real estate sector

After a 'lost' year, luxury real estate is surging as the ultrarich trade up to opulent city apartments or go green with villas



More home buyers heading to gated communities



Increasing desire for second homes (term “second” here is quite extensive, look at this as “additional”). Motivating factors – Rising affordability, rebound in tourism, wide supply choices with broad range of prices, staycation & income generation



70% of overall demand is for properties valued within 2 Cr over the next 2 years

Buyer interest in independent houses, bungalows and farmhouses increase moderately in higher price brackets



Almost 80% of potential purchasers intend to hold the properties for more than 5 years

Housing affordability has improved, EMI to Income ratio has reduced to 1:4 from 1:2 earlier



8



Younger people are increasingly moving towards buying property rather than renting

Top Property Location Preferences for Indians in 2021

Domestic: Goa, Lonavala, Dehradun, Shimla, Alibaug

International: London, Dubai, Portugal, Scotland, Canada



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The liquidity collected by NRIs will increasingly make inroads into the Indian real estate sector which offers a good yield, unlike the treasury bonds which currently provides negligible returns

Rental yield has gone up. Thus, people feel more comfortable buying property now for selling or using in the future



Warehousing – E-commerce sector will drive growth in the warehousing sector, with its share in total warehousing transactions increasing to 36% in FY 2023 from 31% in FY 2021. Speed and technology emerge as key considerations for occupier's warehousing strategy

Office - Office market will be mainly driven by upswing in Information Technology sector's leasing momentum



Data Centres – With imminent implementation of 5G and data localization norms, the need for data storage to be closer to its users assumes greater significance and will drive country's data centre capacity. Expected 290MW of IT load is estimated to be added in 2022 to take total built IT capacity to 735MW by the end of the year

Top developers with a strong brand name and brand equity will phase out weaker players



Foreign investment looks promising as foreign investors show great confidence in the Indian real estate market

The emerging trends of the real estate sector in India in 2022 are looking positive and will be among the key drivers of the Indian economy going forward



LATEST NEWS ARTICLES FOR YOU

PROPERTIES

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DLF's new bookings jump 77%;
super luxury Camellias project
clocks record sales

Demand for luxury apartments
sees an up-tick

DLF to launch 7.7 million sq ft
of real estate projects in second
half of FY22

Three Fourth Solutions wins
digital mandate for
Horizon Plaza



I-T Dept carries out searches at 27 locations in Gurugram

PETITION FILED IN TRIBUNAL LAST MONTH

2020 | An illegal road and some structures come up on Aravali land near V-Block in DLF-3



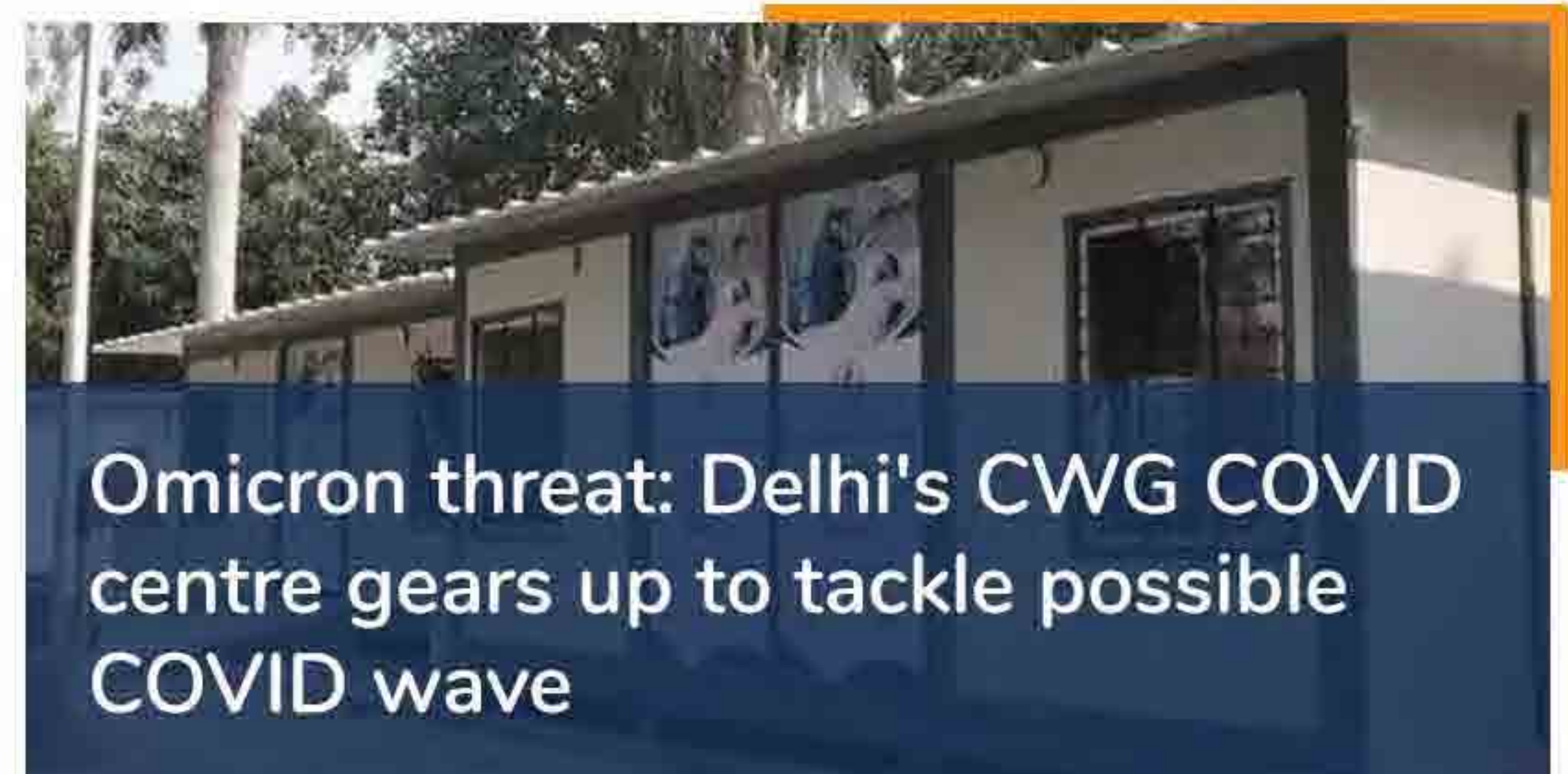
Illegal road, waste dumping on Aravali land near DLF-3

ONLINE BIDS FOR PROJECTS SOUGHT

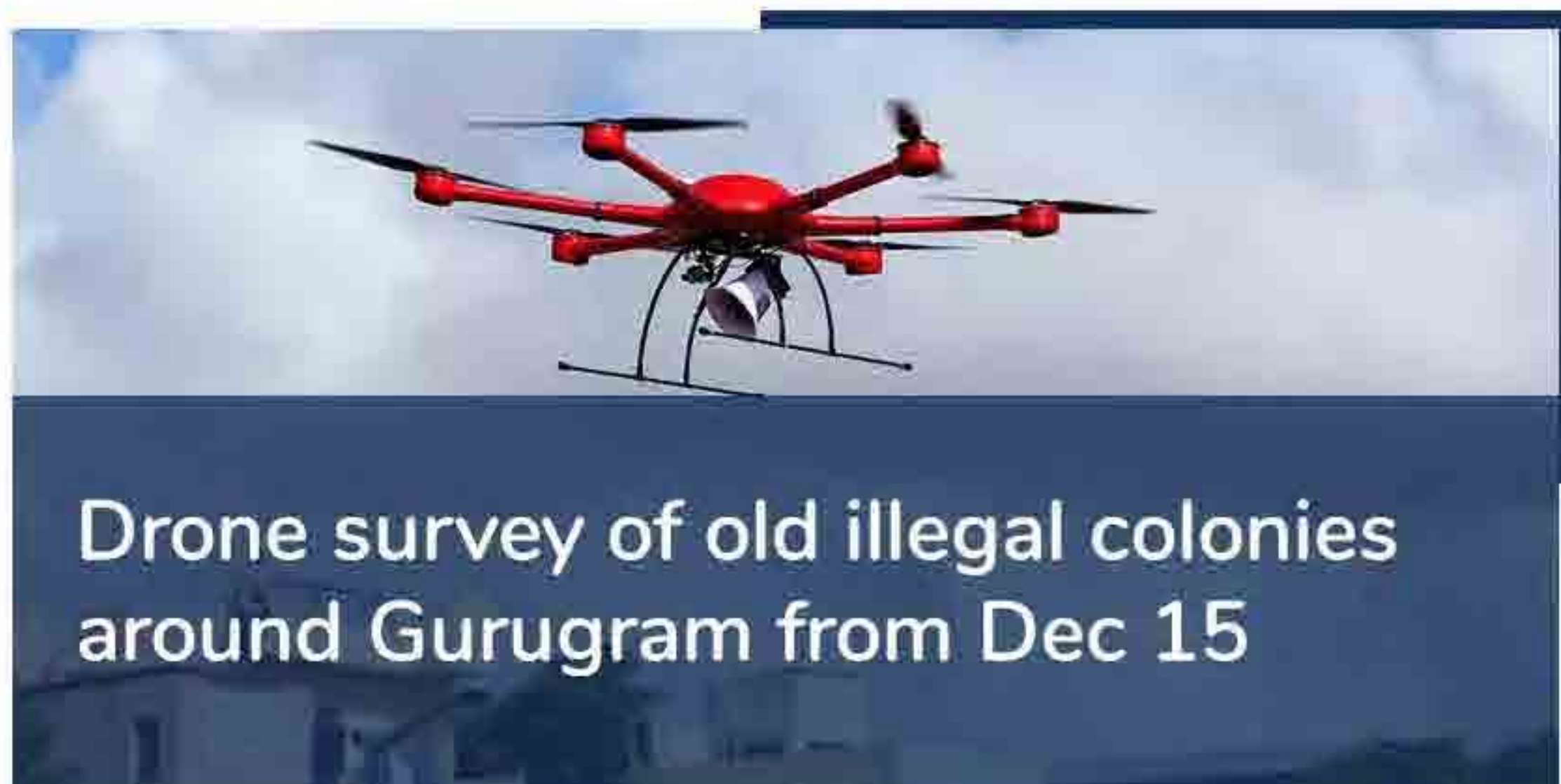
Location | Dividing road of sectors 86 and 90
Cost | ₹ 3.25 crore
Work

Location | Dividing roads of sectors 45 and 52, 46 and 51, 47 and 49, 46 and 47
Cost | ₹ 8.87 crore
Work

Gurugram: Key roads in crowded sectors up for repairs



Omicron threat: Delhi's CWG COVID centre gears up to tackle possible COVID wave



Drone survey of old illegal colonies around Gurugram from Dec 15



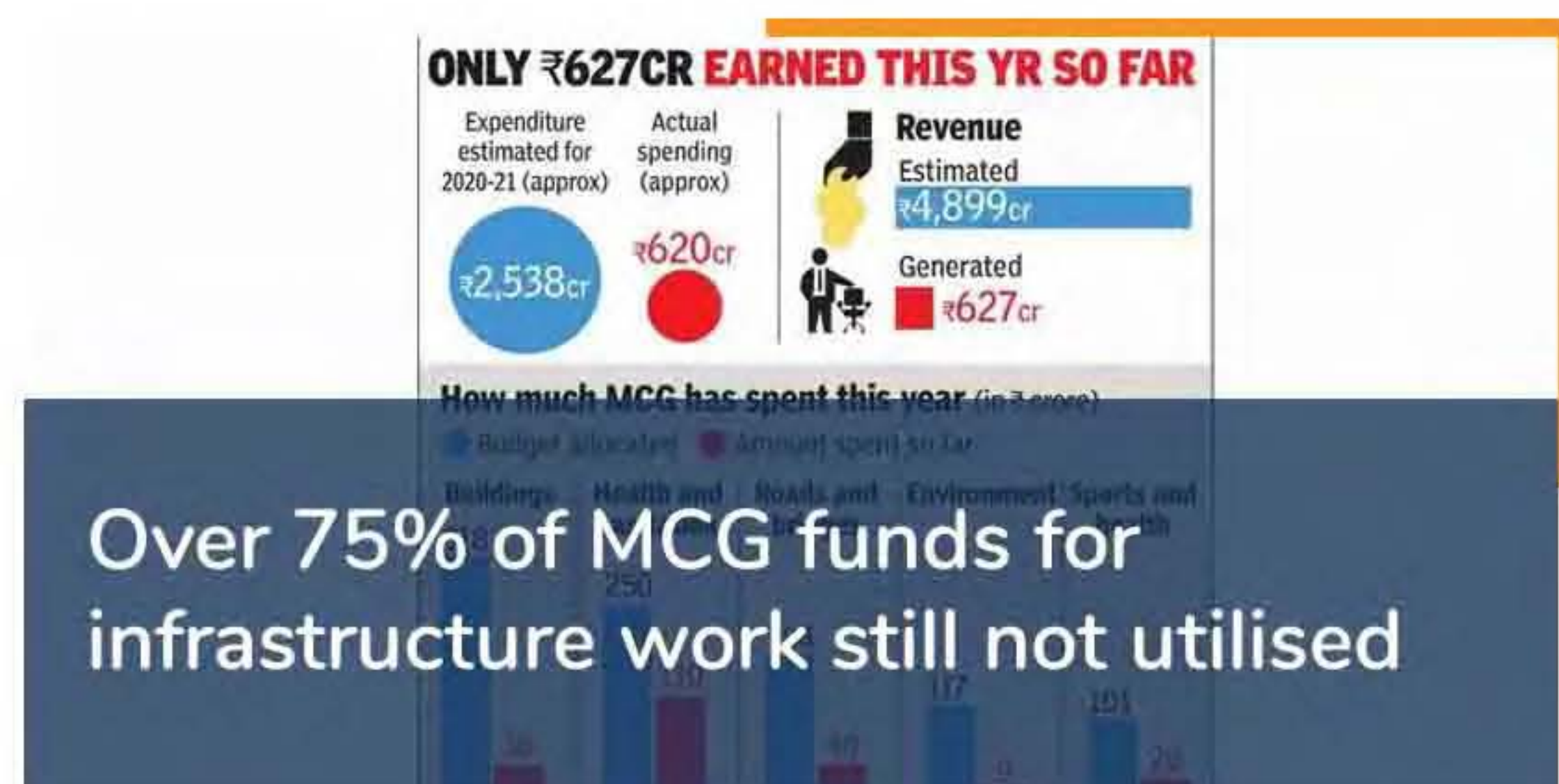
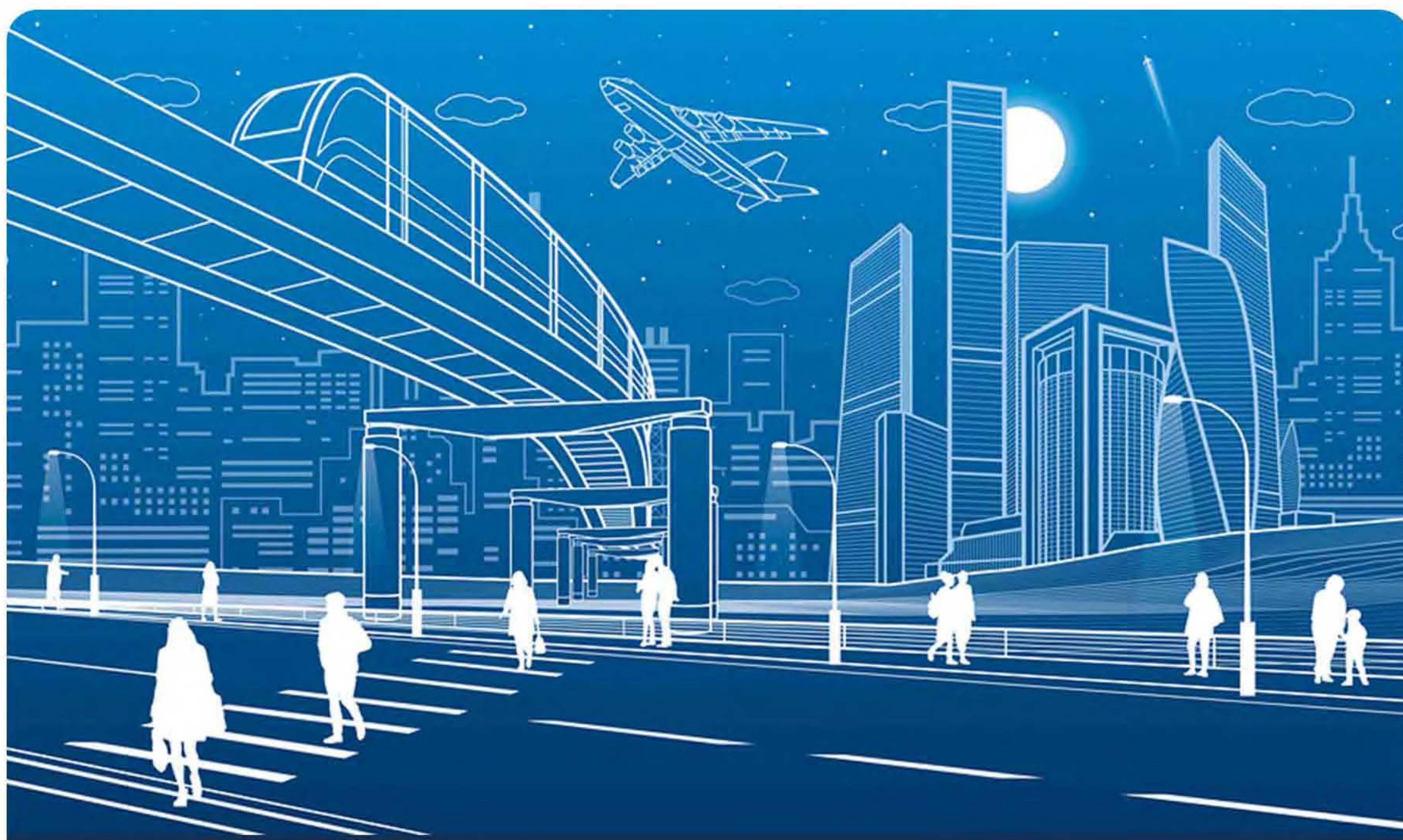
Regularise old illegal colonies: Gurugram MP



Indiabulls Housing sells Rana Kapoor's South Delhi property for Rs 114 crore



Relaxo's Ritesh Dua buys bungalow in South Delhi for Rs 70 crore





Gurugram: Sohna elevated road to be ready by June 2022, says NHAI

GMDA TO REVISE PROPOSAL

Project | Revamp of SPR from Faridabad road to Vatika Chowk | Cost: ₹ 540cr

Initial plan | To redevelop only Golf Course Road Extension portion of SPR

What will be done now | Entire SPR will be revamped; GMDA will prepare a revised proposal for the CM's approval

Not just Golf Course Road Extension, whole of SPR to be revamped



With over 663 acres encroached, HSVP focuses on freeing land, monetising it



Gurugram: 5-acre land near Golf Course Road cleared of encroachment



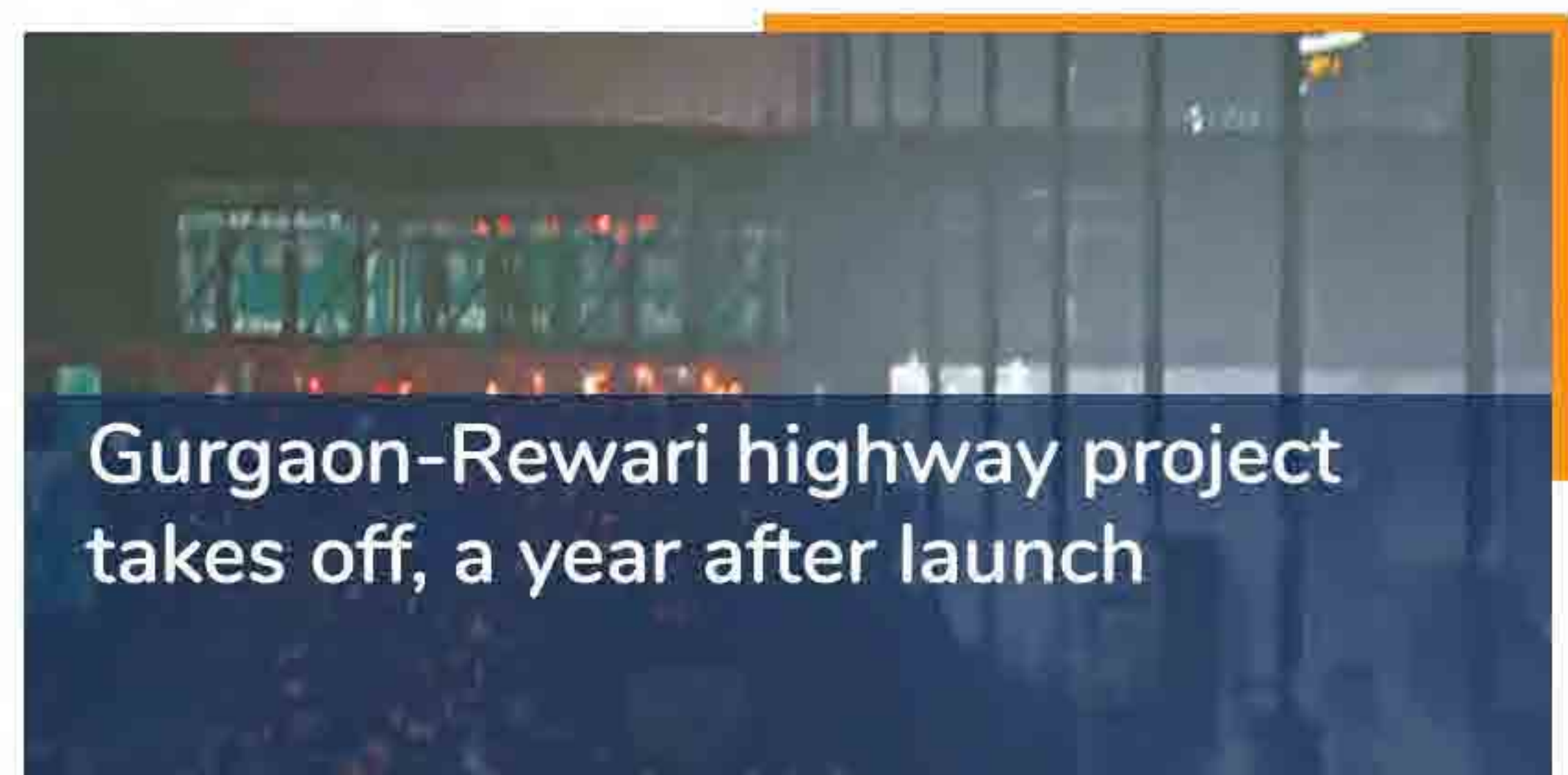
Revamp of drainage along Golf Course Road on cards



3 yrs after NGT order, Ghata bund revamp begins



How Gurugram Metropolitan Development Authority plans to stop roads from being dug up for infrastructural work



Gurgaon-Rewari highway project takes off, a year after launch







MARKET

More home buyers heading to gated communities



Demand for luxury apartments sees an up-tick



DDA's new policy makes provision for smaller 1-acre farmhouses



Meta opens first standalone Asia office in Gurugram, with a digital skilling hub



UK attracting a growing number of high net worth Indians



Delhi-Mumbai Expressway, elevated road expected to turn Sohna into next major realty hub

PROPERTY TAX

Gurugram corporation to target big property tax defaulters



Govt hikes circle rates in Gurugram by up to 88% – How it will impact property market

RERA

Delhi: All unregistered projects stayed by Rera tribunal



'Carry your own bag' drive kicked off in DLF-1

Real estate developers pushing shop-cum-office plots as another stream for monetisation_

Developers buy 1,757 acres in a year despite COVID-19 pandemic

	HOUSING SALES IN NCR			HOUSING LAUNCHES IN NCR		
	Q3 2021	Q3 2020	%Change	Q3 2021	Q3 2020	%Change
Gurgaon	3,850	1,680	129	5,510	3,170	74
Noida	1,450	670	116	1,030	200	415
Greater Noida	2,550	1,610	58	1,090	1,450	-25
Ghaziabad	1,510	820	84	790	500	58
Faridabad / Delhi / Bhiwadi	860	430	100	0	1,490	-100
Total	10,220	5,210	96	8,420	6,810	24

Source: AMRDCX research

Gurgaon leads in housing sales, Noida in new launches, says report



4 Rental Property Management Best Practices That Busy Homeowners Get Wrong

Rental Property Management can be a time-consuming and a contentious process. A homeowner should prioritize urgent needs, manage and resolve chronic problems, and act proactively to ensure that the properties are well-maintained.

But thanks to homeowners hectic schedules and busy personal life, do homeowners get enough time towards managing their properties?

No!

There are common mistakes which we see most homeowners making year after year.

Read our exclusive article on the best practices for your rental property to avoid pitfalls and keep your property safe and intact.

Click on the link below to read full article:

www.nativesutra.com/4-rental-property-management-best-practices-that-busy-homeowners-get-wrong/

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