



Delhi-NCR luxury home sales soar 209% in H1 2025, all flats above ₹6 cr



Delhi-NCR recorded a 209.4% spike in luxury home sales in the last one year—3,960 homes priced at ₹6 crore and above were sold in just the first half of 2025, up over three times from 1,280 units last year, according to a new CBRE-Assocham report.

Rising disposable income: Aided by accommodative monetary policy and rising incomes in the salaried and entrepreneurial classes. Desire for larger, well-located homes: Post-pandemic lifestyle upgrades are here to stay—homebuyers now prioritise space, amenities, and prime locations. Developer confidence and quality: Developers are focusing more on transparency, experience, and high-end finishes, boosting buyer trust.

177 flats up for e-auction as DDA pushes real estate reforms

The Delhi Development Authority (DDA) has cleared the launch of the Housing Scheme 2025, offering 177 residential flats to middle and lower-income groups through e-auction.

These units will be located in prime areas such as Vasant Kunj, Dwarka, Rohini, Pitampura, Jasola, Ashoka Pahari, and others.

It also approved a series of reforms aimed at revitalising the capital's commercial real estate sector and attracting large-scale investments into the capital.

These decisions were taken in a DDA meeting chaired by Lieutenant Governor V K Saxena on July 11. The authority has drastically reduced amalgamation charges for commercial properties, from the existing 10% of the circle rate to just 1%.



Gurugram's luxury housing boom: Real growth or a speculative bubble waiting to burst?

With over 28 luxury projects launched in Haryana's Gurugram in the first quarter of 2025 alone, each commanding higher prices and some being declared 'all sold out' soon after launch, concerns about a potential housing bubble are mounting.

With rates touching ₹18,000 per sq ft in some micro-markets, questions around the sustainability of this rapid price escalation are inevitable.

Some real estate experts believe that continued investor activity in Gurugram's premium housing segment could push prices to unsustainable levels. If this trend persists, a supply overhang may emerge in the next 2–4 years as early investors look to exit.



Reforms may trigger redevelopment, drive up property rates in Delhi.

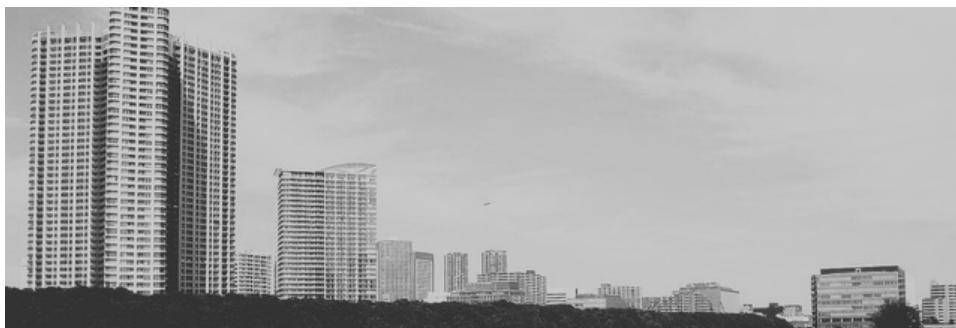
New reform proposals for Delhi's real estate sector — including automatic redevelopment of over 50-year-old group housing buildings, simplification of land amalgamation rules, and incentives for green buildings — could modernise areas like Lutyens' Delhi and align with successful models like Mumbai's redevelopment scheme, experts said.

These real estate reforms, proposed by a joint government-industry task force, are designed to cut procedural delays, reduce financial burdens, and foster sustainable urban development in the national capital, they said.

Delhi NCR Real Estate Sees Twin Growth: 7.2 Million Sq Ft Office Leasing and 2,550% Surge in Rs 50 Cr+ Home Sales

Delhi NCR's real estate market recorded strong growth in both commercial and luxury residential segments during H1 2025, according to Knight Frank India. Office leasing touched an all-time high of 7.2 million sq ft, a 27% YoY rise, with Gurugram contributing 65% of the activity. GCCs drove demand, while rentals increased 8% to ₹93.5 per sq ft.

In residential, overall launches and sales slowed, but luxury sales surged. Ultra-luxury homes priced above ₹50 crore saw a 2,550% jump, and properties between ₹20–50 crore rose 1,233%. Homes priced above ₹2 crore now account for 57% of total sales, reflecting growing demand from HNIs, NRIs, and family offices for premium, well-connected homes.



This momentum is driven by infrastructure upgrades, improved connectivity, and rising corporate footprints in NCR. With global capability centres expanding and premium residential inventory limited, the market is poised for sustained growth in both office and luxury housing sectors in the coming quarters.

Housing plots near airports see 84–118% appreciation in four years, outshine apartments

Plot values in cities anchored by major airports, such as Delhi, Mumbai, Bengaluru, and Hyderabad, have witnessed higher growth, appreciating by 84–118% over the last four years.

This has outpaced apartment price growth in the same areas, which ranged between 45–93%, according to a report by Square Yards.

The report highlights that housing micro-markets near both existing and upcoming airports, particularly in Bengaluru, Hyderabad, Navi Mumbai, and Greater Noida, have seen a sharp rise in property values, driven by improved connectivity, expanding employment hubs, and major infrastructure developments.

The growth is especially pronounced in airport-linked corridors, where demand for plots has surged ahead of apartment demand.

Prestige Group plans to shift focus to the ₹2–3 crore mid-market homes amid rising demand from salaried homebuyers

Bengaluru-based Prestige Group is planning to shift focus to the mid-market housing segment in the ₹2 to ₹3 crore range to tap into growing demand from salaried homebuyers seeking quality homes. The group focused heavily on luxury launches such as Prestige White Meadows and Raintree Park in Bengaluru, with ticket sizes going up to ₹6.5 crore. This year, the sweet spot is in the ₹2–3 crore range," Srivastava said.

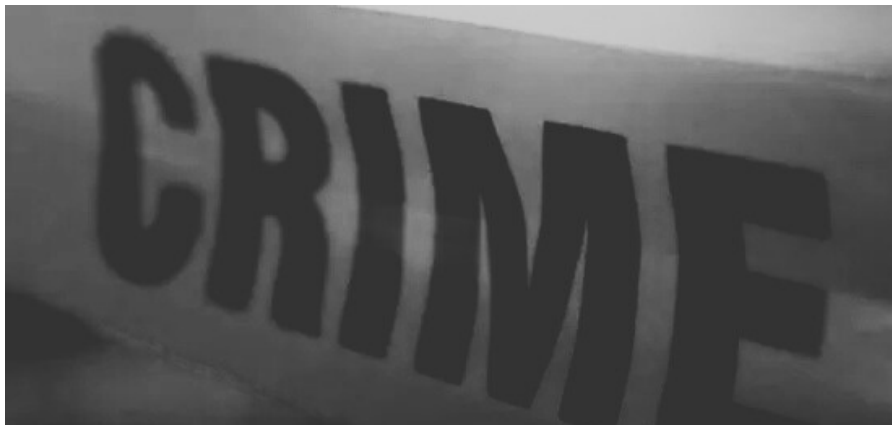
In Bengaluru, the group is launching apartments in Whitefield, Bannerghatta Road, and Kanakapura Road, with an overall city-wide launch pipeline of ₹2,000 crore for the fiscal.

Srivastava said that Prestige Group is planning to foray into the high-end villa market, with new projects planned in Bengaluru, Hyderabad, and Goa. The luxury villas, priced between ₹10 and ₹15 crore, will cater to buyers seeking premium living experiences.

Homebuyers 'fraud': ED attaches assets worth ₹681 crore of Ramprastha group

Colonies and plots spread across more than 1,900 acres, worth over ₹680 crore, of the Ramprastha real estate group in Gurugram have been attached in a case linked to alleged fraud with homebuyers, the Enforcement Directorate (ED) said on Saturday. A provisional order has been issued under the Prevention of Money Laundering (PMLA) in a case against Ramprastha Promoters and Developers Pvt Ltd (RDDPL) and its group companies, the federal agency said in a statement.

The attached properties include plotted colonies of Ramprastha City measuring 226 acres in Sectors 37D, Sector 92 and 95 in Gurugram and land parcels measuring 1,700 acres in Basai, Gadoli Kalan, Hayatpur and Wazipur in Gurugram. The total value of these assets is 681.54 crore, the agency said. Neither the company nor its directors could be contacted for a response to the ED action against them.



Disclaimer: The information in this newsletter has been compiled from various public domain sources and is presented as a summary for general informational purposes. Our research team verifies all content, but we do not claim originality of the research or images included.

Residential plot launches cross 4.7 lakh across top cities as Tier II markets drive growth

Over 4.7 lakh residential plots across the top 10 Tier I and Tier II cities were launched by developers between 2022 and 2025 (May), with realtors in the top seven Tier II cities supplying 2.43 lakh residential plots, accounting for 52% of the total plot launches, according to data released by real estate analytics firm PropEquity.

The report showed that Tier II cities have taken the lead in this trend, accounting for 52% of the total plot launches (around 2.43 lakh units). Hyderabad, Indore, and Bengaluru emerged as the top three cities in terms of cumulative supply between 2022 and May 2025, while Indore, Chennai, and Hyderabad led in 2024.

The surge comes amid growing investor interest in plots as a flexible and appreciating asset class, and developers opting for plotted developments to ensure faster cash flows and lower upfront investment. The combined estimated value of these launches stands at ₹2.44 lakh crore, the report said.