



How farmlands turned into a real estate jackpot — no trading, no flipping, just patience and timing



Two decades ago, when most middle-class families in Delhi-NCR were investing in gold or modest flats, one family made an unconventional move, purchasing three bighas of farmland in Noida for ₹6 lakh. Nearly 20 years later, that land and its reinvestments are now worth over ₹5 crore.

A user on Reddit shared how his parents' early investment paid off in stages. The Noida Authority acquired the land in 2009, compensating the family with ₹23 lakh, almost four times the purchase price.

When the compensation was revised in 2013, they received an additional ₹15 lakh. Instead of spending the money, the family reinvested it. They purchased a plot in Greater Noida West from the Noida Authority and also acquired farmland near the upcoming Jewar Airport. Both properties have since multiplied significantly in value.

Real estate investments of families who once owned farmland on the edges of cities suddenly found themselves sitting on prime real estate as metros grew outward. A Redditor from Hisar, Haryana, wrote, "My parents bought our house plot for ₹10–11 lakh in 2000. Today, it's worth ₹17–18 crore." Another said that land prices in villages around Hisar now touch ₹15–20 crore for farmland.



Delhi Circle Rate Revision: Need for a New 'A+' Category for Premium & Farmhouse Areas

Real estate experts have proposed that the Delhi government introduce a new 'A+' category while revising circle rates in the capital. The category would cover premium areas and farmhouse zones, where property values far exceed those in existing Category A areas, often crossing ₹12–15 lakh per sq. m in open market transactions.

Experts said such a revision would help bring greater alignment between notified and prevailing market values.

They added that creating an A+ category and rationalising rates across categories A–H would modernise Delhi's valuation framework, ensuring fairness, transparency, and improved revenue efficiency.



Luxury rush in Gurugram: DLF's The Dahlias clocks Rs 16,000 crore sales before year-end

According to its latest investor presentation, DLF Ltd has achieved sales bookings worth Rs 15,818 crore till the September quarter in this sought-after housing project.

In a conference call with analysts, DLF management informed that 221 units have been sold in 'The Dahlias' project till the September quarter. The average price per apartment comes to around Rs 72 crore. Recently, a Delhi-NCR-based businessman has bought 4 apartments, totalling 35,000 sq ft of super area, for Rs 380 crore in this project.

Qualcomm signs Rs 184 crore office lease in Bengaluru

The fresh lease covers 256,167 square feet across the 5th, 6th, 7th and 11th floors of the building. The agreement starts on 1 October 2025, with rent payments commencing from 1 August 2026.

The monthly rent is set at Rs 113 per sq ft, amounting to Rs 2.89 crore per month, with a 15 percent escalation every three years. Qualcomm has placed a security deposit of Rs 5 crore for the five-year tenure.

Constellation Business Park – Virgo is part of Bagmane Developers' office portfolio located in Doddanekkundi, Bengaluru. The Qualcomm deal comes amid a series of large office leases signed in the city in recent months. Apple India recently took up about 2.7 lakh sq ft at Embassy Zenith on a 10-year lease valued at over Rs 1,000 crore, while Tata Consultancy Services (TCS) leased around 14 lakh sq ft at 360 Business Park in Electronic City in a Rs 2,130 crore agreement for 15 years.

Brigade takes measured sales approach in Chennai, targets mid-segment demand in Bengaluru

The management said the pace of sales in Chennai would be gradual as the company intends to sell units across the life cycle of projects rather than targeting rapid sell-outs at launch.

"For Chennai, we don't expect to sell and launch everything within the first year or the first even two years. Our plan is to launch and sell during the life cycle of the construction of the project. We've seen this happen in the past and that's kind of how that market is geared," the management said. The company said market conditions in each city required different strategies.

Real estate developers confident of robust housing demand in December quarter

The festive season has ushered in a fresh wave of optimism in the real estate sector, with developers hopeful that the December quarter could see robust housing demand, especially on the back of Centre's GST rate relief.

Real estate observers have said that this year's sales momentum between Navratri and Diwali has been further accelerated by the GST rate rationalization, and developers are optimistic that this positive trajectory may sustain its momentum through November till January, turning the entire quarter into a resounding success for the sector.

Developers usually align new launches, offers and marketing campaigns with festivals, as buyers plan big-ticket purchases.

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.

Homes worth Rs 2-5 crore are now the sweet spot in India's residential housing market

Residential properties priced between Rs 2-5 crore are fast emerging as the most-active segment in India's housing market, as buyers look to upgrade from the affordable range and developers pivot toward premium projects offering better margins. Apartments valued at Rs one crore and above accounted for 62 percent of all housing sales between January and September 2025, growing faster than the same period last year, which saw a 52 percent rise.

The Rs 1.5-3 crore category grew 10 percent on-year so far this year, making it the single largest contributor to the overall market activity. Homes priced between Rs 3-5 crore too rose by 3 percent, while those above Rs 5 crore grew by one percent. In contrast, homes priced below Rs one crore saw a 30 percent drop in sales, with their share in total transaction falling from 48 percent in 2024 to 38 percent this year.

Office vacancy dips marginally amid global headwinds; office rentals rise 6% in 2025



Despite persistent global economic uncertainties and cautious corporate expansion, India's Grade-A office market has remained largely resilient. According to fresh data from Anarock, average office vacancy levels declined marginally by around 3 percentage points in the first nine months of 2025, even as average rentals climbed nearly 6 percent year-on-year across major cities.

Data showed that Chennai is the only city to record single-digit office vacancy of 8.90 percent - the least among all top seven cities.

Redevelopment will not flood Mumbai housing market

Aditya Birla Real Estate Ltd's subsidiary Birla Estates is in advanced talks to secure multiple redevelopment projects in various parts of Mumbai, but its CEO, KT Jithendran, noted that despite redevelopment picking up pace in the city, the housing market is not expected to be flooded with supply from it, with a major movement in prices also not on the horizon. Asked about the relative slow pace of project additions in the ongoing financial year, Jithendran said that the company has a "healthy pipeline" of projects, with additions of a total gross development value of Rs 10,000 crore to Rs 15,000 crore expected by the end of FY26.

Signature Global raises ₹875 cr via NCDs for debt repayment, mid-income projects



Gurugram-based listed real estate developer Signature Global (India) Ltd has raised Rs 875 crore through a private placement of Non-Convertible Debentures (NCDs) to the International Finance Corporation (IFC), the lending arm of the World Bank.

Having a coupon rate of 11 percent, the tenure of the NCDs is for 3 years, 2 months and 30 days. The NCDs will mature on January 15, 2029. NCDs function as debt instruments, where investors lend money to the developer and, in return, receive a predetermined interest rate over a specified duration. Pradeep Aggarwal, Founder and Chairman, Signature Global, said that the company will utilise the proceeds to develop mid-income housing and ESG aligned projects.