



Group. "Of late, we have observed more enquiries for ready-to-move-in properties in the region. Some customers prefer ready-to-move-in properties because of many reasons like quality assurance which is assessable at the time of buying the property, immediate possession and transfer of title in their name." He further adds, "On the flip side, ready-to-move-in properties always cost more. However, still there is a big segment of customers who prefer under-construction properties because of easy, affordable and construction-linked payment plans, latest design and amenities, improved infrastructure. After the enactment of RERA the customers are now more assured of their rights and hence looking for under-construction properties again."

Another developer Rakesh Kumar Aggarwal, director, Vasu Infrastructure Pvt Limited, however, drives home another pertinent issue. He is of the view that buyers should look more into the credibility of the builder than getting embroiled in the ready-to-move-in vs under-construction homes.

"Buyers should be more concerned about the credibility of a particular developer who can give timely possession. It doesn't matter whether you go for ready-to-move-in homes or under-con-

**6** Ready-to-move-in flats are preferred by people who need quick possession and due to the fact that Greater Noida is one of the largest industrial suburbs in the country, a lot of young working couples who have an immediate requirement can fulfill their dream by selecting from such flats.

-AMIT MODI,  
director, ABA Corp

**timely completion of projects."**

Another developer Arjunpreet Singh Sahni, executive director, Solitairian Group, shares similar views.

"Greater Noida West has already witnessed substantial infrastructure development in the last few years, so much so that the homebuyers can easily move into the ready-to-move-in homes in the area. The area has developed enough to easily cater to the day-to-day needs of the people with several stores coming up soon."

Sahni further adds that even the authority has also set aside a green belt in Greater Noida West for a peaceful and healthy living for the future residents, which further attracts buyers.

Sudeep Agrawal, MD, Shri Group, points out, "Greater Noida West has progressed by leaps and bounds since its inception and definitely the area is good to buy a ready-to-move-in home as most residential projects in the area are in the advanced stages of completion. The facilities have come up very fast in the region. We all know that facilities in a region are directly proportionate to the catchment area they get to cater to. With population on the rise, this catchment area is sure to grow and provide prospective opportunities for others to commercialise."

Rahul Chamola, director, One Leaf Group, avers, "After the early barriers were cleared for the region, there has been substantial progress on all fronts. Ready-to-move-in homes are a great option in Greater Noida West and also with work in progress for Metro connectivity and other infrastructure plans, it will no doubt bolster the livability of the region. Infrastructure work is also going on at a full swing in the area and with numerous other proposed infrastructure coming up in near future, it is going to be a self-sustained region very soon."

So if you are planning to invest in a ready-to-move-in flat, you are spoilt for choices in Greater Noida.

# Options galore for homebuyers

A good number of developers are offering ready-to-move-in flats in many pockets of Noida and Greater Noida

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Raghu Chowdhury, a Central Government employee, was planning to buy a home in Greater Noida, but he was not sure whether he should go for a ready-to-move-in home or an under-construction one. After due diligence and some homework on property buying, Chowdhury opted for a ready-to-move-in home. A 3-BHK spacious and cosy home with modern amenities in Greater Noida West was all he could afford. Good connectivity with Noida and Delhi, greenery, and a host of factors prompted him to invest his hard-earned money there.

While the debate between whether one should go for a ready-to-move-in or an under-construction home is still on, both types of homes have their respective advantages and disadvantages.

Experts have strongly pitched that it is a good time to invest in ready-to-move homes in the area.

Santhosh Kumar, CEO - operations

and international director, JLL India, says, "It is definitely a good time to invest in ready-to-move-in homes in Greater Noida West, and there are several sound reasons for this. Infrastructure development is happening very swiftly in this region, and this makes homes available for immediate occupation very desirable."

He adds that connectivity is another key factor of the region. "Greater Noida West has good connectivity with both, Noida and Delhi, and this ensures high investment value for properties there."

Developers are also optimistic about such homes.

Amit Modi, director, ABA Corp and vice president, CREDAI Western UP, says, "Ready-to-move-in flats are normally most preferred by people who need quick possession of property and due to the fact that Noida/Greater Noida is one of the country's largest industrial suburbs, a lot of young working couples here who have an immediate requirement can fulfill their dream by



selecting from a host of ready-to-move-in options in the region. Since the property is already completed and fully-furnished, buyers do not have to wait to move in to their new home and they can also easily check infrastructure rather than available facilities and amenities. As developers buy materials for such projects in bulk which comes quite cost efficient to them further offers their projects at the lucrative price deals which becomes the best deal a buyer can find with the time and resources available with them."

According to Vikas Bhasin, MD, Saya

construction ones, the builder is more important," says Aggarwal.

Another developer argues that ready-to-move-in houses provide a respite from delay and denial of possession.

According to Achal Raina, executive director and CEO, Lotus Greens, "Ready-to-move-in houses are becoming a rage in the metropolitan and tier-1 cities, they have emerged as a respite from delay and denial of possession that generally happens in the case of unfinished projects. With RERA coming into effect, the traditional construction projects would find the favour back as people with transparent dealings and

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**HIGH POINT**