

Signature Global Emerges as Top Developer along Dwarka Expressway with highest supply post pandemic: Square Yards

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New Delhi, December 23, 2024 – Signature Global has emerged as the market leader in the Dwarka Expressway region, as per a recent report by Square Yards which pegs the total annual residential new supply along Dwarka Expressway at 10,000-units per year since 2020, compared to 5,000–7,000 new units launched per year in the pre-pandemic period.

According to Square Yards, Signature Global has the highest share of new launches in the past four years. Its flagship premium project- 'De-luxe DXP'- located at Sector 37D, has helped it cement its strong presence alongside Dwarka

Expressway. The premium residential project, spread over 16.65 acres, offers 1008 units across eight towers, featuring 3BHK, 3.5BHK, 4.5BHK apartments, and penthouses. The company received an overwhelming response for this project earlier this year with sales booking exceeding to the tune of over ₹3,600 crore for Deluxe DXP.

The company has a strong pipeline of 32.2 million square feet of saleable area in its forthcoming projects some of which are also located along Dwarka Expressway. Currently, it is developing 16.4 million square feet of ongoing projects.

Dwarka Expressway has become a prime destination for the real estate sector luring top developers to its fold. Besides Signature Global, several well-known developers have also launched a large number of units alongside Dwarka Expressway, which reinforces the region's growing appeal among leading real estate players. These include the likes of M3M, Conscient One, Tata Realty, Sobha Realty, Godrej, Indiabulls, Hero Realty, BPTP, Max Estates, Emaar and Adani Realty among others

In terms of price appreciation too, Dwarka Expressway has witnessed a significant jump. According to Square Yards report, in 2024, property prices along Dwarka Expressway saw a significant 29% rise compared to the previous year, with current average rates ranging from Rs. 12,000 to Rs. 14,000 per sq. ft. Several leading developers have launched projects that exceed these price benchmarks.

On the development, **Mr. Pradeep Aggarwal, Founder & Chairman of Signature Global (India) Ltd.**, says, "Location remains the cornerstone for buyers and investors in the housing market. Dwarka Expressway has emerged as a real estate hotspot due to its seamless connectivity across Delhi NCR and Gurugram, coupled with immense growth potential. According to a recent CREDAI-Colliers-LiasesForas report, regions like Dwarka Expressway, Golf Course Extension Road, and Sohna Road have witnessed over 50% annual price appreciation, underscoring

their strong demand and investment appeal.

At Signature Global, we have strategically positioned ourselves in these high-growth zones. Our premium projects, De Luxe DXP in Sector 37D and Twin Tower DXP in Sector 84, Gurugram, along Dwarka Expressway, and Daxin at South of Gurugram (Sohna) reflect this vision. The successful launches of De Luxe DXP, Daxin and Twin Tower DXP reaffirms the unmatched potential and buyer interest in this thriving corridor.”

Square Yards’ market insights also reveal that investor interest in Dwarka Expressway marginally exceeds that of end-users. Approximately 50% of homebuyers are now targeting properties priced above Rs. 1 crore, with a notable 16% of this group focusing on properties exceeding Rs. 2crore. Property prices in the region have experienced steady appreciation, with values nearly doubling since 2019.

The recent completion of the Gurugram stretch, the near completion of the Delhi stretch, and the operationalization of the Central Peripheral Road have markedly enhanced connectivity. These developments have improved access to key locations such as the airport, commercial hubs, the DMIC corridor, and NH-48, further bolstering stakeholder confidence. With buyer sentiment demonstrating strong positive momentum, Dwarka Expressway is well-positioned to solidify its role as a pivotal player in Gurugram’s real estate landscape. The region presents substantial and varied opportunities for both investors and end-users, reinforcing its status as a dynamic and promising micro-market within Delhi NCR.