



## PM Modi Inaugurates ₹11,000-cr Dwarka Expressway, UER-II; NCR Realty Players Eye Next Growth Wave



Prime Minister Narendra Modi inaugurated two landmark highway projects—the Dwarka Expressway and Urban Extension Road-II (UER-II), together worth approximately 11,000 crore. These infrastructure marvels mark a pivotal turning point for Delhi-NCR's real estate landscape.

For developers and property investors, the message is clear: connectivity speaks volumes. Along the Dwarka Expressway, property values have roughly doubled over the past four years, with 3BHK flats surging from 1.8 crore in 2022 to 2.6–4 crore in 2024, and further increases of 15–20% are projected.

Complementing this boom, UER-II acts as Delhi's emerging third ring road, drastically reducing travel times—for instance, dropping the Delhi-airport commute from nearly two hours to about 20 minutes from the Kundli border.

Real estate watchers are zeroing in on emerging micro-markets like Sonapat, Panipat, Kundli, and the Gurgaon-Delhi corridor. These locales stand to gain ground as affordability diminishes in central areas and as accessibility becomes the prime value driver.

Dr. Gautam Kanodia, Founder, KREEVA and Kanodia Group, says, "The inauguration of UER-II alongside Dwarka Expressways marks a significant development for NCR's infrastructure-led growth. By seamlessly connecting the Dwarka Expressway with IGI Airport, NH-48, and major peripheral highways, this corridor will not only ease congestion to

locations like Ambala, Panipat, Rohtak but also fuel real estate growth in these cities along with Delhi-NCR's micro-markets. We believe that regions like New Gurgaon, Dwarka, Rohini, and Bahadurgarh will be the biggest beneficiaries along with other micro-markets in Delhi-NCR. It is likely to uplift both residential and commercial demand, driving long-term capital appreciation and positioning the Dwarka Expressway corridor as one of the most promising realty destinations in the region."

Vikas Dua, Founder & Director, Chintamanis, says, "With Prime Minister Modi opening the Dwarka Expressway and UER-II, we are seeing the kind of infrastructure shift that changes the trajectory of a region. The benefits extend well beyond residential housing—commercial hubs, industrial zones, logistics parks, and warehousing facilities will all feel the momentum. Such connectivity redefines how businesses operate and how investors allocate capital. For investors, this is the start of a connectivity-led growth phase that will define the region's real estate for years to come."

Rajjath Goel, Managing Director, MRG Group, says, "The inauguration of UER-II and the Dwarka Expressway marks a transformative leap in urban connectivity across the Delhi NCR. For Gurugram, these developments will ease traffic congestion, shorten travel times to Delhi and the airport, and significantly boost the city's real estate potential. It's a milestone that strengthens Gurugram's position as a premier destination for both living and investment."

Vishesh Rawat, Vice-President and Head of Marketing, Sales and CRM at M2K Group, added, "This project will completely transform the real estate landscape of Najafgarh, Dwarka Expressway, and the surrounding areas. Once regarded as emerging hubs, these locations are now set to become prime centres for mid- and high-end housing in the near future. Buyers will have the opportunity to secure excellent locations at competitive prices, with the potential for these properties to appreciate to premium values in the future."