

RBI's Second Consecutive Repo Rate Cut to 6 Percent Spurs Optimism Across Real Estate Sector

Updated At : 10:32 AM Apr 11, 2025 IST



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India's real estate sector has welcomed the Reserve Bank of India's latest monetary policy move, which saw the repo rate reduced by 25 basis points to 6%. Industry leaders believe the decision-aimed at boosting economic momentum amid global uncertainties-will improve housing affordability, stimulate investor confidence, and accelerate development, especially in commercial and affordable housing segments.

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The rate cut comes at a time when the sector is navigating rising input costs and shifting buyer sentiments. By lowering borrowing costs, the RBI has provided a timely cushion for developers and homebuyers alike, with stakeholders expecting a boost in residential demand, fresh investments, and faster execution of ongoing projects.

Stakeholders believe that the cut, coupled with the RBI's shift in stance from "neutral" to "accommodative," will improve housing affordability, uplift investor sentiment, and fast-track development across residential, commercial, and affordable housing segments.

Deepak Kapoor, Director, Gulshan Group, says, "Amidst tariff wars, instability and volatility in the world, the second consecutive rate cut of 25 bps by RBI will push liquidity in the market, increase consumption and provide a boost to the economy ultimately benefitting the real estate sector. With home loans expected to come down, it will lead to a decrease in EMIs and help buyers who are sitting at the fences to go ahead and make new purchases. Most importantly, with two consecutive reductions in the last two months, RBI has shed its cautious stance and provides a glimpse of the things to come."

Pankaj Jain, Chairman and CMD, SPJ Group, said, "At a time of global economic uncertainties and recent tariff hikes, the RBI's decision to cut the repo rate by 25 bps for the second consecutive time and bring it to 6% will stimulate the country's economic activity. In the backdrop of rising demand for luxury housing, it will also add to the momentum in the real estate sector, making home loans more accessible and renewing interest from potential buyers. The move offers a stronger case for developers to expand in untapped micro-markets. Thus, the ripple effect is likely to support both industry recovery and macroeconomic growth."

Manit Sethi, Director of Excentia Infra, stated that the repo rate cut is a positive sign for the luxury real estate segment. Lower interest rates will benefit customers looking to buy high-end properties and make it easier for them to make investment decisions. This will make homeownership more feasible and encourage developers to expand their footprints in these high-potential regions.

Mr. Viineet Chellani, Founder and CEO, Asset Deals, says, "The RBI's decision to cut the repo rate to 6% is a much-needed step in the right direction," said a real estate consultant. "It's likely to bring relief to homebuyers, especially in the affordable and mid-income segments, as lower EMIs will make homeownership more accessible. Reduced interest rates not only ease the financial burden but also boost confidence among prospective buyers who were waiting for the right time. We expect this move to spark renewed interest in the housing market and positively impact demand in the coming months."

Surender Kaushik, Founder & Director of Aryan Realty Infratech Pvt. Ltd., says, "The RBI's decision to reduce the repo rate by 25 bps, bringing it to 6%, comes at the right time. Amid the recent tariff hikes, this move is a welcome step toward economic stability and growth. For the real estate sector, a reduction in home loan rates will appeal to buyers, while developers may seize this opportunity to scale up projects in new growth corridors. Thus, we foresee an increase in property transactions across the various segments."

Dr. Vishesh Rawat, VP and Head of Sales, Marketing & CRM, M2K Group, says, "The RBI's 25 bps repo rate cut, bringing it down to 6%, was widely anticipated. In a climate of recently rising global tariffs, this move offers timely economic relief. For the real estate sector, particularly housing, lower home loan rates can further boost demand, especially among first-time buyers. It also creates the right environment for developers to initiate new projects and tap into emerging micro-markets, fostering long-term sectoral growth."

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Does real estate create wealth more reliably than stocks and gold? Find out

Unlike the stock market's volatility or gold's dependency on market sentiments, real estate offers a stable, scalable way to build wealth.

April 10, 2025 09:35 IST



Real estate can be managed, improved, and expanded.

Creating wealth is not an easy task, as simply putting money in fixed deposits doesn't outpace inflation. Stocks, gold and real estate are some of the most preferred investment options these days. But choosing the right option can be tricky. While all three of them have traditionally dominated the conversation, real estate has been the quiet wealth-builder.

According to **Vansh Kataria, Co-founder of Tirasya Estates**, with the latest tax updates, real estate is an even more powerful tool for wealth creation.

"The fact that homebuyers can now get tax exemptions for two self-occupied properties is a big win, especially for those eyeing a second property as a future investment. We, as developers, see this as a positive shift that will make more people want to jump into the market. Moreover, real estate offers predictable cash flow and steady appreciation—two elements that stocks and gold often lack. As per RBI, the Indian real estate sector has seen an

average annual appreciation of 8-10 per cent over the past two decades, often outpacing inflation. In contrast, while gold has historically been a safe haven asset, its returns fluctuate widely, averaging around 6-7 per cent annually in the same period," Kataria said.

Echoing the same sentiment, **Dr. Vishesh Rawat, VP and Head of Sales, Marketing & CRM, M2K Group** said that unlike stocks, which can crash overnight, or gold, which doesn't generate income, real estate can be managed, improved, and expanded.

"Real estate has consistently outperformed gold and stocks in wealth creation, especially in prime emerging urban areas. With strategic planning, real estate has the potential to create generational wealth by securing ownership of something that will always be in demand—land and space," he added.

Unlike the stock market's volatility or gold's dependency on market sentiments, real estate offers a stable, scalable way to build wealth.

"Post-pandemic, the Indian real estate market has seen a robust 15 per cent CAGR, outpacing the stock market's 10-12 per cent and gold's 6-7 per cent, making it a more lucrative long-term investment," **Dimple Bhardwaj, Head Channel Sales & Marketing, Better Choice Realtors Pvt Ltd**, said.

Besides, with rising urbanisation and premium residential and commercial projects in demand, investing in well-located properties ensures sustainable returns.

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