

A NAREDCO INITIATIVE

REALTY सिद्ध

NOVEMBER 2025 EDITION

Newsletter on the Real Estate Sector



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SHRI PARVEEN JAIN

President, NAREDCO

From the Desk of the President

Dear Esteemed Members,

It gives me great pleasure to share the key highlights of November—a month that reinforced NAREDCO's focus on global learning, strong governance, and collaborative growth. A major initiative this month was the NAREDCO NextGen International Study Tour to Dubai, held from 24th to 26th November 2025. With enthusiastic participation from more than 25 delegates across the country, the tour served as a powerful platform for practical learning, global benchmarking, and international collaboration.

With great enthusiasm, I announce that preparations are underway for NAREDCO's annual event—the 18th National Convention, scheduled for 13–14 February 2026 in New Delhi. This prestigious convention will spotlight the evolving real estate landscape and convene a distinguished gathering of politicians, bureaucrats, policymakers, industry experts, business leaders, developers, financial institutions, private equity players, and other eminent stakeholders to chart a roadmap for the future.

As we move forward, I extend my heartfelt appreciation to all members, chapters, and leadership teams for their unwavering dedication. Your continued support strengthens NAREDCO's vision of empowering the real estate sector through innovation, partnership, and purposeful action. Let us continue to work together toward a more progressive, future-ready, and globally competitive Indian real estate landscape.

Warm regards,



Events and Activities

NAREDCO Leadership at the National Urban Conclave 2025

On 8th November 2025, the leadership of NAREDCO actively participated in the National Urban Conclave 2025, organised by the Ministry of Housing & Urban Affairs, Government of India, at Yashobhoomi, New Delhi. The event brought together senior policymakers, urban development experts, industry leaders, and key stakeholders to deliberate on the future of India's urban transformation.

NAREDCO leaders engaged in high-level dialogues, contributing strategic insights on sustainable development, resilient infrastructure, inclusive growth models, and governance reforms essential for shaping India's next-generation urban centres. Their participation underscored NAREDCO's commitment to supporting national priorities and driving policy advocacy that encourages responsible development and economic vitality across cities.

The conclave served as an important platform for strengthening collaboration between government and industry, reaffirming NAREDCO's role in empowering India's urban vision—one that is sustainable, inclusive, future-ready, and aligned with the aspirations of Viksit Bharat.



Dr. Niranjan Hiranandani, Chairman NAREDCO Shared Key Insights at the National Urban Conclave 2025

On 8th November 2025, Dr. Niranjan Hiranandani, Chairman, NAREDCO, participated as a panelist at the National Urban Conclave, organised by the Ministry of Housing & Urban Affairs, Government of India at Yashobhoomi, New Delhi. He shared compelling insights on “Overall Planning: Growth Hubs & Creative Redevelopment.”

Dr. Niranjan Hiranandani emphasised the need for holistic urban transformation backed by innovation, future-ready infrastructure, and sustainable planning frameworks. He highlighted how growth hubs, when strategically developed, can boost local economies, enhance liveability, and generate long-term socio-economic impact.

He also underscored the importance of creative redevelopment models, stressing that cities must evolve with changing demographic and economic needs while preserving cultural identity. By integrating modern technology, resilient infrastructure, and smart governance, he noted that India's urban centres can become powerful engines of growth and global competitiveness.



Shri Rajan Bandelkar, Chairman – Skilling Committee, NAREDCO Highlighted Inclusive Livelihood Vision at the National Urban Conclave 2025

On 8th November 2025, Shri Rajan Bandelkar, Chairman – Skilling Committee, NAREDCO, participated as a panelist at the National Urban Conclave 2025, organised by the Ministry of Housing & Urban Affairs at Yashobhoomi, New Delhi. The conclave brought together leading policymakers, sectoral experts, and thought leaders to deliberate on the evolving landscape of urban livelihoods in India.

During the session, Shri Rajan Bandelkar shared his powerful perspective on “Towards Inclusive Bharat: Unlocking the Livelihood Frontiers,” aligning seamlessly with the conclave’s overarching theme “Reimagining Urban Livelihoods: Cities of Opportunity.” He highlighted the critical need for inclusive policy frameworks, improved skilling pathways, and strategic interventions aimed at empowering India’s vast workforce—especially informal workers, women, and youth.

He further emphasised that thriving cities must act as engines of opportunities, where innovation, entrepreneurship, and community-centric development come together to create sustainable livelihoods.



Shri Parveen Jain, President, NAREDCO Participated at the National Urban Conclave 2025

On 9th November 2025, Shri Parveen Jain, President, NAREDCO, shared his insights on “Increasing the Role of the Private Sector in Affordable Housing” at the National Urban Conclave, organised by the Ministry of Housing & Urban Affairs, Government of India at Yashobhoomi, New Delhi.

During the discussion, Shri Parveen Jain emphasized the importance of strengthening public-private partnerships, adopting innovative construction technologies, and streamlining regulatory frameworks to accelerate the delivery of affordable homes across the country. He also highlighted the need for collaborative policy interventions that can empower developers, enhance financial viability, and ensure inclusive housing solutions for all sections of society.



NAREDCO Delegation met Shri Satinder Pal Singh, IPS, Additional Secretary, Ministry of Housing and Urban Affairs, Government of India

On 15th November 2025, A NAREDCO delegation led by Shri Parveen Jain, President, along with Shri Rajan Bandelkar, Shri Kishore Bhatija, and Shri Ashok Patni, met Shri Satinder Pal Singh, IPS, Additional Secretary, Ministry of Housing and Urban Affairs, Government of India.

The discussion focused on strengthening skills training for construction workers, aiming to enhance workforce capability, improve industry standards, and support the real estate sector's growing needs.



NAREDCO Delegation met Shri Samir Kumar Sinha, IAS, Secretary, Ministry of Civil Aviation, Government of India

On 15th November 2025, A NAREDCO delegation led by Shri Parveen Jain, President, NAREDCO along with Shri Rajan Bandelkar, Shri Kishore Bhatija, and Shri Ashok Patni, met Shri Samir Kumar Sinha, IAS, Secretary, Ministry of Civil Aviation, Government of India.

The discussion focused on key concerns and recommendations related to height-clearance NOCs for structures located near airports across India, with an aim to streamline processes and support responsible urban development.



NAREDCO President met Shri Manohar Lal, Hon'ble Minister, Ministry of Housing and Urban Affairs, Government of India

On 21st November 2025, Shri Parveen Jain, President, NAREDCO, met Shri Manohar Lal, Hon'ble Minister, Ministry of Housing and Urban Affairs, Government of India, for a brief interaction focused on advancing real estate and urban development priorities.

The meeting provided an opportunity to convey key sector perspectives and discuss areas where industry-government coordination can create greater impact.

NAREDCO remains committed to working closely with the Ministry to support policies that enable sustainable, transparent, and growth-oriented urban development.



NAREDCO Leadership met Smt. Isha Kalia, IAS, Joint Secretary, Ministry of Housing & Urban Affairs, Government of India

On 21st November 2025, Dr. Niranjan Hiranandani, Chairman, NAREDCO, and Shri Parveen Jain, President, NAREDCO, met Smt. Isha Kalia, IAS, Joint Secretary (NULM, PM SVANidhi & AMRUT), Ministry of Housing & Urban Affairs, Government of India, to discuss key sector priorities and explore avenues for collaboration. The meeting served as a valuable platform for exchange of perspectives and strengthening engagement between NAREDCO and the Ministry on matters relevant to urban development.



NAREDCO Leadership met Shri Kuldip Narayan, IAS, Joint Secretary, Ministry of Housing and Urban Affairs, Government of India

On 21st November 2025, Dr. Niranjan Hiranandani, Chairman, NAREDCO, and Shri Parveen Jain, President, NAREDCO, held a meeting with Shri Kuldip Narayan, IAS, Joint Secretary, Ministry of Housing and Urban Affairs, Government of India.

The meeting focused on strengthening regulatory frameworks, addressing key sector priorities, and exploring collaborative pathways to support sustainable growth in India's real estate ecosystem.



NAREDCO Leadership met with Smt. Roopa Mishra, IAS, Joint Secretary, Swachh Bharat Mission, Ministry of Housing & Urban Affairs, Government of India

On 21st November 2025, Dr. Niranjan Hiranandani, Chairman, and Shri Parveen Jain, President, met with Smt. Roopa Mishra, IAS, Joint Secretary, Swachh Bharat Mission, Ministry of Housing & Urban Affairs, Government of India to discuss the critical role of the real estate sector in India's urban sanitation and development initiatives.

The dialogue focused on how developers can actively contribute to cleaner, healthier, and more sustainable cities through responsible planning, infrastructure, and community engagement.

By aligning real estate growth with the vision of the Swachh Bharat Mission, NAREDCO aims to create urban spaces that are not only modern and vibrant but also environmentally responsible and citizen-friendly.



NAREDCO President met Shri Tokhan Sahu, Hon'ble Minister of State, Ministry of Housing and Urban Affairs, Government of India

On 21st November 2025, Shri Parveen Jain, President, NAREDCO, met Shri Tokhan Sahu, Hon'ble Minister of State, Ministry of Housing and Urban Affairs, Government of India, to exchange insights and explore new avenues of cooperation.

The interaction marks an encouraging step toward advancing reforms and building a more resilient and future-ready urban ecosystem. It also opened space for continued dialogue to address sector priorities and strengthen industry-government collaboration.

Such engagements reinforce NAREDCO's commitment to supporting transformative urban development across the country.



Committee Meeting on Insolvency Guidelines for the Real Estate Sector

On 4th November 2025, a meeting of the Committee on framing guidelines for insolvency proceedings in the real estate sector was held. Organized by the Corporate Insolvency Resolution Process Division of the Insolvency and Bankruptcy Board of India. The session was attended online by Shri Haseet Bathiya to discuss the formulation of effective guidelines for insolvency resolution in the real estate sector.

Moreover, on 28th November 2025, NAREDCO submitted suggestions for an expanded Policy Framework and Legislative Proposal for a Dedicated Real Estate Insolvency Chapter under the Insolvency and Bankruptcy Code, 2016 to the Ministry of Housing & Urban Affairs.

Dr. Niranjan Hiranandani, Chairman NAREDCO, Attended Urbanization Sector Pre-Budget Consultation Meeting with Hon'ble Finance Minister

On 21st November 2025, the Ministry of Finance convened a pre-budget consultation meeting with key stakeholders from the urbanization sector, chaired by Hon'ble Finance Minister Smt. Nirmala Sitharaman.

Dr. Niranjan Hiranandani represented NAREDCO at the meeting and shared a comprehensive set of policy recommendations aimed at strengthening India's real estate and urban development landscape.

His suggestions focused on critical areas including Reinstituting Income-tax Settlement Commission, Rental Housing & Real Estate Taxation related recommendations.

38th National Housing Bank-RESIDEX TAC Technical Advisory Committee (TAC) Meeting

On 27th November 2025, the 38th meeting of the NHB-RESIDEX Technical Advisory Committee (TAC) was held. Organized by the National Housing Bank, the session was attended virtually by Mr. Nilabh Gangwar and focused on key discussions regarding quarterly housing market trends, data analysis, and strategies to enhance the RESIDEX framework.

62nd Annual General Meeting of National Council for Cement and Building Materials (NCCBM)

On 28th November 2025, the 62nd Annual General Meeting of the National Council for Cement and Building Materials (NCCBM) was held. The meeting, organized by NCCBM, was attended online by Mr. Lavin Kumar and focused on reviewing the council's activities, key developments, and strategic initiatives in the cement and building materials sector.

46th Edition of the NAREDCO–Knight Frank India Real Estate Sentiment Index | Q3 2025 (July–September)

Dear Members,

NAREDCO and Knight Frank have jointly conducted a comprehensive survey with participation from over 1,000 industry stakeholders, capturing the prevailing sentiment of India's real estate market for Q3 2025.

The 46th Sentiment Index Report reflects insights shared by industry leaders — offering an in-depth view of market confidence, emerging challenges, and upcoming trends.

Your valuable insights and feedback have been instrumental in shaping this comprehensive report.

Report Link:

<https://naredco.in/sites/default/files/2025-10/Sentiment%20Index%20Q3%202025%20Survey%20Report.pdf>

Thank you once again for being an essential part of the 46th Edition - NAREDCO Knight Frank Real Estate Sentiment Index - Q3 2025 (July-September)



46th
edition

KNIGHT FRANK-NAREDCO Real Estate Sentiment Index

Q3 2025 (Jul-Sep 2025)

September 2025

The Real Estate Sentiment Index is developed jointly by Knight Frank India and the National Real Estate Development Council (NAREDCO). The objective is to capture the perceptions and expectations of industry players to gauge the sentiment of the real estate market.

knightfrank.co.in/research



NAREDCO
ANDHRA PRADESH



ANDHRA PRADESH

09.11.2025

A Press Meet was held on 09th November 2025 at NAREDCO AP Office, Vijayawada on Vizag Property Fest 2025.



Sri YV Chowdary, Executive Vice President, NAREDCO North Zone speaking with the Press on 09th November 2025 at NAREDCO Andhra Pradesh, Vijayawada

14th, 15th 16th NOVEMBER 2025

VIZAG Property Fest 2025 was held on 14th, 15th, 16th November 2025 at Gadiraju Palace Convention, Visakhapatnam. It was organized by NAREDCO North Zone and NAREDCO Visakhapatnam and it was a tremendous success.

VIZAG Property Fest 2025 Concludes, Showcasing a Sustainable Future and Igniting Investor Confidence.

The National Real Estate Development Council North Zone and NAREDCO Visakhapatnam, successfully culminated the highly anticipated **Vizag Property Fest 2025 from 14th November to 16th November at Gadiraju Palace Convention, Visakhapatnam**. The event stood as a definitive catalyst for the region's real estate sector, powerfully blending the vision of a sustainable future with tangible investment opportunities.

The Property Fest was graced by a host of dignitaries, reflecting a strong consensus on Visakhapatnam's growth. The festival was inaugurated by **Sri Chintakayala Ayyappatru, Hon'ble Speaker for Andhra Pradesh Legislative Assembly**.

The ceremonial lamp lighting was conducted by **Sri Anagani Satya Prasad, Hon'ble Minister for Revenue, Registration and Stamps** and **Sri M Sri Bharat, Member of Parliament, Visakhapatnam**, marking the auspicious commencement of the event.

A pivotal moment was the visit by **Sri Ponguru Narayana, Hon'ble Minister for Municipal Administration and Urban Development.**

The event received an overwhelming response from homebuyers, developers and industry leaders. We were deeply honored by the presence of several distinguished public representatives and esteemed guests whose visit added immense value to the show.



Launching of Vizag Property Fest 2025 by Sri Chintakayala Ayyannapatrudu Hon'ble Speaker, Andhra Pradesh Legislative Assembly on 14th November 2025 at Gadiraju Palace, Vizag

The occasion was also honoured by the presence of:

- * Sri Kinjarapu Ram Mohan Naidu, Hon'ble Minister of Civil Aviation, Government of India
- * Sri Chintakayala Ayyannapatrudu Hon'ble Speaker, Andhra Pradesh Legislative Assembly.
- * Sri Anagani Satya Prasad, Hon'ble Minister for Revenue, Registration and Stamps.

- * Sri Ponguru Narayana, Hon'ble Minister for Municipal Administration and Urban Development
- * Sri M Sri Bharat, Hon'ble Member of Parliament, Visakhapatnam
- * Sri K. Appala Naidu, Hon'ble Member of Parliament, Vizianagaram
- * Sri P. Srinivas Rao, Hon'ble Mayor, Visakhapatnam
- * Sri V. Ramakrishna Babu, Hon'ble MLA, Visakhapatnam East
- * Sri Palla Srinivas, Hon'ble MLA, Gajuwaka
- * Sri K. Vishnu Kumar Raj, Hon'ble MLA, North Visakhapatnam.
- * Smt. Gouthu Sirisha, Hon'ble MLA, Palasa
- * Sri S. Vijay Kumar, Hon'ble MLA, Yelamanchili
- * Sri V. Chiranjeevi Rao, Hon'ble MLC
- * Sri Pranav Gopal, Chairman, VMRDA
- * Sri Ch. Pattabhiram, TTD Advisory Board Member, Visakhapatnam
- * Sri Tej Bharat, IAS Commissioner, VMRDA
- * Sri G. Hari Babu
- * Sri G. Chakradhar, NAREDCO AP State President
- * And also attended all esteemed members of NAREDCO North Zone, NAREDCO Vizianagaram, and NAREDCO Visakhapatnam

Their presence and encouragement reflect the growing confidence in NAREDCO as a leading real estate association committed to transparency, innovation, and industry growth.

A big thank you to all participants, exhibitors, and visitors for making this property show a memorable and impactful milestone. Together, we continue to build a stronger and brighter future for the real estate sector.

Hosting Ministers, MPs, MLAs, MLCs and top VMRDA officials daily is a clear sign that NARDECO has been elevated to new heights. The buzz is real buyer sentiment has soared, and our participating developers are genuinely happy.

Overall, a magnificent success and a great step forward for the Vizag real estate market.

The centerpiece was a stunning display of detailed miniatures of the Bogapuram Airport. It was a special pavilion with the sustainable development themes.

A Confluence of Sustainability, Vision, and Transaction:

Key Market Takeaways

The festival served as a dynamic ecosystem for the entire real estate value chain. Key outcomes that define the current market sentiment include:

Robust Developer Participation & Green Product Mix: The event saw strong participation from over 60 developers and builders. A significant trend was the launch of several projects inspired by this unified vision, focusing on green buildings, and tech-enabled smart homes.

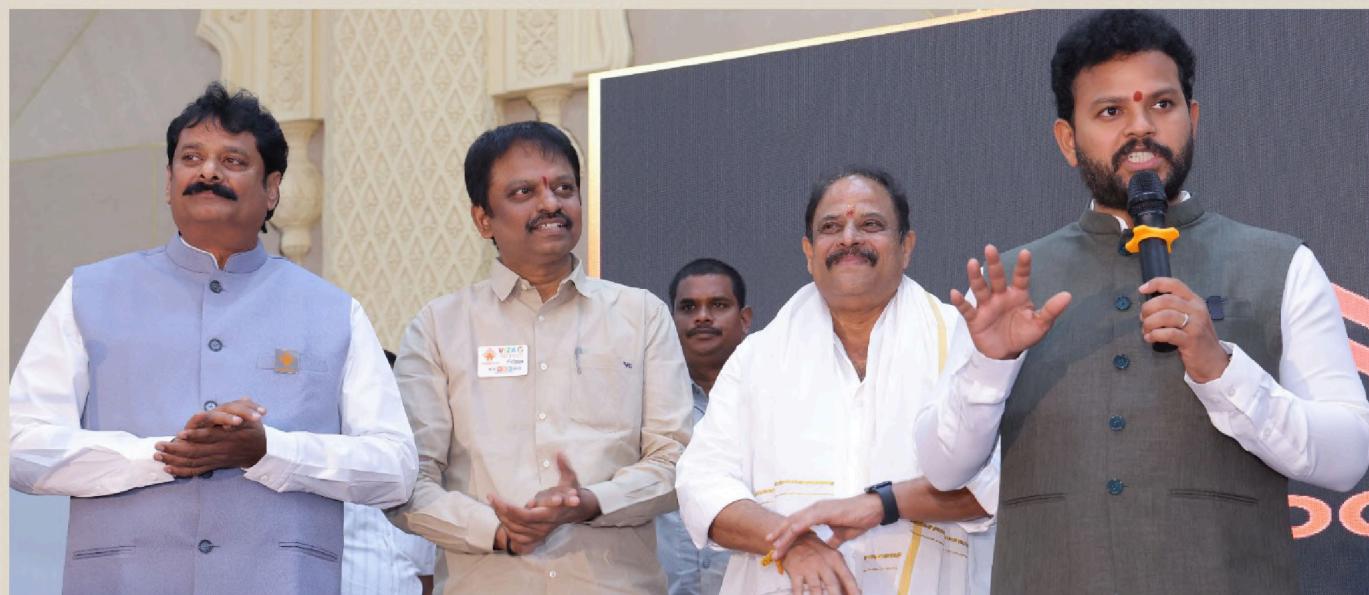
Qualified Footfall & Transactional Momentum: The festival attracted over 6,000 serious investors and homebuyers. On-site sales and advanced bookings indicated a clear absorption of residential units, signaling a robust pipeline for the coming quarters.

The Road Ahead

The resounding success of the Vizag Property Fest 2025, anchored by high-level government participation and a clear, visionary master plan, sets a positive and sustainable tone for the real estate market in Andhra Pradesh. NAREDCO remains committed to being the bridge between the government, industry, and citizens, driving transparent and green-oriented development in the region.



Sri Gadde Chakradhar, President, NAREDCO Andhra Pradesh addressing at Vizag Property Fest 2025 on 14th November 2025 at Gadiraju Palace, Vizag



Sri Kinjarapu Ram Mohan Naidu, Hon'ble Minister of Civil Aviation, Government of India addressing at the Vizag Property Fest 2025



Visitors at Vizag Property Fest 2025 on 14th November 2025 at Gadiraju Palace, Vizag



Visitors at Vizag Property Fest 2025 on 15th November 2025 at Gadiraju Palace, Vizag



Visitors at Vizag Property Fest 2025 on 16th November 2025 at Gadiraju Palace, Vizag

19.11.2025

NAREDCO Capital Zone Bi-monthly Meeting and Launch of NAREDCO Mobile App was held on **19th November 2025** at Guntur Club, Guntur.



27.11.2025

Sri Gadde Chakradhar, President, NAREDCO Andhra Pradesh and team met with Shri BSS Prasad, IFS, Chairman of Environment Clearance, Andhra Pradesh. We discussed expediting environmental clearances to avoid delays in building permissions for projects over 20,000 square meters. He addressed our queries, explaining that they clear ECs within 15 days without unnecessary holds.



**Being presented a Bouquet to Sri BSS Prasad, IFS, Chairman, Environment Clearance
by Sri Gadde Chakradhar, President, NAREDCO Andhra Pradesh**



NAREDCO
DELHI



DELHI

Shri Harsh Vardhan Bansal, President NAREDCO Delhi motivated teams at CII Corporate Cricket League 2025

On 30th November 2025, Shri Harsh Vardhan Bansal, President, NAREDCO Delhi and Vice Chairman of CII Delhi State, participated in the CII Corporate Cricket League 2025, where he had the opportunity to witness and motivate the spirited players. The league brought together an incredible array of corporate teams who worked tirelessly throughout the year, and events like this provided them a valuable opportunity to bond, foster teamwork, and enjoy the game of cricket.

This year's league featured distinguished corporates, including Maruti Suzuki India Limited, KEI Wires and Cables, JK Cement, Grant Thornton Bharat LLP, Avaada Group, Honda Motorcycle & Scooter India Pvt. Ltd., Horiba India Pvt. Ltd., Unity Group, MINDA, and Sheela Foam Ltd. These organizations showcased the power of sport in promoting camaraderie and healthy competition within the corporate community.

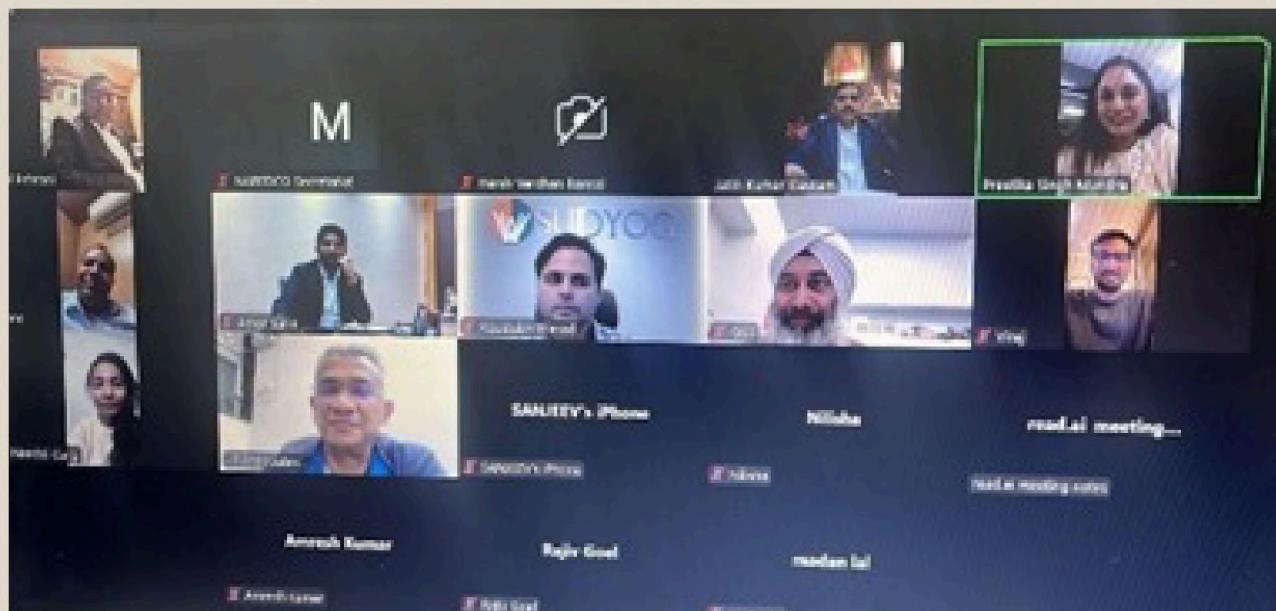
The CII Corporate Cricket League was not just a tournament but a celebration of teamwork, spirit, and work-life balance, energizing and uniting professionals across industries. Shri Harsh Vardhan Bansal expressed pride in being part of this vibrant journey.

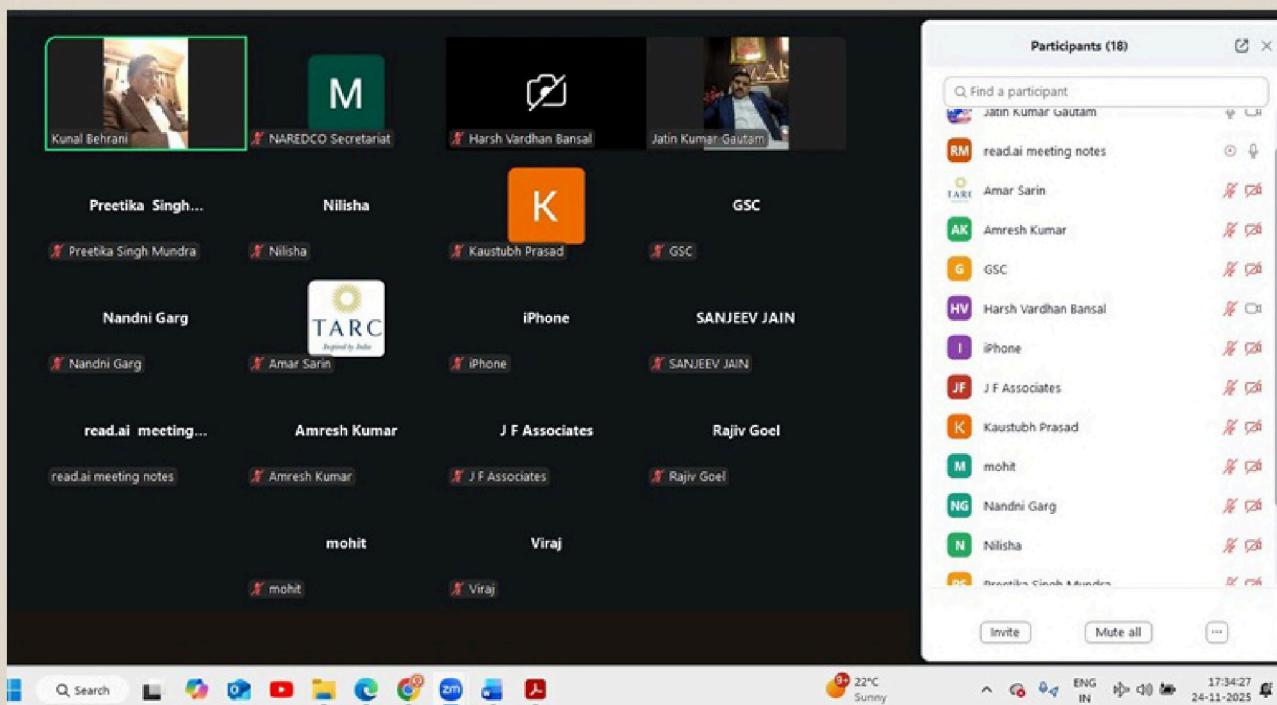
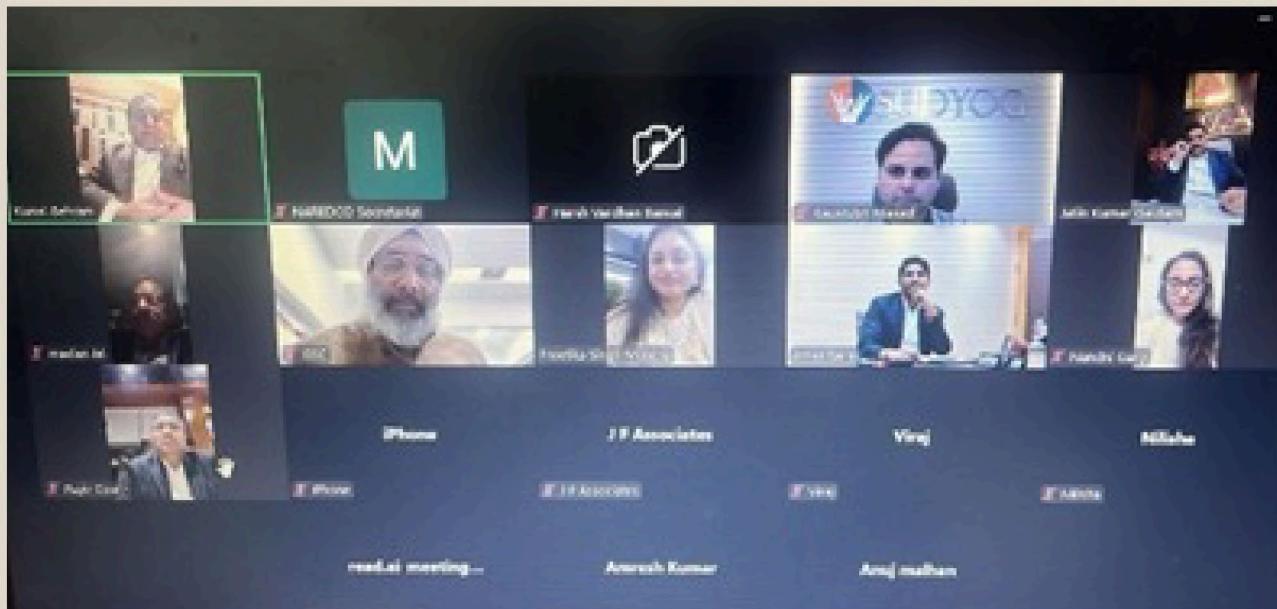


NAREDCO Delhi organised its First Annual General Meeting (AGM)

On 24th November 2025, NAREDCO Delhi successfully organised its First Annual General Meeting (AGM) digitally chaired by President Shri Harsh Vardhan Bansal. The AGM was convened to review the year's progress and discussed the Vision Plan for strengthening Delhi's real estate ecosystem. As part of this plan, the President announced the formation of specialised committees to streamline coordination and ensure focused follow-up on important policy areas. These committees include CAQM, TOD/TDR, MCD/DJB Coordination, Delhi Master Plan, Minimum Wages in Delhi, and issues to be taken up with the Central Government. Each sub-committee will comprise 2-3 members who will work collaboratively to address sector-specific concerns. During the meeting, Shri Kunal Behrani was also appointed as the Honorary Secretary in recognition of his proactive coordination efforts on behalf of NAREDCO Delhi.

The AGM also featured an extensive discussion on real estate challenges and opportunities in Delhi. Members highlighted the urgent need to revitalise Delhi as a leading commercial hub and raised issues such as high land prices, low FAR provisions, and the absence of dedicated Special Commercial Zones or IT Parks. They also emphasised the importance of redeveloping old commercial and industrial plots, expediting slum redevelopment, addressing UEL concerns, easing the conversion of leasehold to freehold plots, and rationalising high amalgamation charges. Persistent challenges with securing NOCs, layout approvals under MCD, applicability of Green Building Policy and GBF, delays in TDR/TOD implementation, and bottlenecks in the Land Pooling Policy were also discussed.



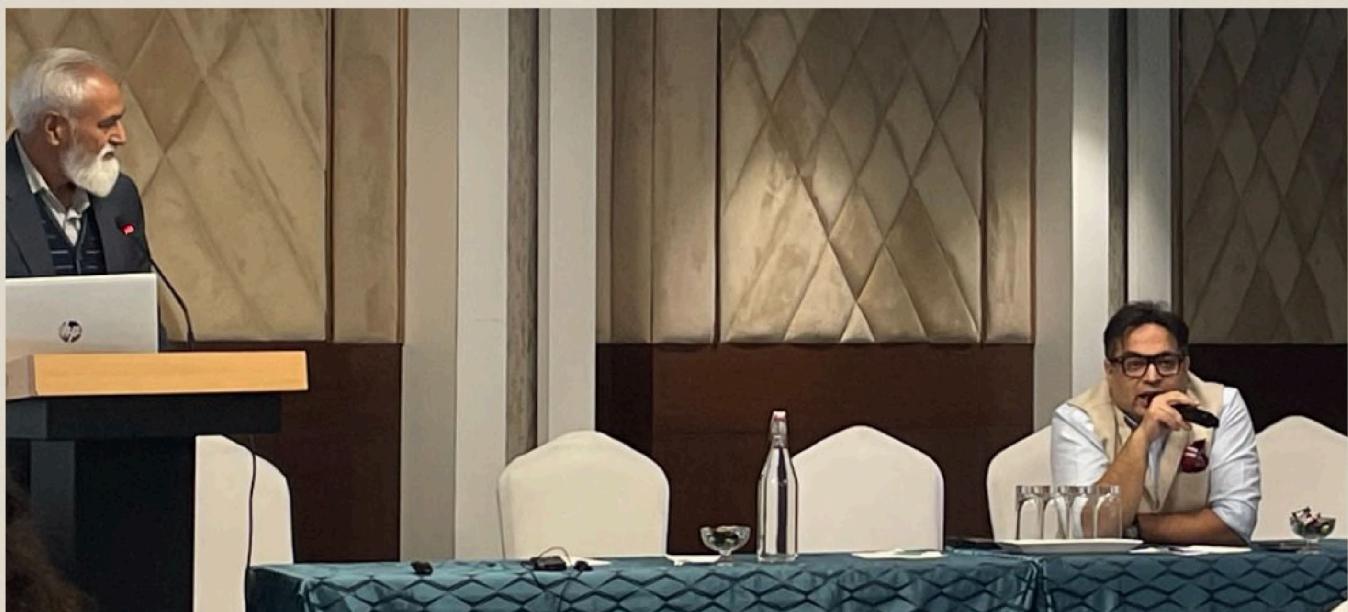


Shri Kunal Behrani Highlighted Sustainable Construction Practices at a workshop on “Building for Heat Resilience”

On 12th November 2025, Shri Kunal Behrani, Honorary Secretary, NAREDCO Delhi & Chief Operating Officer, Unity Group participated as a panelist at the workshop on “Building for Heat Resilience” organized by the Decarbonization Business Charter, UNEP (United Nations Environment Programme), and NAREDCO Mahi. As the Honorary Secretary of NAREDCO Delhi, he took part in the focused group discussion on Low-Carbon Materials, where the panel explored key issues shaping the future of sustainable and climate-resilient construction.

A significant part of the discussion focused on the quality and specifications of chemicals and cement used at construction sites, particularly the distinctions between OPC (Ordinary Portland Cement) and CPC (Composite Portland Cement). The panel emphasized the importance of educating all stakeholders about various cement types and their environmental impacts. By promoting awareness and encouraging the adoption of low-carbon alternatives such as CPC and other sustainable materials, the industry can make substantial progress in reducing the overall carbon footprint of buildings.

The panel emphasized that developers and industry leaders have a responsibility to drive this change, ensuring that construction practices contribute positively to environmental preservation and long-term sustainability. Through informed choices and collaborative efforts, they can build not just structures, but a better and more sustainable future for the environment.





Shri Kunal Behrani Shared Strategic Perspectives for Real Estate Growth at BIG FM Conclave

On 14th November 2025, Shri Kunal Behrani, Honorary Secretary, NAREDCO Delhi & Chief Operating Officer, Unity Group participated as a panelist at the BIG FM Conclave held at Crowne Plaza, Okhla. The session was moderated by Mr. Ritesh Malik, Co-Founder, Creative Thinks Media Pvt Ltd & Ritz Media World and featured distinguished industry leaders, including Dr. Renu Singh (Aarize Group), Mr. Mayank Jain (Kreeva), and Ms. Suneet Singh (Whiteland Corporation).

Representing NAREDCO Delhi, Shri Kunal Behrani shared insights on policy matters influencing real estate marketing and advertising practices. The panelists discussed critical challenges such as construction delays caused by GRAP and proposed strategic solutions. These included forming dedicated teams for government liaison, enhancing industry representation, and raising awareness about the importance of allotment letters—possibly by adopting powerful branding, similar to the diamond industry's "Heera, Sada Ke Liye" and mutual fund campaigns.

The dialogue also touched upon the evolving role of AI governance and its potential to revolutionize marketing within the sector. Overall, it was a forward-thinking discussion that highlighted innovation, transparency, and improved governance as key drivers for unlocking growth and strengthening trust in the real estate industry.





Shri Kunal Behrani participated as a panelist at FOAID India 2025

On 21st November 2025, Shri Kunal Behrani, Honorary Secretary, NAREDCO Delhi & Chief Operating Officer, Unity Group participated as a panelist at FOAID India 2025 for the thought-provoking session, “Delhi 2.0 — Can the Capital Handle Its Own Growth?” The discussion brought together leaders from architecture, planning, and real estate development to address the urgent challenges arising from Delhi’s rapid expansion, congestion, pollution, and heritage loss.

The session was moderated by Ms. Mitu Mathur, Director, GPMA, and featured the following eminent panelists:

- Kulmeet Shangari, Managing Director, ACPL Design
- Jayesh Hariyani, CMD & Senior Principal, INI Group
- Pradeep Sharma, Executive Director (Engg.), NBCC
- Shashi Suvarna, Head of Technical Solutions, Pidilite Industries
- Anand Sharma, Founding Partner, Design Forum International
- Sanjay Singh, Director, Arcop Associates
- Nilabh Nagar, Design Principal, Architect Hafeez Contractor
- Sameer Chadha, Head of Design North, Oberoi Realty

As part of the forum, Shri Kunal Behrani highlighted the vital role of the newly formed Task Force under the guidance of the Hon’ble LG of Delhi. This Task Force has the potential to coordinate action, steer policy, and bring together diverse stakeholders to tackle infrastructure stress, environmental emergencies, and community impact. He emphasized that Delhi needs to rediscover its Goal, Vision, and Purpose—much like the transformative moment during the 2011 Commonwealth Games and the recent milestones of Bharat Mandapam and Yashooabhoomi for the G20 Summit. These moments unified efforts and elevated Delhi’s urban standards; perhaps it’s time for another landmark project to galvanize progress, promote sustainability, and celebrate our city’s heritage.

Key takeaways:

- Managing unchecked growth means fighting congestion, pollution, and ensuring public health.
- Redevelopment must balance infrastructure needs and community impact, with respect for our heritage.
- Designing a resilient capital demands renewed focus on transport, affordable housing, and green infrastructure.
- Lasting progress requires goal-oriented leadership, policy coordination, and broad collaboration.

It was a privilege for him to join architects, planners, and policymakers in reimagining Delhi’s future—guided by purposeful planning, inclusivity, and sustainable ambition. The session underscored a collective commitment to shaping a greener, more liveable capital, prepared to thrive for generations to come.





NAREDCO
KARNATAKA



KARNATAKA

Autodesk Construction Event 2025

On 21st November 2025, NAREDCO Karnataka made a strong presence at the Autodesk Construction Event at Hyatt MG Road, Bangalore. The event brought together industry leaders, technology innovators, developers, and construction professionals to explore the latest advancements in digital construction, BIM (Building Information Modeling), automation, and smart project management solutions.

Representing NAREDCO Karnataka, Mr. Akshay Shetty and Dr. R. M. Sudhakar engaged in discussions on emerging construction technologies and collaborative opportunities that could enhance efficiency and sustainability in the real estate sector. Their participation highlighted the chapter's commitment to embracing modern tools and digital transformation.

The NAREDCO Karnataka logo was proudly showcased throughout the event, emphasizing the organization's partnership and continued involvement in events that support industry growth. The Autodesk Construction Event stood out as one of the most impactful and insightful gatherings for the NAREDCO Karnataka chapter, offering valuable learning, networking, and innovation-driven exposure.



Mr. Akshay Shetty and Dr. R. M. Sudhakar,
NAREDCO Karnataka members visited
the event and represented NAREDCO Karnataka

NAREDCO Karnataka celebrated Kannada Rajyotsava Cum Members Meeting

On 25th November 2025, NAREDCO Karnataka organised Kannada Rajyotsava for the first time in its history, marking a significant milestone for the chapter. The Kannada Rajyotsava celebration and the monthly meeting were held at Four Points by Sheraton, Whitefield, Bengaluru. The event was graced by the chief guest, Dr. Manasa, President of the Kannada Pustaka Pradhikara. A distinguished Kannada writer and inspiring speaker, Dr. Manasa's presence made the occasion proud and memorable for all.

The program began with the lighting of the lamp by our esteemed guests: Dr. Manasa, NAREDCO Karnataka President Shyam Kumar Mareddy, Secretary Halarameshwara C, and Governing Council Members Mr. Adisheshan T.G and Mr. Suresh Koralpati. This was followed by the playing of the State and National Anthems, adding dignity and pride to the occasion.

After the formal opening, Halarameshwara C delivered a brief introduction of Dr. Manasa. Dr. Manasa then addressed the gathering with an enlightening speech about the richness of Kannada language, literature, and culture. His words motivated everyone to take pride in our heritage and to contribute more towards the growth of Kannada.

All NAREDCO members attended the programme and added significant value through their enthusiastic participation. The event sponsor, Smart Life Mobility World, made an informative presentation, highlighting the importance of their initiatives and their support for NAREDCO programmes.

The event received an overwhelming response and fostered a strong sense of unity among the members. Participants widely appreciated the cultural significance highlighted throughout the programme. The discussions during the meeting helped outline new opportunities for collaboration and growth, while members also shared valuable views on strengthening industry practices alongside supporting regional culture. The presence of distinguished guests further elevated the spirit of the celebration.

Overall, the program was a grand success and a memorable milestone for NAREDCO Karnataka.



Dr. Manasa, President of the Kannada Pustaka Pradhikara, lit the ceremonial lamp and inaugurated the programme



Mr. Shyam Kumar Mareddy, President, NAREDCO Karnataka, along with the Governing Council Members, presented a flower bouquet and the NAREDCO coffee table book to Dr. Manasa, President of the Kannada Pustaka Pradhikara





NAREDCO
MADHYA PRADESH



MADHYA PRADESH

NAREDCO Madhya Pradesh organized Awas Mela & Property Expo 2025

The recently concluded Awas Mela & Property Expo 2025, organized by NAREDCO Madhya Pradesh in association with Vibrant Group and supported by Dainik Bhaskar, emerged as a landmark event in promoting affordable and quality housing for the people of Madhya Pradesh.

Held from 14th to 16th November 2025 at Vibrant Fortune City, Kandwali Khurd, Indore, the three-day expo witnessed an overwhelming response from homebuyers, developers, financial institutions, and industry stakeholders. The event was inaugurated in the gracious presence of distinguished guests, marking a significant step towards advancing the vision of Housing for All and inclusive urban growth. The exhibition showcased a wide range of residential options, finance solutions, and innovative development concepts, offering visitors a comprehensive platform to explore, compare, and finalize their dream homes.

Continuous footfall, enthusiastic buyer interactions, and on-spot bookings reflected the strong trust in the real estate sector and the growing demand for organized, transparent, and affordable housing solutions. The event also provided an excellent opportunity for meaningful dialogues among policymakers, developers, and citizens.

NAREDCO Madhya Pradesh acknowledged and appreciated the support of all members, partners, and visitors who contributed to making the Awas Mela & Property Expo 2025 a resounding success. Such initiatives reinforce our collective commitment to building not just homes, but hope, harmony, and sustainable development for the people of Madhya Pradesh.







NAREDCO
MAHARASHTRA



MAHARASHTRA

NAREDCO Maharashtra Applauded SRA's Technology-Driven Reforms to Accelerate Slum Rehabilitation Across Mumbai

More than 50% of Mumbai's population resides in either slums or unstructured housing and hence needless to say that speedy implementation of slum rehabilitation schemes is of paramount importance for the betterment of lives of countless slum families, bringing them into the main stream social fabric of the city and for the overall development of the city.

At a recent meeting with top industry associations including NAREDCO was invited to the SRA headquarters to see the transformation firsthand. What began as a dialogue about ease of doing business turned into a revelation of how technology, efficiency, and empathy are reshaping one of the city's most vital housing missions.

Shri Rajan Bandelkar, Chairman-Skilling Committee, NAREDCO, commended the SRA's proactive and transparent approach, stating, The SRA under the leadership of Dr. Mahendra Kalyankar is setting a new benchmark in governance and efficiency. The introduction of advanced digital systems and transparent processes will not only accelerate project approvals but also restore the confidence of developers in slum rehabilitation schemes. With this renewed momentum and accountability, we can truly envision a future where Mumbai moves decisively towards becoming slum-free.

Shri Abhay Chandak, Vice President, NAREDCO Maharashtra lauded the efforts of SRA for formulating SOPs which target demolition and eviction of non-cooperative structures within 45 days through time bound implementation of sec 33&38 of the Act. The demolition of around 1000 structures within a scheme in Worli within a matter of 1 month and actual demolition within 3 days is a prime example of the SRA's renewed grit in providing developers with an environment conducive for fast implementation of schemes.

These tech-driven reforms by the Slum Rehabilitation Authority signify a major shift toward digital governance, efficient project management, and transparent urban development. With streamlined approval systems and real-time monitoring, Mumbai is steadily progressing on its path to becoming a slum-free metropolis, where innovation and inclusivity go hand in hand.





NAREDCO
RAJASTHAN



RAJASTHAN

NAREDCO Rajasthan Strengthened Regulatory Engagement at Rajasthan RERA Conciliation Meeting

On 17th November 2025, Shri Ashok Patni, State Convener and Vice Chairman, NAREDCO Rajasthan, participated in the conciliation meeting convened by Rajasthan RERA at the RERA office in Jaipur, under the guidance of Registrar Shri Ashok Gupta.

The meeting focused on strengthening dispute-resolution mechanisms, fostering transparent communication between stakeholders, and ensuring timely redressal of homebuyer-developer concerns. Mr. Ashok Patni contributed insights on improving industry practices, enhancing compliance, and building greater trust within the state's real estate ecosystem.

His participation reinforced NAREDCO Rajasthan's commitment to supporting a fair, efficient, and accountable regulatory environment for all stakeholders.



Rajasthan RERA Conciliation Meeting

On 21st November 2025, Shri Ashok Patni, State Convener and Vice Chairman, NAREDCO Rajasthan participated in Rajasthan RERA's conciliation meeting with registrar Shri Ashok Gupta at RERA office, Jaipur.



Honouring the Legacy of Late Shri Nagesh Nuvvula Garu: NAREDCO Rajasthan Welcomes His Daughter Mrs. Sarvani

Welcoming Mrs. Sarvani, daughter of Late Shri Nagesh Nuvvula Garu, Past President of NAREDCO Andhra Pradesh, along with her spouse, at Rambagh Golf Club, Jaipur, in the presence of Shri Nagendra Choudhary, Convener, Building Committee, NAREDCO Rajasthan, and Shri Hemendra Sharma, Superintendent Engineer, Jaipur Development Authority.





NAREDCO
TAMIL NADU



TAMIL NADU

NAREDCO Tamil Nadu Participated in NAREDCO Mahi Chennai Real Estate Meet

On 11th November 2025, NAREDCO Tamil Nadu actively participated in the NAREDCO Mahi Chennai Real Estate Meet, where the discussions highlighted the growing leadership of women in the state's real estate sector. The event brought together policymakers, developers, and industry professionals to emphasize how women are reshaping the ecosystem through transparency, innovation, and strengthened collaboration. The deliberations focused on the need for skill development, mentorship, and policy alignment to empower more women to step into leadership roles and contribute to sustainable and consumer-centric real estate growth across Tamil Nadu.





The Statue of Equality in Hyderabad commemorates Ramanujacharya's 1000th birth anniversary, it is a 216-foot-tall Panchaloha alloy statue honoring the 11th-century saint Sri Ramanujacharya, a social reformer who championed equality, social justice, and inclusivity, making it one of the world's tallest sitting statues. Built from a five-metal alloy (gold, silver, copper, brass, zinc) atop a 54-foot base called Bhadra Vedi, the complex includes 108 Divyadesa temples, a Vedic library, and educational galleries, symbolizing Ramanujacharya's teachings for all people regardless of background.

1. Representation submitted:-

- a) **Listing of lands in Prohibited List** – Submitted to Mr. Lokesh Kumar D S, IAS, Principal Secretary, Revenue Department
- b) **Issuance of TDR for Layouts and Removal of Peri-urban zone** - Submitted to Mr. Sarfaraz Ahmed, IAS, Commissioner, HMDA
- c) **TDR Purchase Agreements** - Submitted to Mr. Sarfaraz Ahmed, IAS, Commissioner, HMDA
- d) **Request for an option to avoid floor numbers like 7, 13 for Building approvals in BuildNow portal** - Submitted to Mr. R V Karnan, IAS, Commissioner, GHMC and Mr. K Srinivas, CCP, GHMC

2. NAREDCO Telangana GC Meeting on 11.11.2025

NAREDCO Telangana Governing Council Meeting was conducted on 11.11.2025.



NAREDCO Telangana November 2025 GC Meeting in progress



Presentation of Sapling to Mr. S Mohan, Superintendent, Regn & Stamps Department by Mr. Vijaya Sai Meka, President, at the GC Meeting



Presentation by Mr. S Mohan, Superintendent, Regn & Stamps Department on “User Manual for Builder Module” at the GC Meeting



Question & Answer session amongst the members and
Mr. S Mohan, Superintendent, Regn & Stamps Department at the GC Meeting



Presentation of Memento to Mr. S Mohan, Superintendent, Regn & Stamps Department
by Mr. M Murali Mohan, Chief Mentor, NAREDCO Telangana at the GC Meeting



Presentation of Sapling to Host Mr. R Ashok Swaminathan, Director, Modi Builders & Realtors Pvt Ltd and Vice President, NAREDCO Telangana (Right) by Mr. K K Reddy, Managing Partner, Westmount Projects & GC Member, NAREDCO Telangana



Presentation of Sapling to Host Mr. Potluri Srinivasa Rao, CMD, Rhodium Properties Pvt Ltd (Left) – by Mr. B Hazarath Rao, CMD, Green Homes & GC Member, NAREDCO Telangana

3. NAC – NAREDCO Collaboration for “International GIS Day” on 19.11.2025

NAC entered an MOU with National Remote Sensing Centre (NRSC) to promote capacity building programmes in GeoSpatial technologies. A formal programme was conducted on 19th Nov 2025 which was celebrated as the “International GIS Day” for the MOU signing. “NAREDCO Telangana” was the “Industry Partner” for the event. A half day “GIS Orientation Programme” was also organized for the members of NAREDCO Telangana and students from select colleges. Mr. Kali Prasad Damera, Executive Vice President and Dr. Lion Y Kiron, Executive Vice President attended the event.

4. Construction Commodities rates

Every Monday morning rates of commodities are collated from companies dealing in Steel, RMC, Cement, Metal, and Concrete Sand. These companies send the rates for their various products every Monday morning to be sent to the NAREDCO Telangana Members. Depending on their requirements members directly contact the company representative and confirm their order.

5. Hyderabad Real Estate Summit, 2025 on 03.12.2025.

NAREDCO Telangana in association with RAJ NEWS Telugu and Hyderabad Realtors Association (HRA) is organizing “Hyderabad Real Estate Summit, 2025” on 03rd Dec 2025 at HICC-Novotel, Hyd. Following Officials will be addressing the gathering:-

- 1) Mrs. Lakshmi Rao, Chairman, RAJNEWS
- 2) Mrs. Sahithi Sampath Rao, Director, RAJNEWS
- 3) Mr. Vijaya Sai Meka, President, NAREDCO Telangana
- 4) Mr. K Ramakrishna Rao, IAS, Chief Secretary to Govt - Keynote Speaker for summit.
- 5) Mr. N Uttam Kumar Reddy, Hon'ble Minister for Irrigation & CAD; Food & Civil Supplies
- 6) Mr. Sarfaraz Ahmed, IAS, Commissioner, HMDA – Presentation on “The 4 Corners Of Hyderabad”.
- 7) Maj Shiva Kiran, Senior Consultant, NAC – Presentation on NAC & Bhuvan Portal for Real Estate Applications.
- 8) Mr. Vikram Singh Mann, IPS, Director General, Telangana Fire, Disaster Response, Emergency & Civil Defence Department , Govt of Telangana – Presentation on “The New Initiatives & Challenges of Safety in High Rise Projects”
- 9) Panel Discussion on “Market Insights & Opportunities” –
Panelists:-
 - a) Mr. M Nanda Kishore;
 - b) Mr. B Subba Reddy;
 - c) Mr. Nipun Reddy Kondala;
 - d) Mr. K Sreedhar Reddy;
 - e) Mr. Sumanth Reddy

Moderator: Sri Samir Arora

6. NAREDCO Telangana Monthly General Body Meeting on 25.11.2025

NAREDCO Telangana Monthly General Body Meeting was conducted on 25.11.2025



NAREDCO Telangana November 2025 Monthly Meeting in progress



Members at the Monthly Meeting



Presentation of Sapling to Mr. Vaigandla Venkateshwarlu, CMD,
Virtusa Life Spaces India Pvt Ltd (Right)

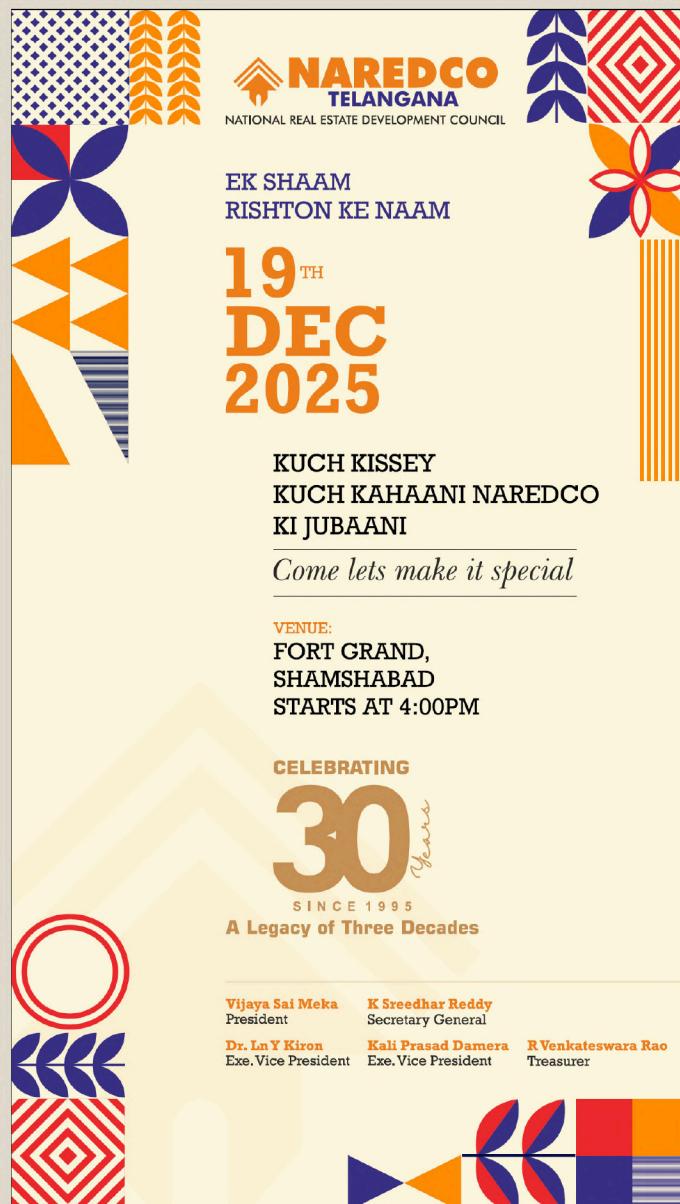
& Member, NAREDCO Telangana – by Mr. P S Reddy, CMD, Silpa Homes Pvt Ltd
& Chief Advisor, NAREDCO Telangana

7. 30 Years Celebration of NAREDCO Telangana

NAREDCO Telangana has completed its Journey of 30 years. 30 Years Celebration is being conducted on 19th Dec 2025 at Fort Grand, Shamshabad. Senior Govt Officials, NAREDCO National Leadership, President & Secretaries of Other Associations etc. related to real estate along with family members are being invited to the event.

We thank Mr. M V Narendranath Reddy, CMD, Grand Ville Realtors Pvt Ltd & Advisory Committee Member for offering the Venue – Fort Grand, Shamshabad for the same. There will be classical music event on the event date.

The celebration on 19th Dec 2025 will witness an evening of musical extravaganza featuring musicians of national fame performing for 500 Nos. of Members from real estate associations of Telangana apart from senior Govt Officials.





WOMEN WING OF NAREDCO

NAREDCO Mahi Chennai Real Estate Meet Highlighted the Growing Role of Women in Shaping Tamil Nadu's Real Estate Future

On 11th November, 2025, NAREDCO Mahi, the women's wing of the National Real Estate Development Council (NAREDCO), held its Chennai Real Estate Meet at the Taj Coromandel, bringing together policy leaders, developers, and women professionals to chart a course for inclusive and sustainable real estate growth in South India. The meet underscored how women are steadily reshaping the region's property sector through leadership, innovation, and collaboration.

Opening the discussion, Ms. Smita Dhanraj Patil, President, NAREDCO Mahi, highlighted that women's participation is transforming how the real estate ecosystem functions—from planning and design to governance and execution. "Empowering women is not a social cause; it is an economic strategy. When women lead, they bring transparency, empathy, and long-term vision into an industry that directly impacts communities. Our goal through NAREDCO Mahi is to create equal opportunities for women professionals and entrepreneurs while encouraging gender balance in decision-making roles," she said.



Shri Shiv Das Meena, IAS (Retd.), Chairman, Tamil Nadu RERA, spoke on the state's progressive regulatory environment and the need for sustained industry-government collaboration. He noted that Tamil Nadu's real estate market has matured into one of the most transparent in India and emphasized that continued innovation, inclusivity, and compliance will define its next phase of growth.

Dr. Niranjan Hiranandani, Chairman, NAREDCO, addressed the gathering with a focus on the long-term workforce transformation that inclusion can bring. "India's real estate sector is the second-largest employer after agriculture. However, if women are not equally part of this growth journey, we are overlooking half the potential that can redefine the sector. The future must be driven by skilling, participation, and leadership opportunities for women across all levels of construction, finance, and design," he stated.

A key highlight was the panel discussion, "From Regulation to Realisation: How RERA, Developers, and Women Leaders Can Jointly Enhance Consumer Confidence", moderated by Ms. Sukanya Kannappan, Vice President (South), NAREDCO Mahi. The panel focused on how collaboration between regulators, developers, and women leaders is essential to fully realise RERA's goals of transparency, accountability, and consumer protection. It highlighted women's growing role in fostering communication, ensuring compliance, and driving projects that prioritise consumer trust and sustainable outcomes.

The event's deliberations centered on the importance of policy alignment, skill development, and mentorship for women in real estate. Industry leaders discussed how women-led initiatives can accelerate the adoption of sustainable construction practices, support affordable housing goals, and strengthen compliance with frameworks like RERA.

At the Meet, Ms. Smita Patil, National President, NAREDCO Mahi, emphasized the importance of women stepping into the real estate sector with confidence, self-motivation, and a willingness to learn. She stated that "NAREDCO Mahi is committed to providing women with opportunities for learning, mentorship, and professional growth. Highlighting the need for policy support, she urged that special provisions be introduced for women developers such as faster approval processes and reservations in leadership roles to encourage greater participation. She further added that women in real estate must stay self-driven, ready to take on challenges, and prove their capabilities through their skills, knowledge, and determination."

Dr. Niranjan Hiranandani noted that bringing more women into formal employment and entrepreneurship within the real estate value chain would directly contribute to India's economic goals. "If we can train and integrate women across planning, execution, and management, we are not just creating inclusion—we are building stronger, more resilient cities," he remarked.

The outcome of the meet reflected a shared commitment among policymakers and industry leaders to ensure that inclusivity becomes a structural feature of Tamil Nadu's real estate growth. Participants agreed that sustainable urbanization can only be achieved when gender diversity and environmental responsibility are built into the industry's core framework.

The meet concluded with the recognition of speakers, partners, and members of NAREDCO Mahi for their contributions to the platform's mission. The networking sessions further strengthened partnerships among developers, policymakers, and emerging women leaders, setting the tone for future collaborations in the South.

The event was supported by key partners, with GTB as the Presenting Sponsor, Addisia as the Gold Partner, Casa Grand as the Silver Partner, and Alliance Ganimarmo as the Associate Partner.



NAREDCO Mahi President Elect addressed the Workshop on “Building for Heat Resilience”

On 12th November 2025, Ms. Chitra Jain, President Elect, NAREDCO Mahi, addressed the Workshop on “Building for Heat Resilience: Climate-Responsive and Passively Cooled Buildings for a Low-Carbon Future”.

Her insightful address emphasized the vital role of women leaders and real estate professionals in driving sustainable, climate-smart construction for a resilient future.

The workshop was organized by Decarbonisation Business Charter (DBC) with support from UNEP and the Cool Coalition, in collaboration with NAREDCO & NAREDCO Mahi as Industry Partners.



NAREDCO Mahi President Graced MIT ADT University's 8th Convocation as Guest of Honour

Ms. Smita Patil, President, NAREDCO Mahi, was honoured to serve as the Guest of Honour at the 8th Convocation Ceremony of MIT ADT University, Pune. It was a privilege for her to share the stage with distinguished dignitaries including Hon'ble Shri Haribhau Bagade Ji, Governor of Rajasthan, and Hon'ble Prof. Dr. Laxmidhar Behera Ji, Director, IIT Mandi.

She expressed her sincere gratitude to Dr. Mangesh T. Karad Ji and Prof. Sunita Venkat Karad Ji for the gracious invitation and the warm hospitality extended to her.

During the occasion, Ms. Smita Patil also highlighted the growing role of women in the real estate sector, underscoring the importance of empowerment, leadership, and inclusivity in building a progressive and future-ready industry. She emphasized that platforms like NAREDCO Mahi continue to encourage women professionals to take on leadership roles and contribute meaningfully to nation-building.

The evening was truly inspiring, celebrating the achievements, dreams, and dedication of young graduates as they stepped into a new chapter of their lives. She conveyed her best wishes to all students for a future filled with success, courage, and purpose.



Ms. Smita Patil, President, NAREDCO Mahi, participated in NAREDCO NextGen Dubai Study Tour 2025

Ms. Smita Patil, President, NAREDCO Mahi, participated in the NAREDCO NextGen Dubai Study Tour 2025 as part of an enriching global learning initiative. The visit enhanced international perspective and helped link global trends with India's evolving real estate landscape.



NAREDCO Mahi president shared valuable insights at the ET Realty & Beyond Conclave, Pune

On 14th November 2025, Ms. Smita Patil, President, NAREDCO Mahi, participated as a Keynote Speaker at the ET Realty & Beyond Conclave held in Pune. She shared valuable insights on the evolving landscape of housing and development in India, highlighting key trends shaping the future of the sector.

She also joined an esteemed panel of distinguished real estate leaders for a thought-provoking discussion on “Housing 2025: Balancing Price Surge with Demand Realities,” where crucial aspects of market dynamics, affordability, and demand-supply balance were deliberated.

Through her participation, Ms. Smita Patil brought forth an influential perspective on empowering women in real estate, driving sectoral transformation, and building a more inclusive, future-ready ecosystem. Her vision continued to inspire progressive change across India's property landscape. The experience proved inspiring and energising, further strengthening her commitment to contribute to India's real estate growth story.







NAREDCO MAHI

A WOMEN'S LEADERSHIP INITIATIVE

GUJARAT

NAREDCO Mahi Gujarat organised Health Talk

On 12th November 2025, NAREDCO Mahi Gujarat organised a highly informative and impactful health talk in association with Zydus Hospital. The session aimed to empower women with essential health knowledge, particularly those balancing multiple responsibilities in their professional and personal lives. More than 50 health enthusiasts participated in the event, reflecting strong interest and engagement.



Dr. Dhwani Shah, an experienced dermatologist from Zydus, delivered an excellent presentation on maintaining healthy hair and skin. She explained, in a relatable and practical manner, how working women could take care of themselves despite hectic schedules, and shared simple tips that could be easily incorporated into daily routines.



This was followed by a session by Dr. Reitu Patel, a renowned gynecologist and IVF specialist from Zydus, who addressed important general gynecological concerns often overlooked by women. Her talk was informative and reassuring, emphasizing the importance of timely health check-ups and consistent self-care.

Ms. Shivani Jain, Founder of Womaara, highlighted the importance of maintaining overall health and wellness. She also presented wellness hampers to all participants as a thoughtful gesture of encouragement.

The presence of the NAREDCO office bearers and the enthusiastic participation of the Next Gen members added significant value to the programme. Their support and involvement contributed to making the session meaningful, engaging, and memorable for all attendees.





YOUTH WING OF NAREDCO

NAREDCO NextGen Strengthened Dialogue with Smt. Darshanaben Vaghela, Hon'ble Minister of State – Urban Development & Housing, Government of Gujarat

On 10th November 2025, Mr. Jay Morzaria, Chairman, NAREDCO NextGen, met Smt. Darshanaben Vaghela, Hon'ble Minister of State – Urban Development & Housing, Government of Gujarat, to discuss key real estate priorities including redevelopment and policy facilitation.

The Minister extended her full support and assured proactive steps toward addressing industry challenges and advancing sustainable urban growth in the state.



Mr. Jay Morzaria Met Smt. Anita Karwal (IAS Retd.), Chairperson, Gujarat RERA

On 10th November 2025, An engaging meeting of Mr. Jay Morzaria, National Chairman, NAREDCO NextGen, with Smt. Anita Karwal (IAS Retd.), Chairperson, Gujarat RERA.

Discussions were held on key real estate matters, including redevelopment, regulatory reforms, and youth participation in driving transparent and responsible growth within the sector.



An insightful meeting of Mr. Jay Morzaria with Shri M. K. Das, Chief Secretary, Government of Gujarat

On 10th November 2025, An insightful interaction between Mr. Jay Morzaria, Chairman, NAREDCO NextGen, and Shri M. K. Das, Chief Secretary, Government of Gujarat, opened doors for new collaborations and youth-led innovation in India's real estate sector.

The discussion centered on empowering young leaders, driving policy synergies, and shaping a progressive roadmap for sustainable urban growth in Gujarat and beyond.



NAREDCO NextGen Chairman met Shri Chirag Paswan, the dynamic young leader of Bihar

Mr. Jay Morzaria, Chairman, NAREDCO NextGen, met Shri Chirag Paswan, the dynamic young leader of Bihar. The meeting highlighted the immense potential of states like Bihar, where transformative infrastructure projects, improved connectivity, and emerging urban development initiatives are opening new avenues for real estate growth.

Their discussion emphasized the need to strengthen housing accessibility, promote sustainable development models, and encourage private sector participation to accelerate regional progress. With visionary leadership and collaborative efforts, such engagements pave the way for a more resilient, inclusive, and future-ready real estate landscape.



STUDY TOUR REPORT



P R E S E N T S

STUDY TOUR TO DUBAI

Redefining Real Estate through Global Exposure

24th - 26th November, 2025

— Dubai, United Arab Emirates —



Introduction



NAREDCO
NEXTGEN

P R E S E N T S

STUDY TOUR TO DUBAI

Redefining Real Estate through Global Exposure

24th - 26th November, 2025

NAREDCO NextGen successfully organised an international Study Tour to Dubai under the leadership of **Mr. Ravikanth Reddy, President, NAREDCO NextGen** from **24th to 26th November 2025**, with the objective of providing global exposure, practical learning, and international market insights to India's emerging real estate leaders. The tour witnessed the enthusiastic participation of over 25 NextGen members from across the country, making it a dynamic and impactful international learning initiative.

The three-day study tour was meticulously curated to offer participants firsthand exposure to global construction technologies, world-class development practices, evolving urban concepts, regulatory frameworks, and international investment opportunities. It served as a comprehensive platform for knowledge exchange, strategic learning, and cross-border networking.

Day 1: Visit to Big 5 Exhibition Global Construction & Technology Exposure



The tour commenced with a highly productive visit to the Big 5 Exhibition, the world's leading event for the construction and building industry. The NextGen members explored cutting-edge construction technologies, global innovations, and emerging trends transforming the future of real estate and infrastructure.

Participants gained valuable exposure to:

- Sustainable and green building materials
- Smart construction technologies
- Advanced project management tools
- Energy-efficient and future-ready building solutions

The visit enabled members to interact with international exhibitors, technology providers, and industry experts, offering critical insights into global best practices and innovation-driven development models.

Day 2: Visit to Sobha Realty – Hartland Project



On Day 2, the delegation undertook an in-depth guided study tour of the iconic Sobha Realty Hartland Project by Sobha Realty. Members experienced world-class construction quality, visionary master planning, and innovative development practices that have positioned Sobha as a global benchmark in real estate excellence.

Key learning outcomes from the visit included:

- Premium craftsmanship and quality control systems
- Integrated township planning
- Sustainable infrastructure design
- Adoption of modern construction methodologies

The visit significantly enhanced the participants' understanding of international development standards and future-ready building practices.

Day 2: Champion Infratech Lagoon Project



Later in the day, members also visited the Champion Infratech – Lagoon Project by Champion Infratech. The delegation explored large-scale lagoon-based community development, advanced infrastructure planning, and next-generation urban living concepts. The experience showcased innovative approaches to lifestyle-centric ecosystems and integrated residential communities, highlighting Dubai's leadership in futuristic urban development.



Day 3: Expert Session by Mr. Umar Bin Farooq, Founder & CEO, One Broker Group



Day 3 featured a highly insightful and interactive session by Mr. Umar Bin Farooq, Founder & CEO, One Broker Group.

Key Discussion Points Included:

- Development opportunities across residential, hospitality, and mixed-use segments in Dubai
- Land sourcing mechanisms in Dubai
- Permissions, approvals, RERA, and regulatory frameworks
- Financing avenues in the UAE real estate market
- Joint development and investment opportunities
- Emerging prospects for Indian developers in the Dubai market

The session provided practical guidance and strategic clarity on entering and operating in the Dubai real estate ecosystem, making it a knowledge-rich experience for the participants.

Day 3: Developer Masterclass: Exclusive Session by Manzil Asset Management



The tour concluded with an exclusive Developer Masterclass by Manzil Asset Management, which offered a simplified and practical understanding of the Dubai Government Master Plan and real market opportunities. The masterclass covered:

- Priority development zones in Dubai
- Residential, hospitality, mixed-use, and emerging asset classes
- Land sourcing, licensing, and regulatory approvals
- Development financing, fund movement, structuring, and JV models

The masterclass featured a distinguished panel of industry specialists, including developers, land licensing experts, financial advisors, and market strategists, who delivered real-world, application-based insights for the participants.

The NAREDCO NextGen – Dubai Study Tour 2025 emerged as a powerful platform for learning, exposure, and international networking. The three-day programme successfully bridged global best practices with India's fast-evolving real estate landscape while fostering strategic partnerships and cross-border collaboration.



MEDIA COVERAGES

NEW DELHI MUMBAI BENGALURU KOLKATA CHENNAI AHMEDABAD HYDERABAD PUNE*

mint lounge SATURDAY, NOVEMBER 22 2025

ART MOVES IN 64 SQUARES
Inspired by a chance conversation with chess grandmaster Viswanathan Anand, artist Arvind Sundar merges chess with mathematics and mythology in his ongoing exhibition at Anupama Mehta Contemporary Art Gallery in Mumbai.
SEE PAGE 11



Govt eyes realty bankruptcy at tower level to ease misery

At present, insolvency resolution takes place only at the level of the corporate entity

Gireesh Chandra Prasad
gireesh.pi@livemint.com
NEW DELHI

The government and the Insolvency and Bankruptcy Board of India (IBBI) are examining if the proposed framework tailored for real estate sector should attempt to resolve financial distress at the level of individual projects or at the level of individual towers within a project, according to two persons familiar with the discussions.

Identifying the exact scope of a proposed new regulatory regime for rescuing distressed assets in the housing sector is a key area of the consultations that the ministry of corporate affairs (MCA) and IBBI have started after the Supreme Court in September ordered coordinated action by all stakeholders to protect the interests of homebuyers and restore confidence in the real estate sector.

Narrowing bankruptcy resolution to a single project— or even a single tower within a project— raises fresh policy questions for the authorities, including how to treat a developer that has defaulted on repayments.

"Creditor taking over the management of a defaulting company under IBC is a deterrence against financial indiscipline and payment defaults, and it penalises the erring management. If one tower that is facing distress is ring-fenced for resolution without affecting the rest of the assets of the defaulting company, that deterrence gets diluted," said the first of the two persons cited earlier, both of whom spoke on the condition of anonymity.

Queries emailed to MCA and to IBBI remained unanswered.



Narrowing bankruptcy resolution to a single project raises fresh policy questions, including how to treat a developer that has defaulted on repayments. ISTOCKPHOTO

At present, insolvency resolution takes place only at the level of the corporate entity. Once a bankruptcy plea is admitted in a tribunal, creditors appoint an insolvency professional to run the company who also invites bids from new investors. All its assets are

developer undisturbed, such an approach may not be aligned with one basic event envisaged under the Insolvency and Bankruptcy Code (IBC)— creditors taking over the affairs of the company in the event of a payment default.

BUILDING TRUST

THE Supreme Court had ordered action to protect buyers, restore confidence in real estate	NARROWING distress may not let creditors take over company affairs during defaults	HOMEBUYERS in distressed towers may want all of the developer's assets to revive the company	BUT customers in well-run projects may not want their units drawn into such proceedings
part of the resources available for a restructure.	While narrowing down the financial distress to a few housing units and finding a new investor for completing those units could leave the rest of the units being built by the same real estate	The ministry and IBBI are consulting experts to evolve a new regime as mandated by the apex court. These proposals are likely to form a part of future amendments to the IBC. The Bankruptcy (Amendment) Bill 2025, now before a Lok Sabha select committee	A project-wise resolution framework offers the most balanced and practical approach as it fences each project's cash flows and liabilities, safeguards buyers of that specific project, and prevents the insolvency of one project from bringing the entire company/entity to a standstill. That being said, in certain large townships or multi-tower developments where each tower is functionally and financially distinct, a tower-level resolution could offer even greater precision," said Kaur.

For an extended version of this story, go to livemint.com

after extensive government deliberations, is likely to be taken up for passage before the current discussions on real estate-specific reforms are finalised.

Niranjan Hiranandani, chairman of real estate industry association NAREDCO said the move to develop a dedicated bankruptcy framework for real estate is a welcome step.

"Our industry runs on project-level cash flows, so resolving insolvency at the project or even tower level can protect homebuyers and keep construction on track," said Hiranandani.

"A tower-wise approach can help ensure that work on other parts of the project continues without affecting the entire development or the company. What matters is that the system stays fair for all stakeholders and prevents misuse. We need a balanced structure that protects buyers and lenders while allowing genuine developers to finish homes without long delays," added Hiranandani.

Insolvency resolution at corporate level should remain the last resort, reserved for cases where financial stress is pervasive across the developer's entire portfolio, said Manmeet Kaur, partner at law firm Karanjawala & Co.

"A project-wise resolution framework offers the most balanced and practical approach as it fences each project's cash flows and liabilities, safeguards buyers of that specific project, and prevents the insolvency of one project from bringing the entire company/entity to a standstill. That being said, in certain large townships or multi-tower developments where each tower is functionally and financially distinct, a tower-level resolution could offer even greater precision," said Kaur.

Indian Realty Strong Amid Global Shocks

Developers recalibrate supply and buyers stay active as demand, finance conditions help

Kailash Babar

Mumbai: India's real estate sector is showing steadiness despite global headwinds, marked by resilient demand, stable financing, and disciplined supply across major cities. Sentiment on the ground has stayed constructive, supported by sustained activity in both premium housing and office leasing. A stable and relatively lower interest-rate environment, along with easing inflation, has further boosted buyer confidence.

The past few quarters have revealed a clear pattern with buyers and occupiers continuing to transact in segments facing demand, while developers have recalibrated launches to

avoid excess supply, particularly in lower-ticket housing, showed a study by property consultancy Knight Frank India and industry body Naredco.

"The sustained optimism under-scores the sector's resilience and adaptability," said Shishir Baijal, CMD, Knight Frank India. "Both current and future sentiment scores remain comfortably in the positive zone, reaffirming confidence in India's economic stability and long-term growth story."

He said demand in the premium residential segment remains healthy, while the office market is continuing to show structural depth with strong leasing pipelines. The current sentiment score has improved to 59 from 56 last quarter, the highest reading recorded this year. The future sentiment score stayed unchanged at 61, indicating that stakeholders expect the momentum to hold in the coming

months, showed the report. Among key markets, south India remained the most optimistic driven by strong office activity in Bengaluru and Hyderabad alongside demand for high-ticket homes.

"Developers and investors remain optimistic, supported by stable demand, policy continuity, and healthy funding conditions," said Parveen Jain, president, Naredco. "Premium housing and office spaces are driving growth, signalling a balanced, resilient outlook for the sector in the coming months."

Among markets, north India showed improvement, backed by steady leasing in Delhi-National Capital Region. The eastern region moderated amid fewer residential launches this year, while the western region eased a bit, with Mumbai and Pune office absorption balancing a softer residential pace.

During the year, developers showed caution amid elevated input costs and slower movement in mid to low-income housing. Non-developers including banks, financial institutions, and private

equity firms kept their outlook, signalling confidence backed by liquidity and asset quality.

In the residential segment, 71% of respondents of the survey expect launches to remain stable or rise, while 74% foresee sales staying steady or improving, a sharp rise from 52% in the second quarter.

Price expectations remain firm, with 92% anticipating stability or

HSG & OFFICE ACTIVITY



Sentiment on ground has stayed constructive, supported by activity in premium housing & office leasing

an increase. NCR, Bengaluru, and Hyderabad registered 13-19% on-year price gains in the September quarter.

The office segment remained the most optimistic, with 78% expecting stable or rising new supply, and 95% anticipating rents to remain stable or rise amid tight Grade A availability and rising pre-commitments.



VARANI SAHAI

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Realty sentiment up despite many headwinds: Naredco

Our Bureau Hyderabad

Confidence among stakeholders is improving in the third quarter (calendar 2025), according to the National Real Estate Development Council (Naredco).

The 46th edition of the Knight Frank-Naredco Real Estate Sentiment Index Q3 2025 (July-September) said the 'Current Sentiment Score' has gone up to 59 in the third quarter that ended September 30, up from 56 in the previous quarter.

"This reflects its resilience amid a challenging global economic environment. The index reflects strengthening market fundamentals driven by robust office leasing activity, resilient residential demand, especially in high-ticket segments, and sup-

portive macro-economic conditions," said Naredco President Parveen Jain.

"Liquidity has remained healthy, inflation has eased and policy consistency has reinforced confidence among developers and investors alike," he said.

"Developers and investors remain optimistic, supported by stable demand, policy continuity and healthy funding conditions. Premium housing and office spaces drive growth, signalling a balanced, resilient outlook for the sector," he added.

SOUTH ZONE LEADS

Driven by strong leasing momentum in Bengaluru and Hyderabad, the South Zone leads in the indices. The North Zone maintained its recovery, while the West Zone dipped marginally from 61 to 59.

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चुक्कार, 21 नवंबर 2025
फॉलकार, एडीएम, जयपुर,
नव दिल्ली, भोपाल, मुम्बई और
लखनऊ से प्रकाशित।

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बिज़नेस स्टैंडर्ड

रियल एस्टेट परियोजनाओं को राहत

प्राची पिसाल और संकेत कौल

उच्चतम न्यायालय द्वारा पर्यावरण संबंधी मंजूरी पर मई 2025 में दिया गया अपना निर्णय वापस लिए जाने के बाद सैकड़ों रियल एस्टेट परियोजनाओं पर भंडरा रहा खतरा टल गया है। विशेषज्ञों के अनुसार इससे घर खरीदारों, विनिर्माताओं (डेवलपर) और त्रृणदाताओं को बड़ी राहत मिली है।

शीर्ष न्यायालय के नवीनतम फैसले से पर्यावरण संबंधी मंजूरी हासिल करने में प्रक्रियात्मक चूक के कारण कई परियोजनाओं को राहत मिली है। अब परियोजनाएं रोकने के बजाय उचित पर्यावरणीय आकलन से गुजरना पड़ सकता है।

एनारॉक मूप के अध्यक्ष अनुज पुरी के अनुसार मुंबई महानगर क्षेत्र (एमएमआर) और पुणे में फंसी 490 से ज्यादा परियोजनाएं अब नियमित होने के लिए पात्र हो गई हैं। इन परियोजनाओं 70,000 से अधिक आवासीय इकाइयां हैं। लगभग 30,000 करोड़ रुपये लागत वाली इन परियोजनाओं पर तत्काल बंद होने का खतरा दूर हो गया है।

रियल एस्टेट उद्योग से जुड़े लोगों का कहना है कि इस फैसले से उन परियोजनाओं के लिए रास्ता खुल गया है जो कानूनी अनिश्चितता से जूझ रही थीं।



राष्ट्रीय रियल एस्टेट विकास परिषद (नारेडको) के अध्यक्ष प्रवीण जैन ने कहा कि इस निर्णय से आवास की उपलब्धता में बाधा दूर हो जाएगी और निवेश से जुड़े जोखिम भी दूर हो गए हैं। जैन ने कहा कि इसके साथ ही रुकी हुई निर्माण परियोजनाओं के कारण रोजगार को हो रहा नुकसान भी अब नहीं होगा।

नारेडको के चेयरपर्सन डॉ. निरंजन हीरानंदानी ने कहा कि उच्चतम न्यायालय द्वारा पर्यावरणीय मंजूरी पर पूर्व में लगाए प्रतिबंध वापस लिए जाने से रियल एस्टेट उद्योग को काफी राहत मिली है। उन्होंने कहा, 'गिराए जाने के खतरे का सामना कर रही कई परियोजनाएं अब अचानक बंद होने के बजाय विस्तृत पर्यावरणीय समीक्षा से गुजर सकती हैं।'

उच्चतम न्यायालय ने 18 नवंबर को 2 बनाम 1 के बहुमत से अपने मई 2025 का

निर्णय वापस ले लिया। इस पुनर्विचार याचिका के साथ पहले के प्रतिबंध फिलहाल हटा दिए गए हैं और मामले पर नए सिरे से विचार करने के लिए एक उपयुक्त पीठ के समक्ष रखा गया है। अब गिराए जाने का सामना कर रही परियोजनाएं बंद होने के बजाय उचित जांच-पड़ताल से गुजर सकती हैं। जैन ने कहा, 'इस कदम से डेवलपर, त्रृणदाताओं और घर खरीदारों के लिए अल्पकालिक स्थिरता बहाल होती है जो अनिश्चितता से जूझ रहे थे। यह निर्णय परियोजनाओं को उचित पर्यावरणीय आकलन के माध्यम से अनुपालन प्रदर्शित करने के लिए समय भी देता है।'

हालांकि, दिल्ली स्थित एक डेवलपर ने कहा कि यह एक व्यापक अनुमति तो नहीं है क्योंकि मामले को केवल एक उपयुक्त पीठ के पास भेजा गया है। उन्होंने कहा, 'डेवलपर को अभी भी पर्यावरणीय व्यवहार्यता को सही ठहराने और अपने दस्तावेजीकरण और जोखिम-प्रबंधन प्रथाओं को मजबूत करने की जरूरत होगी।' प्रोफेटेक कंसल्टेंसी के मुख्य कार्याधिकारी मोहित मित्तल ने भी कहा कि यह निर्णय एक झटके में तो सारी समस्याएं हल नहीं करता है लेकिन यह कम से कम डेवलपर को अचानक स्थगन आदेश या गिराए जाने वारे में चिंता करने के बजाय अपनी पर्यावरणीय जांच ठीक से करवाने के लिए एक सीधा रास्ता देता है।



एसआरए, क्रेडाई-एमसीएचआय आणि नरेडको, बृहन्मुंबई डेक्हलपर्स असोसिएशनच्या परिसंवादावेळी डॉ. महेंद्र कल्याणकर यांनी पदाधिकाऱ्यांचे स्वागत केले.

झोपडीधारकांना लवकरच मिळणार सर्व सोयीयुक्त घरे

डॉ. महेंद्र कल्याणकर;
डेक्हलपर्सचा परिसंवाद

लोकमत न्यूज नेटवर्क

मुंबई : झोपडपट्टी पुनर्वसन प्राधिकरणाचे ध्येय हे पारदर्शक, कार्यक्षम आणि डिजिटल सशक्त असे वातावरण निर्माण करणे आहे. भागधारक आणि विकासक सर्व जण एकत्र येऊन वेगवान व परिणामकारक प्रकल्प अंमलबजावणी करू शकतात. झोपडपट्टीधारकांना सुव्यवस्थित पुनर्वसन घेरे देऊ शकतील, असे झोपडपट्टी पुनर्वसन प्राधिकरणाचे मुख्य कार्यकारी अधिकारी डॉ. महेंद्र कल्याणकर म्हणाते.

झोपडपट्टी पुनर्वसन प्राधिकरण (एसआरए) यांच्या वरीने झोपडपट्टी पुनर्वसन प्राधिकरणातील कार्यालय येथे क्रेडाई-एमसीएचआय आणि नरेडको, बृहन्मुंबई डेक्हलपर्स असोसिएशनसोबत परिसंवाद आयोजित केला होता. यावेळी डॉ. महेंद्र कल्याणकर बोलत होते. सुमारे 100 विकासक याप्रसंगी उपस्थित होते. एसआरएमार्फत होत असलेल्या ऑनलाईन प्रणालीची माहिती परिसंवादात देण्यात आली. अडीआडचणीबाबत चर्चा झाली. विविध प्रश्न मार्गी लागले. यावेळच्या संवादादरम्यान तंत्रज्ञानाधारित प्रशासनाच्या माध्यमातून प्रकल्प वेळेत आणि परिणामकारकीत्या पूर्ण करण्याचे महत्त्व अधोरेखित करण्यात आले. या सत्राचा उद्देश भागधारकांचा कार्यालयाच्या प्रक्रियेमधील परस्पर संवाद अधिक सुकर, पारदर्शक आणि तंत्रज्ञानाधारित करण्यात सहाय्य करणे

सवलतींसाठी पाठपुरावा

बिल्डरंगतर्फे झोपडपट्टी पुनर्वसन प्राधिकरणमार्फत ज्या योजना राबविण्यात येत आहेत. त्या वेळेत होण्याच्या अनुषंगाने शासन स्तरावर काही सवलती मिळण्याबाबत विनंती केली आहे. याबाबत शासन स्तरावर सवलती मिळण्याबाबत पाठपुरावा करण्यात येणार आहे.

दोन लाख ७९ हजार कुटुंबांचे पुनर्वसन

झोपडपट्टी पुनर्वसन प्राधिकरण, बृहन्मुंबई मार्फत २,७९,३०७ कुटुंबांचे पुनर्वसन करण्यात आले आहे. तसेच गेल्या दीड वर्षात २६८ रखडलेल्या योजनांचे महाराष्ट्र झोपडपट्टी अधिनियम १९७१ मधील कलम १३ (२) अंतर्गत कार्यवाही करण्यात आलेली आहे.।

तसेच ३३-३८ अंतर्गत या वर्षात ३७७८ झोपडचावर कार्यवाही करण्यात आली आहे. सदर कार्यवाही झोपडपट्टी पुनर्वसनाकरिता परिणामकारक ठरेल.

हा होता. डिजिटल प्लॉटफॉर्मद्वारे अर्ज आणि मंजुरी प्रक्रियांचे सरलीकरण, वेगवान कामांसाठी ऑनलाईन सेवा वितरण मॉड्यूलचा परिचय, वाढीच धोरणात्मक पारदर्शकता आणि भागधारकांशी संवाद, प्रकल्प ट्रॅकिंग, देखरेख आणि अनुपालनासाठी नाविन्यपूर्ण डिजिटल साधनांचा वापर याबाबत यावेळी माहिती देण्यात आली.

'रिटायरमेंट कॅपिटल'; पुण्याची नवी ओळख

मता विशेष

सेकंड इनिंग्साठी ज्येष्ठांची पसंती

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पुणे : निवृत्तीनंतरच्या 'सेकंड इनिंग्साठी ज्येष्ठ नागरिक वास्तव्यासाठी पुण्याला पसंती देत आहेत. शहरापासून थोड्या अंतरावर तळेगाव, दासवे, भूगाव, पौड, लवळे आदी ठिकाणी खास ज्येष्ठ नागरिकांसाठी निवासी प्रकल्प आकारात येत आहेत. त्यामुळे परिचय भारताचे नवे 'रिटायरमेंट कॅपिटल' अशी पुण्याची नवी ओळख अधोरोचित होत आहे. परिणामी, अशा प्रकारच्या निवासी प्रकल्पांसाठी रिअल इस्टेट मार्केट सज्ज होत आहे.

सन २०५० यांत भारतातील ज्येष्ठ नागरिकांची संख्या ३५ कोटीपर्यंत पोहोचण्याचा अंदाज आहे. कुंदुंबेद्याल पालकांना अशा ज्येष्ठ नागरिकांच्या निवासस्थानांचा विचार करण्यास प्रोत्साहित

ज्येष्ठांसाठी निवासी प्रकल्पातील संभाव्य सुविधा

- स्वावलंबन आणि सुरक्षितवर भर
- प्रत्येक सदानिकेत ज्येष्ठांना अनुकूल असारी रचना
- पाय घसरण्याची शक्यता कमी असलेला पृष्ठभाग
- रुंद दारे आणि कॉरिडॉर
- ग्रॅंड-रेल्स
- अड्युल्याविरहित मार्ग
- चोवीस तास सातही दिवस वैद्यकीय सहाय्य
- नियमित आरोग्य तपासणी

“ 'चांगले हवामान, उत्कृष्ट आरोग्य सुविधा, सुरक्षित शहरी वातावरण, सास्कृतिक ग्रजानी, देशातील द्वार महानगरांच्या तुलनेत घरांचे किफायतशीर दर अशा विविध कारणामुळे ज्येष्ठांचा पुण्याकडे ओढा वाढत आहे. कुंदुंबेद्याल ज्येष्ठ नागरिकांसाठीचे निवासी प्रकल्प सुरक्षित, सकारात्मक पर्याय म्हणून स्वीकारत आहेत. त्यामुळे काही वर्षांत पुण्यातील 'सीनियर लिंकिंग सेक्टर' भवकम उद्योग म्हणून विकसित होईल.

- स्मिता पाटील,
राष्ट्रीय अध्यक्ष, नरेडको माही

करीत आहेत. असोसिएशन ऑफ सीनियर लिंकिंग इंडियाच्या (एसएलआय) अहवालानुसार, देशभरात ज्येष्ठांसाठीच्या खास निवासी प्रकल्पांची मागणी झापाट्याने वाढत आहे. ज्येष्ठांना राहण्याचे तिकाका म्हणून दक्षिण भारतात चेन्नईसारखे शहर उदयास येत आहे. परिचय भारतात चांगले हवामान, चांगल्या पायाभूत सुविधामुळे निवृत्तीनंतर पुण्याला पसंती मिळत आहे. सन्ध्या देशात २२, हजार १५७ संघटित ज्येष्ठ नागरिकांसाठी निवासस्थाने उपलब्ध असून, प्रत्यक्ष गरज १७ लाख घरांची असल्याचे

अहवालात नमूद करण्यात आले आहे.

यावाबद 'एसएलआय'चे सहसंस्थापक अंकुर गुला म्हणाले, 'सर्व सुविधा, पण अनाशयक गर्दी नसलेले, विरंगुणा म्हणून एक दिवसीय सहलीसाठी पुणे हे उत्तम महानगर आहे. ज्येष्ठ नागरिकांसाठीच्या सदानिकांची वाढती मागणी आजा पुण्याच्या 'रिअल इस्टेट'ल नवी दिशा देत आहे. ही मागणी केवळ स्थावर मालमत्त क्षेत्रातील केवळ एक उत्पादन नसून, ती सामाजिक गरज होत आहे. विकासकडी या बदलत्या मानसिकतेची दखल घेत आहेत.'

Innovation, Transparency, and purpose take centre stage

Young Game Changers of Indian Realty 2025 concludes with dynamic panels, inspiring keynotes, and felicitations celebrating the sector's rising leaders.

The Young Game Changers of Indian Realty 2025 event, hosted by Outlook at The Lalit, New Delhi, brought together dynamic leaders shaping the future of India's real estate. Through high-profile discussions and keynote addresses, the forum explored how innovation, sustainability, and technology are transforming the sector.

The opening panel examined how new-age entrepreneurs are redefining business models with sustainability and technology at the core. "We need real-time integration of government approvals with the RERA platform to enhance efficiency. Currently, more than 20-25 approvals are required for a project, which is a delay between approvals and visibility on RERA," noted Venkat Reddy, founder of The Panel proposed near real-time data integration to ensure transparency.

Adding to the discussion, Samir Jaiswal, founder and CEO, PropEquity, emphasised the role of structured-data

in enabling informed decisions, attracting investment, and promoting institutionalisation. Panelists also advocated integrating litigation details onto RERA to build trust. Moderator Niranjan Kohli concluded, "The future of real estate is one where companies combine goodness with a business, and profit with purpose."

The second panel focused on emerging asset classes such as co-living and flexible work environments, fuelled by evolving lifestyles and hybrid work models. "The future of real estate is co-living where people seek flexibility, affordability, tech-enablers, and community – all of which co-living offers," observed Dr. Samantak Das, chief economist, JLL.

The third panel explored how luxury conversion now embraces wellness, well-being, and well-being. Shalin Bains, MD – Residential services, Cushman & Wakefield, emphasised rising price appreciation, investor interest, and NRI participation. "Luxury today is about wellbeing and

personalisation," he said.

The third session highlighted integrating ESG (Environmental, Social, and Governance) principles as a strategic advantage. Sustainability expert Dr. Pratyusha Chakrabarti explained that while building efficiency may need 5-8% higher upfront costs, the payback comes within 3-4 years through savings in energy, water, and maintenance.

The final panel explored how AI, analytics, automation, and digital tools are transforming efficiency, personalising experiences, and transparency.

The event concluded with keynote insights from Anand Kumar, chairman, Dehlit REIA, followed by a felicitation ceremony honouring industry leaders and rising stars. The theme of the collective message resonated strongly – the next decade of Indian real estate will be driven by innovation, sustainability, transparency, and purpose-led leadership.



First panel of discussion (L to R): Niranjan Kohli (Moderator), Dr. Samantak Das, Chief Economist and Head of Research & REIS, India, JLL, Shalin Bains, MD – Residential Services, Cushman & Wakefield, Venkat Reddy, Founder and CEO, The Panel; Dr. Pratyusha Chakrabarti, Founder-Chairperson, NAMCO-Maha, and Venkat Rao, REIA Expert.



Anand Kumar, MD & CEO, NEXUS Finance, receives the felicitation from Arun Kumar, Founder & CEO, REIA, New Delhi REIA Chairman.



Rohit Patel, Senior Vice President, Pawan Urban, receiving the felicitation.



Second panel of discussion (L to R): Anand Kumar (Moderator); Dr. Samantak Das, Chief Economist and Head of Research & REIS, India, JLL, Shalin Bains, MD – Residential Services, Cushman & Wakefield, Venkat Reddy, Founder and CEO, The Panel; Dr. Pratyusha Chakrabarti, Founder-Chairperson, NAMCO-Maha, and Venkat Rao, REIA Expert.



Lohit Bains, MD, PCLP, receives felicitation from Deepak Kumar and Kavita Patel.



Yashwant Wason, MD & Varun K. Makija, Director, Royal Green Realty, receives felicitation from Anand Kumar, chairman, Dehlit REIA.



Fourth panel of discussion (L to R): Anand Kumar (Moderator); Dr. Samantak Das, Chief Economist and Head of Research & REIS, India, JLL, Shalin Bains, MD – Residential Services, Cushman & Wakefield, Venkat Reddy, Founder and CEO, The Panel; Dr. Pratyusha Chakrabarti, Founder-Chairperson, NAMCO-Maha, and Venkat Rao, REIA Expert.

THE MARKETS ON THURSDAY	
Index	Change ¹
Nifty	+446.2
Nifty Futures ²	+446.2
Dollar	+0.5
Euro	+0.5
Brent Crude (Brent)	+0.5
Gold (Spot) ³	-0.5



ECONOMY & PUBLIC AFFAIRS 7
Nitish Kumar sworn in as Bihar CM for record 10th time



TAKE TWO 23+
The tough race for critical minerals

BACK 24+
Google to soon warn users of potential financial fraud



SC's green clearance ruling recall could push ahead stalled projects

Move to give relief to thousands of homebuyers and developers

PRACHI PISAL & SANKET KOU

Mumbai/New Delhi, 20 November

The Supreme Court's recall of its May ruling on ex-post facto environmental clearances has eased the immediate threat of demolition of hundreds of real-estate projects, offering relief to homebuyers, developers, and lenders, say experts.

Several ongoing developments were facing the threat due to procedural lapses in securing environmental approvals. Projects can now undergo a proper environmental assessment rather than be halted.

According to Anuj Puri, chairperson, Anarock Group, over 490 projects stuck in limbo, impacting more than 70,000 housing units across the Mumbai Metropolitan Region (MMR) and Pune, are now eligible for regularisation.

These projects, collectively worth close to ₹30,000 crore, would no longer face an immediate shutdown.

Industry leaders say the judgment restores a measure of predictability for businesses, which were grappling with legal uncertainties.

Parveen Jain, president, National Real Estate Development Council (Naredco), said that the decision prevented a large-scale disruption to housing supply, protected ongoing investment, and avoided job losses linked to stalled construction.

Naredco Chairperson Niranjan Hiranandani added the court's decision gave a much-needed relief to real estate.

"Several projects that were at risk of demolition can now undergo a detailed environmental review, rather than face abrupt closures," he said.

On November 18, the Supreme Court, by a 2:1 majority, recalled its May judgment, which had prohibited the grant of ex-post facto (retrospective) environmental clearances. With this recall, the



Fresh start

- Move pauses demolition due to procedural lapses in securing environmental approvals
- Projects can now undergo environmental assessments rather than be halted
- Housing units across MMR and Pune are now eligible for regularisation
- Industry leaders say judgment restores predictability for businesses that were grappling with uncertainty

earlier restrictions have been lifted for now, and the matter has been placed before an appropriate Bench for fresh consideration. Projects that were facing demolition can now undergo an assessment instead of being shut down.

"The move restores short-term stability for developers, lenders, and homebuyers. It also buys time for projects to demonstrate compliance through proper environmental assessments," Jain said.

However, a Delhi-based developer said this was not blanket approval because the matter had been reopened for fresh examination by an appropriate Bench.

"Developers will still need to justify environmental viability and strengthen their documentation and risk-manage-

ment practices," he added.

Mohit Mittal, chief executive officer (CEO), MORES, a proptech consultancy, stated that while the new turn did not solve everything overnight, it gave developers a straightforward route to get their environmental checks done properly instead of worrying about sudden stay orders or the threat of demolition.

Legal specialists stressed the broader economic implications.

Samit Shukla, partner, dispute resolution practice, Trilegal, noted: "This acknowledges the environmental degradation that would arise if the judgment under review was not interfered with. Such a pragmatic approach was necessary to safeguard public resources and establishments contributing to the country's economy."

Abhilash Pillai, partner at legal firm Cyril Amarchand Mangaldas, said it signalled that the demolition-first approach would not return.

However, the relief is not absolute.

Shahid Balwa, vice-chairperson and managing director, Valor Estate, said retrospective approvals remained conditional.

"The majority opinion permits retrospective clearances only for activities permitted under current environmental rules, subject to penalties and safeguards. Developers should view this as an opportunity to strengthen ESG (environment, social, governance) practices and ensure upfront approvals."

Arpit Jain, director at Arkade Developers, said: "We need a predictable and consistent regime that enforces compliance upfront and reduces the scope for ambiguity. The hope is that the larger Bench will now arrive at a position that upholds environmental safeguards while acknowledging the practical realities."

GIFT City on fast track after bid for 2030 CWG

Soumya Chatterjee

letters@hindustantimes.com

GANDHINAGAR: Ahmedabad's successful bid for the 2030 Commonwealth Games last week has renewed attention on GIFT (Gujarat International Finance Tec) City, a central business district in Gujarat's Gandhinagar district.

The idea to build an international financial centre on a greenfield site was conceived in 2007 by the then Gujarat chief minister Narendra Modi. After initial years of slow growth and setbacks, the government converted GIFT into a fully state-owned company.

By 2011, the state had carved out a contiguous 3-sq-km (900-acre) plot along the Sabarmati and laid down the physical foundations—wide roads, a riverfront edge and perhaps the country's most advanced underground utility systems. The decisive shift came in 2020, when the Centre created the International Financial Services Centre Authority (IFSCA), a unified regulator for banking, insurance, funds, aircraft leasing and other offshore financial activity.

About 25 buildings are now operational and almost fully occupied, bringing roughly 27,000 people into the city every day. Another 37 towers are under construction. For now, GIFT remains primarily a workplace rather than a place where people live, but that is beginning to change. Around 930 homes have been delivered and over 7,000 are under construction.

Yogesh C Bhavsar, president of the National Real Estate Development Council (Gujarat), said that with Ahmedabad's real estate market now nearly 60–70% saturated, the combination of upcoming global events, the growth of foreign university campuses, and steady organic urbanisation will accelerate GIFT City's next phase of expansion.

"The long-term target is to eventually accommodate a density of about 250,000 people per square kilometre, comparable to Navi Mumbai's," said Loveleen Garg, chief planner and vice president (Planning), GIFT City.

With the hard infrastructure set in place, GIFT is investing in public spaces to attract residents.



The idea to build an international financial centre on a greenfield site was conceived in 2007 by then Gujarat chief minister Narendra Modi.

SPECIAL ARRANGEMENT



A 27-acre Central Park is under development along the extended riverfront. It will feature courts for soccer, box cricket, pickleball and basketball, a golf driving range, jogging and cycling tracks, plazas, lawns and an amphitheatre. A dedicated food zone with restaurants and kiosks is also planned to draw workers and residents into shared spaces.

Hiran Shah, who runs Capital Russian Bakery in GIFT City, said the demand for retail spaces is now rising. "We see one or two new families moving in every day. Currently, the two occupied residential towers—Shobha and SJ Sangath—are around 30% full. Most of my customers are office-goers," he said. Shah travels 55 km daily to reach his bakery from Ahmedabad's Shilaj area.

Upendra Sagar, a State Bank of India employee who drives from Gandhinagar, said, "People mostly come in the morning and go back in the evening as there isn't much to stay back for yet".

He said the neighbourhood has "very few cafés" and there is hardly any street life. "Most of my colleagues are from outside Gujarat," Sagar said, adding that he isn't considering shifting to GIFT for now.

Officials say improved connectivity will transform GIFT into a bustling, compact city over the next few years. Two new metro stations have been sanctioned as part of the Ahmedabad-Gandhinagar line extension, and a direct road link to the airport is expected to bring travel time down to about ten minutes. GIFT

will also connect to the Sabarmati high-speed rail terminal, and once the Mumbai-Ahmedabad bullet train becomes operational, officials estimate that travel between GIFT and the Bandra-Kurla Complex could be about two hours and fifteen minutes.

What sets GIFT apart is its carefully engineered, below-ground infrastructure. Beneath the surface runs an underground utility tunnel—described by officials as the city's "nervous system"—carrying power cables, fibre, potable and recycled water, district cooling pipelines and automated waste ducts. About 5.5–5.7 km of the planned 16 km tunnel is complete. All repairs occur inside the tunnel, keeping the surface "completely digging-free," said Anil Parmar, Vice President (Engineering).

At its core, GIFT's IFSC is also taking shape as the offshore financial district it was envisioned to be. The zone now hosts 35 global banks and a rapidly expanding fund ecosystem with 320 investment funds managed by 97 fund managers.

"Entities operating out of the IFSC have raised more than \$58 billion for India so far," said K Rajaraman, chairman of the IFSCA and former Union finance secretary. The tax architecture—including a 10-out-of-15-year income-tax holiday—is "aligned with Singapore", he added.



Realty market signals steady outlook as developers recalibrate supply, buyers stay active

A stable and relatively lower interest-rate environment, along with easing inflation, has further strengthened confidence, keeping liquidity supportive and funding channels consistent, showed a Knight Frank...

ET Economic Times



Yamuna Expressway property prices: plot prices rise five times Jewar Airport inauguration

The Yamuna Expressway has rapidly transformed from a peripheral stretch into one of the most sought-after real estate corridors in the National Capital Region (NCR).

Business Today / Nov 17



GRAP 3 in Delhi-NCR: Real estate developers urge site-specific curbs, say blanket construction ban risks projec...

Real estate body NAREDCO has said that GRAP Stage 3 restrictions amid worsening Delhi-NCR air quality may delay projects and affect timely home deliveries | Real Estate News

Hindustan Times / Nov 11



Smog clouds housing timelines: Delhi construction ban to delay projects, say builders

Builders said that although measures are necessary from an environmental standpoint, the blanket nature of the ban places undue strain on developers and affect homebuyers too. They said that one...

Moneycontrol / Nov 12

NAREDCO Announces 4th Online Management Development Program on 'RERA and Real Estate...

New Delhi, November 20, 2025: The National Real Estate Development Council (NAREDCO), under its capacity-building arm, the National Initiative of Real Estate

RealtyMore / Nov 20



Office leasing, premium housing drive real estate sentiment in India - www.lokmattimes.com

Office leasing, premium housing drive real estate sentiment in India - New Delhi, Nov 15 Robust office leasing, resilient residential demand in high-ticket segments, and supportive macro conditions strengthened

Lokmat Times / Nov 15

NAREDCO NextGen Organises Dubai Study Tour 2025 for Young Real Estate Leaders

New Delhi, December 1, 2025: NAREDCO NextGen has successfully organised an international Study Tour to Dubai under the leadership of NAREDCO NextGen President

RealtyMore / Dec 1



GIFT City on fast track after bid for 2030 CWG

Ahmedabad's GIFT City is expanding rapidly post-2030 Commonwealth Games bid, focusing on infrastructure and residential development to attract more residents.

 Hindustan Times / Nov 30



India's real estate sector: A beacon of optimism amid global challenges | Kolkata News

India's real estate sector exhibits a buoyant outlook in Q3 2025, with the NAREDCO Real Estate Sentiment Index climbing to 59. Strong market fundament

 The Times of India



SRA Launches Tech-Driven Reforms to Fast-Track Mumbai's Slum Rehabilitation

Mumbai's Slum Rehabilitation Authority is embracing technology and transparency to accelerate approvals, empower developers and deliver homes faster, bringing the city closer to its slum-free vision.

 Realty Plus Magazine / Nov 1



Real estate growth momentum strong, sentiment index rises in Q3: Report

Residential launches and sales are forecast to advance, while office space demand remains strong amid limited Grade A supply.

 Business Today / Nov 18



तीसरी शिमाही में भी चढ़ा रियल एस्टेट आउल्टुक, इस रिपोर्ट से सानो आई सब्बाई रिपोर्ट के अनुसार हेल्पी लिविंगिंगी, कम मालाई और नीतिगत स्थिरता उड़ालतांस और इन्वेस्टर्स को अंतिकांडा बढ़ाने में बहुतार है, तभी एस्ट ट्रान्स में रिपर करी हुई औरपूर्वार मान और बेहतर नई सप्टाई के बालं औरिजिन सेल्स तक संबंध रखाया आवाहानी बना हुआ है।

 Zee-Hindi



India's Real Estate Sector Booms in Q3 2025, Strong Office Leasing & Luxury Housing Drive Growth

India's real estate sector posted strong growth in Q3 2025, driven by robust office leasing, rising luxury housing demand, and supportive macroeconomic conditions. Sentiment scores improved, funding...

 Free Press Journal / Nov 16



GRAP-III halts construction across Delhi-NCR: Developers urge on need for 'balance' - CNBC TV18

As the air quality in Delhi-NCR plunges into the "severe" category, prompting the enforcement of GRAP Stage III, construction sites across the region have once again fallen silent.

 CNBC TV18 / Nov 15



केंद्रलायर की जान में लाना SC ने रोक दराई, लोक द्वारा लिए गए वायरल फोटो पर सुनील जोहर द्वारा 2025 का नियंत्रण लाने से MMR और जुड़ी की 490 से अधिक परियोजनाओं को लाना निवार है।

 India Today / Nov 23



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