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Realty+

PUBLISHER & EDITOR-IN-CHIEF

Annurag Batra

DIRECTOR

Nawal Ahuja

PUBLISHER & BUSINESS HEAD

Tripti Kedia | tripti@exchange4media.com | +91 9820010226

EDITORIAL

Sapna Srivastava | Editor | sapna.srivastava@exchange4media.com | + 91 9769993655

Sajana Nambiar | Principal Correspondent

sajana.nair@exchange4media.com | + 91 8793617295

ART & DESIGN

Shamsad Shaikh | Senior Art Director

Goraksh Kokate | Senior Designer

ADVERTISING & SALES

Ganesh Gurav | Sr. Manager - Sales

ganesh.gurav@exchange4media.com | +91 9930960403

Neetu Singh | Sr. Manager - Sales

neetu.singh@exchange4media.com | +91 908 220 6196

CIRCULATION /SUBSCRIPTION

Rahul Salve

rahul.salve@exchange4media.com | +91 84540 10181

ADVISORY BOARD

Anuj Puri

Chairman, Anarock Property Consultants Pvt. Ltd.

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Branding & Advertising Expert

Noida Office

3rd Floor D 40 Sector 2 Noida -201301

Mumbai Office

301, Kakad Bhavan, 3rd Floor, 11th Street, Opp. Gaiety

Galaxy Cinema, Bandra (W), Mumbai 400050

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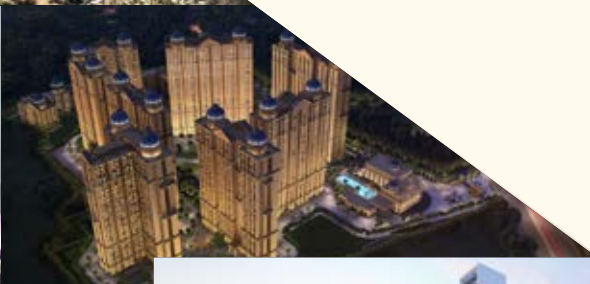
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DR. ANNURAG BATRA
EDITOR-IN-CHIEF & CHAIRMAN,
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Always Do Good To Others

Inspiring change motivates to pursue a goal, or produce new ideas, against all odds. A leader influences a positive outcome, whether it is from an organization, project or from people.

For that matter, inspiration can come from anywhere. From an object of immense beauty, an act of kindness or a challenging life story. My firm belief is that a positive idea or a solution can lead to life changing personal development, and in turn can have a significant impact on the society as a whole.

I often narrate the true story of a 24-year-old Israeli climber Nadav Ben-Yehuda, who wanted to become the youngest Israeli ever to conquer Everest. He gave up his dream, just 300 meters from the summit of Everest, in order to save an injured Turkish climber.

Ben Yehuda became an instant hero, and his selfless act a story for inspiration. Not to go far, our parents are embodiment of inspiration through their relentless hard work and sacrifice to give their children a better life.

Real estate too has a power to influence society. Quality developments inspire good living and healthy citizens. Developers are in the noble profession of providing roof over head for the common man and places to work and enjoy. This thrusts a huge responsibility on everyone in this profession to ensure its fair and ethical.

We hope the personal stories shared by the leaders of Indian real estate in this Realty+ 18th Anniversary issue will help you to become not just a person of success, but also a person of value.

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There's No Deadline For Success

Each and every field or profession has its own set of challenges. Real estate in particular is super demanding as it involves multitude of agencies and stakeholders. Apart from the operational difficulties, it is one sector that has the huge responsibility to cater to the one of the three basic needs of a person i.e. housing.

That's why time and again, we all need a dose of motivation to get our heads back in the game and do our best to overcome the problems. And it is not just the thought leaders, sometimes even our buildings can be the role models for line of thought for future developments.

Having shown an impressive resilience, Indian real estate has not only bounced back, but is now projected for a phenomenal growth trajectory. The industry reports suggest that the

Indian real estate sector is expected to contribute 13% to the country's GDP by 2025 and achieve a market size of US\$ 1 trillion by 2030.

The role of all the stakeholders cannot be emphasized enough in this growth story. The leaders of the sector have shown the path with their own examples and the new generation of professionals are creating new avenues for the growth of the industry.

The field demands continuous learning, adaptability and staying updated on market trends and regulations. The 18th Anniversary issue of Realty+ aims to foster continuous learning and development through the inspirational stories of success from across Indian real estate.

We hope this special issue will help you in your own career advancement and building expertise.



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Publisher's Note

Building A Leadership Brand

Building a brand poses one of the most challenging tasks for any marketer. It begins with defining the core values that underpin the brand and effectively communicating its distinctive identity to the world.

I believe that transforming your product into a brand requires a collaborative effort led by a proactive leader. It entails being adept at interpersonal skills and comprehending the individual personalities, strengths, and weaknesses of each team member. Cultivating strong relationships with both individuals and the team collectively will ultimately pave the way for establishing a brand that excels as a leader in its industry segment.

Moreover, clients are inclined to perceive your brand as authentic and reliable when their interactions are seamless and consistent across all points of contact with the organization. To maintain this uniformity, my emphasis has been on fostering a collective sense of ownership among all team members for the product. Engaging them in the brand-building process ensures their active involvement in its distinctive journey.

I must acknowledge that over the past 16 years of steering the publication and its associated products, we encountered some of the most daunting challenges. Firmly believing in the principle of "Pursue excellence, and success will follow," I am proud to proclaim that Realty+ has made significant strides over the last two decades to become the genuine voice of Indian real estate.

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Realty+ the premier publication with a legacy of 20 years has the distinction of being recognized as the 'Best Real Estate Magazine' by NAREDCO in the year 2014. And not surprisingly so, for two decades, the magazine in its print and digital format has successfully reached out to the thought leaders in India and internationally, to provide unbiased analysis of real estate, major developments, prevailing issues and market trends for the industry as well as the consumers.

In addition, the bespoke events being organized by the publication for the past 16 years for the real estate, building and construction

sectors are known for their insightful discussions, and recognitions, that diligently informs and educates all segments of the industry.

While, this summarizes the intent and the motive of the Realty+ publication, the team not to sit on its laurels, has gone beyond its current achievements and is spreading its wings not only geographically, but also bringing within its fold many more sectors.

THE MAKING OF THE BRAND

The pandemic brought out the best of Realty+ - digitally speaking. We enhanced our presence on the various digital platforms and created knowledge sharing seminars

for the HR, legal, finance and technology sectors of the real estate. Additionally, we curated products for segments untapped till now. From recognizing the women power in real estate to the young Turks and the marketing talent, we also brought conversations with international designers to Indian audience through customized masterclasses. Our focused energies on the digital space have given Realty+ a widespread recognition in India and across borders.

Realty+ in the first year of its inception had realized that real estate is a regional play. And thus, for past 16 years, we have been creating knowledge sharing forums and



OUR FOCUSED ENERGIES ON THE DIGITAL SPACE HAVE GIVEN REALTY+ A WIDESPREAD RECOGNITION. REALTY+ IS SPREADING ITS WINGS IN INDIA AND ABROAD, ALSO BRINGING WITHIN ITS FOLD MANY MORE SECTORS. OUR NEXT STOP IS GOA, DESTINATION FOR HOLIDAY HOMES, DUBAI ONCE AGAIN, AND ARCHITECTURE & DESIGN FESTIVAL, THE MOST PRESTIGIOUS GATHERING OF INDIAN DESIGN COMMUNITY.

REALTY+ THE BRAND IN ITSELF

WITH TWO DECADES OF EXPERIENCE BEHIND US AND CLEAR FOCUS ON THE FUTURE ROAD MAP, REALTY+ WILL CONTINUE TO REINVENT ITSELF TO KEEP IN SYNC WITH THE CHANGING TIMES. OUR CONSTANT ENDEAVOR WILL BE - **TO INSPIRE AND BE INSPIRED.**

awards for the regional players of North, South, East and West India real estate as well as the sizeable real estate markets of Pune and Gujarat.

The recent addition to our portfolio of regional events has been the city of Hyderabad. Organized this year, the Realty+ Conclave & Excellence Awards- Hyderabad edition emphasized the coming of age of the city's real estate market and celebrated the good work of the industry players of the region.

Our next stop is Goa, destination for holiday homes and second homes. Majority of HNIs want to invest in Goa real estate, indicating a significant confidence in the rent-yielding property market of the state.

Realty+ next big step was of crossing the Indian shores. Realty+ real estate show in Dubai this year, marked the entry of the publication & its events in the international market. The aim is to highlight the lucrative investment potential of Indian real estate for the NRIs and to give the Indian buyers an insight into the latest international property

trends and opportunities.

As a holistic publication, we believe that real estate sector is a sum of its parts that include, design, architecture, technology, finance, marketing and many more. From investment summit, to legal and HR conclaves and Tech talks, we have proceeded to cover another major segment – Sustainability.

Realty+ Harit Bharat Leadership Summit & Awards, held last year professed our commitment to acknowledge sustainable initiatives, products and projects in the realm of real estate building and construction and create the necessary dialogue.

Next in line, is our latest initiative Realty+ Architecture & Design Fest 2024 that aims to be the most prestigious gathering of the design community, comprising meaningful talks on architecture, art, engineering and everything in between.

A brand is built over time. Realty+ through its arduous journey has proved its worth as the voice of real estate and we will continue to make a difference.

From the Editor's Desk

Mindset Is Everything

Editorially speaking, curating a magazine takes time and dedication. First & foremost is knowing the readers inside and out, to create an engaging content that is relevant to your readers' needs. Next comes the emotional connection of the content that can resonate with the readers and that gives the magazine its unique personality.

As an editor, my constant aim has been to deliver great content and make it personal for the readers. Listening to the people that matter, taking feedback from the industry and keeping intact your own consciousness for unbiased stories, I believe are the key ingredients of a successful publication.

There can be nothing worse for a magazine, to not offer something new to learn to a reader. And, I am proud to say, that readers refer to our publication for opinion, advice, insight, inspiration and education.

Realty+ has been able to create its own brand and we will keep pushing the envelope, through our magazine, forthcoming editorial products and themed seminars, to encourage collaborations among all the stakeholders and be able to deliver the best-in-class content that challenges the fraternity - intellectually and emotionally.

Having said that, we all have those days when our goals feel out of reach and that is the time when we need a lot of inspiration. For the 18th Anniversary issue, we bring some of the best success stories of people and projects, to help reignite our motivation to do better than the best.

Sapna Srivastava
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FOR AWARD NOMINATIONS, CONTACT:

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TO COLLABORATE & PARTNER CONTACT:

Tripti Kedia +91 98200 10226 | tripti@exchange4media.com

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THIS YEAR BETTER BE AMAZING

And surely so, going by the inspiring growth trajectory of last year, 2024 looks nothing less than skyrocketing into the future, albeit a little hiccups.

By: Sajana Nambiar

The Indian real estate market's growth trajectory in 2023 not only indicates inspiration but also assures a promising future, offering countless opportunities for both investors and consumers across various segments.


Some of the major adaptations in the sector that helped the growth story are the digital transformation,

focus on health and wellness, resilience of affordable housing, commercial realignment and policy support.

India now a favourite of the world has seen the highest level of investment inflows in real estate given its strong economic performance and improved regulatory framework. Almost all the segments in real estate outshined, the case in point is the office space that saw the record-breaking foreign capital inflows.

For domestic players, luxury residential witnessed high sales figures and new launches, co-working spaces has been a big game changer along with rise of senior living projects and geographical landscape transformation with sunrise warehousing and data centres segments.

Let's also not forget, like every other sector, the real estate sector too has seen its fair share of struggles such as labour shortages, infrastructure bottlenecks,



WITH ALL SAID AND DONE ABOUT THE REAL ESTATE GROWTH STORY IN PREVIOUS YEARS, IT IS THE YEARS COMING AHEAD THAT GIVE A LOT OF HOPE OF A BRIGHT FUTURE. THIS FLOURISHING SECTOR IS NOT ONLY GENERATING EMPLOYMENT OPPORTUNITIES BUT IS ALSO EMERGING AS A SIGNIFICANT CONTRIBUTOR TO THE NATION'S GDP. THE HOMEBUYERS ESPECIALLY ARE SET FOR A GOLDEN RUN, AS PRICES ARE PREDICTED TO GO DOWN WITH NEW SUPPLY COMING IN AND FAVOURABLE GOVERNMENT POLICIES ON THE ANVIL.

high cost of land and lack of institutional funds. And yet, the office, residential, retail, data centres and warehousing segments have been incessant performers, poised to achieve another level of growth in the coming years.

MAJOR TRANSFORMATIVE SHIFTS

The Indian real estate sector embarks on a transformative journey in 2024, marked by challenges and yet unparalleled opportunities. The expected surge in luxury home sales and the noteworthy performance of the commercial real estate underlines the promising growth of the real estate ahead. What's more, the sectors newfound approach towards innovation with generative AI and data mining will lead the path, in the ways unheard of before.

The Proptech Revolution: Technology has transformed how properties are bought, sold, rented or even managed. Proptech has increased transparency, improved efficiency and enhanced the overall customer and investor experience.

Value of Data Analytics: The real estate industry has now started giving importance to data driven decision-making. Using data for knowing the market trends, opportunities and also pricing strategies. This has led to an overall professional approach in the sector.

Sustainable Change: What was just read and spoken till now, has finally come into implementation in the real estate sector with most developers considering the measures for sustainable practices with vigour.

**INSPIRING
CHANGE
THROUGH**

LEAD



LEADERSHIP

THOUGHT LEADERSHIP IS NOT JUST ABOUT EXPERTISE IN THE DOMAIN. THOUGHT LEADERS SHAPE CONVERSATIONS, DRIVE CHANGE AND INSPIRE ACTION IN THEIR ORGANIZATIONS AND THE INDUSTRY. THIS ANNIVERSARY ISSUE WE HAVE COLLECTED A FEW OF THE OPINION PIECES FROM SOME OF THE TRANSFORMATIVE LEADERS OF THE REAL ESTATE SECTOR.





WHAT IS INSPIRATIONAL THOUGHT LEADERSHIP?

There have been pages and pages written about leadership and its true essence. Many numbers of corporate books have been penned down to explain what and how thought leadership can bring about positive changes in the people around.

We believe, thought leadership goes beyond possessing knowledge on a particular subject. A thought leader actively shares ideas and insights that challenge the status quo and inspire positive change.

And what we bring to you in this special issue is more than just sharing knowledge. It is the excerpts from our candid conversations with the eminent professionals collected together to make for a discerning reading.



SO, WHAT IS DIFFERENT THERE IN THE NEXT FEW PAGES?

As you would read through the pages, the diversity of thoughts will take you through myriad viewpoints. Their leaders from real estate, building construction, banking and finance have candidly shared their innermost thoughts about creating a positive change and their perspective on the way forward for the industry.

Another differentiating factor is, when we asked the influencers about their own influencers. These transformative leaders were honest in admitting that they too have been deeply inspired by some other important figures in their lives and who shaped their personal and professional journey.

The aim of this issue is to explore the significance of inspiration in today's business landscape and how creative influence can guide the aspiring leaders as well as build a tempo towards a meaningful impact.



SHARING VALUABLE LESSONS

Otto Von Bismarck had said, "Only a fool learns from his own mistakes. The wise man learns from the mistakes of others. Warren Buffett too had expressed a similar thought saying, "Everyone learns through failure, it just doesn't have to be your own."

Rightly so, one can learn a lot from the mentors, role models, through biographies of successful leaders, books and impactful authored write-ups.

This Anniversary issue of Realty+ has been made special with recognized leaders of respective fields sharing their personal experiences and first-hand information for others to have some valuable takeaways that can help them along their own path.



THOUGHT LEADERSHIP IN ACTION

Innovation, thinking critically and embracing change are the pearls of wisdom that have been shared by our leaders frequently in their conversations. Drawing from years of practical experience and a deep understanding of their respective fields, these have consistently delivered and are delivering breakthrough ideas to bring new perspectives in the industry.

Industry disruption is at the core of the actions of these visionary entrepreneurs. These influential figures are striving to bring positive changes in organizations, teams and the industry and policies at the macro level as well as the society at large.

Revolutionizing the industries and giving back to the society with courage, and empathy, through their pioneering ideas and dedication to their work are the hallmark of the leaders in action.

The best use cases, the accomplishments and the future goals shared by the leaders point towards their pursuit of excellence in whatever they strive to achieve. They have been equally vocal about the support of their workforce, the achievements of the organization as a whole and the advocacy for teamwork to accomplish goals.



BUT JUST HAVING IDEAS ISN'T ENOUGH

'Being in the right place at the right time' holds true for the sharing of new ideas as well. Sharing the right idea at the right time and place can have a farfetched impact. The true leaders build credibility, establish their brand and draw others to their novel idea. They cultivate a process of imparting their point of view, so that it is amenable to those for whom it matters.

It is not about creating a clone of oneself, but to encourage a healthy debate that can bring the best way forward to take the novel idea in the right direction with participation of all. Most importantly, as the eminent professional featured here exemplify, their ideas go beyond the profit and growth of the company and encompass a domino effect of benefits to the society, the people and the environment.



IMPACT OF THOUGHT LEADERSHIP

The writings of the thought leaders are not just an act of vanity, they are thought-provoking insights garnered over years with their own workings on the ground, getting their hands dirty and gaining practical experiences, encapsulated in a few words to share with others, so that they can avoid the same mistakes that these leaders made in their learning period.

Their perspectives challenge existing norms and stimulate discussions. And through their actions they make others think differently and explore new possibilities. What's even more daunting is that they keep their presence so minimal, that the team feels that they did it themselves and feel proud of the new direction and work.



THOUGHTFUL QUOTES TO MOTIVATE

Throughout history, there have been many charismatic and knowledgeable leaders whose wise words have transcended through ages and still inspire us. From an accomplished leader to an aspiring leader in making, we believe these universally true quotes will help provide some useful wisdom. Quotes are said to be an excellent source of inspiration, to make us think, consider and draw conclusions, as they best fit our own lives.

By: Sapna Srivastava

DEFINING LEADERSHIP

- ▶ "Leadership is the capacity to translate a vision into reality."
—Warren Bennis
- ▶ "There are three essentials to leadership: humility, clarity and courage."
—Chan Master Fuchan Yuan

LEADERS DEFINITION

- ▶ "The supreme quality for leadership is unquestionable integrity."
—Dwight D. Eisenhower
- ▶ "Innovation distinguishes between a leader and a follower." —Steve Jobs

LEADERSHIP IMPACT

- ▶ "The growth and development of people is the highest calling of leadership." —Harvey S. Firestone
- ▶ "Leadership is the key to 99% of all successful efforts." —Erskine Bowles

INSPIRATIONAL WISDOM

- ▶ "Don't find fault, find a remedy." Henry Ford
- ▶ "Strive not to be a success, but rather to be of value." Albert Einstein

CALL FOR ACTION

- ▶ "If you're offered a seat on a rocket ship, don't ask what seat! Just get on." Sheryl Sandberg
- ▶ "Challenges are what make life interesting and overcoming them is what makes life meaningful." Joshua J. Marine





TOP HONOURS FOR THE WOMEN OF INDIAN REALTY



NOMINATIONS ARE NOW OPEN!

FOR AWARD NOMINATIONS, CONTACT:

Avantika Patel +91 76780 41182 | avantika.patel@exchange4media.com
Janice Pinto +91 9820297750 | janice.pinto@exchange4media.com

TO COLLABORATE & PARTNER CONTACT:

Tripti Kedia +91 98200 10226 | tripti@exchange4media.com

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Be A Constant Learner

SANKEY PRASAD
CHAIRMAN & MD, INDIA & MIDDLE
EAST, COLLIERS PROJECT LEADERS

What do you consider as the most significant achievement of 2023?

The Colliers growth story turned a new page in 2023, with a gratifying 30% YoY growth and the appointment of several distinguished industry leaders and promising young talent. Expanding our service offering and focused on meeting the evolving needs of the sector, we ventured into the residential transactions business in 2023 that is gaining momentum well. We delivered some splendid projects across segments for marquee clients that strengthened our position as a trusted market leader. I was appointed Chairman & Managing Director of Colliers Project Leaders, Middle East. Being presented with this dual leadership role was truly humbling, and it has awakened a new zest in me to leverage the knowledge and capabilities acquired over the past four decades to now grow our Middle East business along with leading the India business.

Who do you look up to for inspiration?

I draw inspiration from my family, friends and colleagues as well as from many exemplary leaders, both in the business world and otherwise. Mother Teresa is one of my greatest inspirations. The selflessness with which she served along with her unwavering spirit and dedication towards her goal are truly commendable, and attributes I try to emulate. In the corporate world, there are numerous icons I admire, Indra Nooyi being one of them. Her ability to effortlessly break the glass ceiling and shatter stereotypes with an extraordinary sense of business, resilience and strategic foresight is certainly praiseworthy.

What are your current goals?

We are making ardent efforts to bring in more women leaders, establish mentoring programs for our young talent, and drive initiatives that will make Colliers even more in-

PASS ON KNOWLEDGE GENEROUSLY AND MENTOR YOUNG TALENT. THE BATON NEEDS TO BE PASSED ON AT SOME POINT, AND IT IS YOUR LEADERSHIP THAT WILL DEFINE HOW THEY LEAD THE FUTURE.



clusive. I aim to further strengthen our culture of learning so that our people are encouraged and excited to aim higher, think bigger, and explore the depths of their potential. The sector is on the edge of transformative change, and we want Colliers to embrace this new advent with expanded



capabilities, new technologies, and enhanced processes.

What is the one thing that makes you most proud about your company?

There's a sense of pride in everyone who works at Colliers, and that

fills me with pride. It is the realization that we have come a long way, that we have approached challenges and tackled change with our combined capabilities and emerged victorious each time. Our people have excelled both professionally and personally, reached higher potential,

and achieved significant milestones over the years. This brings me a true sense of satisfaction and the motivation to wake up each morning and do what we do.

What is your outlook for the future for the industry?

I think the real estate industry, on a global and local scale, is going through a massive transformation. The landscape is undergoing a shift at a much faster pace than ever witnessed before. Demand is scaling across segments, and we are able to meet this demand with cutting-edge technologies and redefined best practices that are improving efficiencies and quickening the pace of projects. Several sectors like manufacturing, engineering, technology and consulting have strong footing, and industries like hospitality and retail that took a hit during the pandemic are also making a steady recovery.

What is your word of advice for the young professionals?

Opportunities always come knocking for those who are consistent and willing to work hard. Don't be afraid to follow a passion; there will be many external voices telling you that you might fail, and it isn't the right time, but the only voice that matters is the one in your head. Whichever industry you are in, always keep a close eye on the surroundings and pay attention to the evolving trends. Adapt your strategy and goals and be a constant learner to remain in the game.

A Developer's Legacy Is Built Through Value Creation



DR NIRANJANI HIRANANDANI

CHAIRMAN, HIRANANDANI GROUP & CHAIRMAN - NAREDCO NATIONAL

In real estate development, value creation is critical. Developers can attract more business and build a positive reputation by creating sustainable and desirable properties that attract home buyers, investors, and tenants. A strong reputation can lead to repeat and referral business, further strengthening the developer's position.

A developer can boost the value of a property by integrating smart home technology, using crowdfunding, collaborating with local artists, implementing sustainable landscaping, and building strong relationships with contractors and suppliers.

Community engagement and collaboration are crucial to fostering a sense of belonging, while continuously seeking customer feedback and adapting strategies to remain competitive. Establishing strong cus-

IT IS RECOMMENDED TO CURATE UNIQUE DEVELOPMENTS WHICH CAN SET ONE APART FROM THE COMPETITION. FOR LONG-TERM SUCCESS, PRIORITIZE VALUE CREATION ABOVE FINANCIAL VALUATIONS.

tommer relationships by providing excellent service and experience will augur well to create loyalty and positive word-of-mouth advocacy.

The key to sustained success and growth in the market for developers is to focus on perennial value generation for the customer delight which

will augment the brand equity. There is a strategic aspect to creating value in real estate development as well as a noble pursuit.

Real estate not only holds financial value but also emotional value. Creating value enhances the quality of life for all stakeholders and enables companies to establish a reputation for excellence. Developers have gained the respect and loyalty of their stakeholders through their ingenuity and commitment to value creation.

To build a legacy, developer must shift the mindset, approach, and actions. Our role as developers is to generate value for society and inspire the next generation of leaders. Thus, developer's legacy can be pivotal in shaping up a positive community ecosystem.

I'm An Avid Optimist In My Life

ASHWIN SHETH
CHAIRMAN & MANAGING DIRECTOR,
ASHWIN SHETH GROUP

What have been your most significant achievements in the year 2023?

The year 2023 has been a remarkable and eventful year for the company. We launched 1.2 million sq. ft at the prime locations of Kandivali West – Aurelia Edmont and Thane West – FERN at Sheth Vasant Lawns, hired senior leadership to expand our business portfolio and focused on structuring the company, people, business, sales, processes, and technology to build a strong organization. We grew 3 times in the financial year 2023.

Who do you look up to for inspiration?

As a leader, I always look up to my team, my employees, clients and external stakeholders as a constant source of inspiration. Every day I learn something from them and strongly believe in learn, unlearn and relearn mantra. I also look up to the successful amazing leaders globally on how they have achieved and transformed something unimaginable in the business.

What are your current goals?

My immediate goal is to deliver ongoing projects, Sheth Zuri, Avante, Montana, Vasant Lawns and 72 West and give around 1000+ apartments to the customers this financial year. We are extremely focused and working towards being a tech-driven company. I'm optimistic about the real estate market and aggressive about the land acquisitions in the MMR market as a part of the 2024 business plans



I'M AN AVID OPTIMIST AND WHOLEHEARTEDLY BELIEVE, IF YOU PUT ALL YOUR ENERGIES TOWARDS ACHIEVING SOMETHING - YOU WILL SURELY SUCCEED. I FIRMLY BELIEVE IN SPIRITUAL JOURNEY AND IN GIVING BACK TO SOCIETY. MY MANTRA IS 'DO GOOD AND GOOD THINGS WILL COME TO YOU AUTOMATICALLY'.

What is your outlook for the future of the industry?

Indian real estate sector has become the preferred choice for global investors in the Asia-Pacific region. This trend is poised to fuel the growth of the real estate market through increased foreign investments, paving the way for a robust portfolio of projects in the country. The Indian real estate sector has undergone a significant transformation in recent years, with a spotlight on the flourishing luxury housing segment.

Learning Is Essential To Growth

NEERAJ BANSAL

CO-HEAD & COO – INDIA GLOBAL, KPMG IN INDIA



THERE'S NO SHORTCUT TO SUCCESS. HARD WORK IS THE FIRST MANTRA. AND WHILE FAILURE CAN HAPPEN, IT'S IMPORTANT TO LEARN FROM OUR MISTAKES. IN TODAY'S AGE, WHERE TECHNOLOGY IS CONTINUOUSLY DISRUPTING AND RESHAPING EXISTING OPERATIONS AND INDUSTRY PRACTICES, LEARNING IS THE ONLY THING THAT CAN KEEP US ON TOP OF THE GAME.

What has been your significant achievement of 2023?

I consider 2023 my year of learning and consolidation as I completed 25 years of my professional life. It gave me the opportunity to reflect on what I had done so far, take stock and consolidate further. Also, I had to take charge of clients in a sector that was unfamiliar to me. I could meet the new challenges and turn it around with a high degree of success along with the team. This proved to be a fantastic learning opportunity.

Who do you look up to for inspiration?

I cannot claim to be inspired by only one person! Rather, I am inspired by a certain trait or an idea that a person has. I am drawn to high-impact people with high energy, trying to do something excellent with the right means. Excellence inspires me along with ethics and kindness. This is not restricted to the professional space only; people from my personal life have been an inspiration as well.

What are your current goals?

My goal right now is to facilitate mentorship and support my team to achieve their fullest potential and contribute to our collective success. Currently, I am more focused on nurturing talent, fostering innovation and driving excellence to ensure our team continually delivers exceptional results and makes a meaningful impact on our clients and the industry.

What is your future outlook for the industry?

The Indian economy expected to grow at 7%, is boosting cross-sectoral development. Consumer and developer sentiments remain buoyant. The commercial segment also remains upbeat, fueled by strengthening global position, growing investor confidence and surging domestic demand. Going ahead, with rising income, stable interest rates and emphasis on embracing technology and sustainability, the real estate sector is well-positioned to reach a market size of USD1 trillion by 2030.



Never Stop Believing In Yourself

ANUJ PURI
CHAIRMAN,
ANAROCK GROUP

What has been your significant achievement in 2023?

Ensuring that ANAROCK stayed on point to achieve and maintain high profitability gave me the highest satisfaction in 2023. The Group saw 30% revenue growth, primarily driven by vibrant residential sales. We maintained our pole position thanks equally to our proprietary AI/ML real estate marketing tools and our expertise in leveraging the market. It couldn't have been a better year for me personally, and for the group.

Who do you look up to for inspiration?

I look up to today's young people, and for good reason - I remember my own youthful drive when I began my real estate journey, I had little more than courage, determination, and self-belief. I did not have the experience I have today back then - but I did have a youthful drive, and a rock-solid belief in the real estate market. I believe in the power of youth, and the willingness of youth to adapt, learn and embrace change and progress.

What are your current goals?

Certainly, to triple or quadruple ANAROCK's turnover over the next 4-5 years. I want ANAROCK to become the de facto, default real estate services firm of choice at every level and in every facet of the market. We are expanding continuously into new businesses and geographies. There's nothing cautious about ANAROCK, and my personal goal is to ensure that caution never holds us back from exploring new dimensions.

What is your future outlook for the industry?

India is the world's 5th largest economy and the 4th largest stock market. It has embarked on accelerated growth to accomplish the USD 5 trillion size in the next few years. The residential demand will continue to be driven by end-users with the participation of a healthy mix of long-term investors. Commercial real estate is expected to be dominated by the global capability centres, keeping the demand buoyant. The Indian retail market is likely to touch USD 2 trillion by 2032 facilitating organized retail to grow at an annualized rate of 25%.

NOTHING STOPS YOU BUT YOUR OWN SELF-LIMITING BELIEFS. HAVE A FIRM VISION OF THE FUTURE AND MAKE SURE YOU HAVE A STARRING ROLE. BE READY TO TAKE RISKS, NOTHING EXTRAORDINARY WAS EVER ACHIEVED WITH AN OVERLY CAUTIOUS APPROACH. THE WORLD NEEDS YOUR BEST SELF, AND SO DO YOU.

Aspiration to Fulfill the Dreams of Homeownership

What has been your most significant achievement in the year 2023?

Undoubtedly, the significant achievement of 2023 is the much-anticipated listing of Signature Global on the Indian stock exchange. The listing has been remarkably successful, with shares debuting at a premium. Within a span of just three months, the stock price and market cap have increased over 80 percent, delivering substantial returns to the investors who placed their trust in our company.

Who do you look up to for inspiration?

I am deeply inspired by observing the relentless hard work exhibited across various facets of life, whether within our own company by dedicated employees or by strangers we encounter daily. It's not just the success stories or the well-known figures that motivate me, but anyone who demonstrates unwavering commitment and determination. Witnessing such dedication reaffirms my belief in the power of hard work and serves as a constant source of inspiration in my journey.

What are your current goals?

At the core of our business ethos lies the aspiration to fulfill the dreams of homeownership encapsulated in 'Har Parivar Ek Ghar.' This remains a steadfast goal for both me personally and our entire organization. However, as a recently listed company, our immediate objective is to align our efforts with the expectations of our investors and propel the company to unprecedented levels of success, thereby generating substantial wealth for our stakeholders.

Attention to detail, superior quality, maximization of resources, and elegant aesthetics are just some of the standards we demand throughout our projects – from residential to commercial, from retail to construction. The entire process, from design to execution to its final delivery, is designed to ensure that the experience of living and working in a Signature property is truly unparalleled.

What is the one thing that makes you most proud about your company?

What makes me most proud about Signature Global is its un-

wavering commitment to innovation and affordability in the real estate sector. Established with a strong footprint in Delhi-NCR, Signature Global has consistently set industry benchmarks with its innovative construction technologies and top-notch amenities, all while maintaining competitive and affordable pricing.

Since its inception in 2014 with the landmark Solera project in Gurugram, the company has demonstrated remarkable growth and strategic expansion. Selling nearly 28,000 residential and commercial units in the Delhi NCR region is a testament to our success and customer trust.

The affordable and mid-segment, which had considerable demand, was untouched in Gurugram. We developed solutions in this segment and are now leading these housing segments in Gurugram and NCR.

We established our brand by offering a very good value proposition in our projects. While there was demand for affordable housing, we have successfully changed and redefined affordable housing. We offer value housing in the luxury market of Gurugram. Our other great achievement is that the customer

I BELIEVE THAT OUR HARD WORK, DETERMINATION, FORESIGHT, AND THE TECHNOLOGICAL EDGE THAT WE ENJOY OVER OUR COMPETITORS ARE THE REAL DIFFERENTIATORS WHEN COMPARISONS ARE MADE, AND EXPERTS TAKE NOTES.

gets proper value for their money as well as proper appreciation for their property of 30 - 100 percent.

What is your outlook for the future of the industry?

While the country is moving towards becoming the 3rd largest economy by 2030, the Indian real estate industry is also growing simultaneously. I am very bullish about the real estate industry for the next decade; the real potential of the industry has started unlocking with increased compliance. Now, more Indian and global investors are showing their confidence, and it will transform the entire industry by 2030.

In the past, RERA has been a landmark development in the real estate sector, regulating the sector and bringing in proper accountability. Apart from this, the Pradhan Mantri Awas Yojana, which will help bring housing for all in the country, and the National Urban Housing Fund with a corpus of Rs. 60,000 crore to finance the construction of affordable housing, along with the annual 10 thousand crore special fund for urban infrastructure development, will be the other big game changers.



Excellence Should Be A Norm

SANJAY DUTT
MD & CEO AT TATA REALTY & INFRASTRUCTURE LTD.



What has been your most significant achievement in the year 2023?

Our most notable achievements included the acquisition of two expansive land parcels, bolstering our commercial development potential by nearly 10 million sq. ft, bringing our total portfolio potential to over 25 million sq. ft. Additionally, we have strategically planned launches totaling INR 16,000 Crores in top-line revenue, covering 10 million sq. ft. of residential space. Notably, all our projects have achieved the prestigious "Well Certification" for sustainability. Furthermore, inclusion of Fortune 50 organizations as long-term strategic clients has bolstered our reputation in delivering premier real estate solutions.

Who do you look up to for inspiration?

My parents have been the biggest source of inspiration. My wife Pankaj

WE SHOULD FOCUS ON FOSTERING AUTHENTIC RELATIONSHIPS FOCUSED ON MUTUAL GROWTH. IT'S IMPORTANT TO REMEMBER THAT REAL GROWTH GOES BEYOND MATERIAL GAINS—IT'S ABOUT PURPOSE AND FULFILMENT.

Dutt is a source of inspiration when it comes to humility and spirituality. People with strong values, ethics and selflessness inspire me. I have chosen to work with organizations that value values and have a culture of high integrity and ethics.

What are your current goals?

We are committed to raising the bar in design, development, and as-

set management practices, and to be recognized for our unwavering commitment to exceptional service standards. Unlike traditional lessors, we adopt a comprehensive approach that encompasses not just construction, but also the management of properties. We aim to emerge as the premier choice for developers nationwide, striving to lead as the largest Pan India Developer of Choice.

What is your future outlook for the industry?

India's story will be driven by a strong commitment towards sustainability for at least the next decade. As a country we will double our scale in every segment of real estate class. The maturity curve will be steep, next five years. Regulatory reforms will impact Compliance, Governance, Transparency and Accountability, making the sector at par with mature global markets leading to higher foreign capital inflows and investors.



AMIT GOENKA
MD & CEO,
NISUS FINANCE GROUP

India Realty Poised For Historic Decadal Growth

What has been your most significant achievement in the year 2023?

The most significant achievements were the fantastic performance of Real Estate Credit Opportunities Fund -1 (RECOF-I) with supernormal exit returns and launch of Real Estate Special Opportunities Fund (RESO-I). RESO-I brought forth a phenomenal market opportunity of USD 15 billion, generating breakthrough margins and returns with high safety net. RESO-I created a paradigm shift in value proposition, partnering with large financial institutions and creating a global institutional proposition.

What are your current goals?

We want to accelerate on our track record, breaking into the top three real estate alternatives space backed by value accretive differentiated offerings for domestic and global investors. Also, enhance the corpus of our funds by 3x, launch

offshore rental yield fund and creating a MSME REIT platform. Our NBFC will also expand multi-fold on the back of the immense trade finance and securitisation opportunities within our current investment portfolio.

What makes you most proud about your company?

As Nisus Finance (NiFCO) turns ten years old this year, it has demonstrated consistent performance and growth y-o-y; despite economic, regulatory, industry and black swan

headwinds. NiFCO is today a widely recognized home grown brand and our investors have re-upped their commitments. But the one thing that makes me most proud about NiFCO is the dedication, passion and hard work of our team that has differentiated itself on excellence, integrity and stakeholder delight.

What is your future outlook for the industry?

India real estate and AIF industry are both poised for a historic decadal growth. AIFs at current 36%-40% y-o-y growth will reach the MF industry corpus of Rs. 40 lakh crores within this decade. India real estate at 18-24% y-o-y growth could reach a USD 1 trillion mark this decade. Shared asset classes, co-living and co-working, industrial and data centres, high street retail and other emerging asset classes will outperform. Corporate players with track record and governance will continue to consolidate the market.

LET US MAKE A PACT TO SUCCEED - ACT WITH PASSION, AUTHENTICITY, COMPASSION AND THOUGHT. NISUS FINANCE (NIFCO) IS BUILT ON THIS.

Envision & Innovate To Build A Leg



HARSH JAGWANI
MANAGING DIRECTOR, NOTANDAS REALTY

What has been your most significant achievement in the year 2023?

Our crowning achievement in 2023 was the strategic outright purchase of a premium plot in Juhu for a flagship commercial project, marking Notandas Realty's grand entry into one of Mumbai's most prestigious markets. This acquisition is pivotal, as it lays the foundation for future residential developments. Juhu's reputation for luxury and exclusivity aligns perfectly with our vision, making our presence in this locality a significant milestone that reflects our commitment to crafting spaces of unparalleled elegance and grandeur.

Who do you look up to for inspiration?

We are galvanized by Ho Bee Land's trailblazing approach to luxury development. Their signature Sentosa Cove projects exemplify our shared vision of delivering not just premium spaces but exceptional lifestyles. Their craftsmanship inspires us to create landmarks that epitomize luxury and innovation.

What are your current goals?

As we venture into the new phase of our journey, our aspiration is to conceive and deliver multiple marquee developments across Western Mumbai. Our goal

REMEMBER, WHAT WE BUILD IS MORE THAN JUST PROPERTY – IT'S A LEGACY THAT SHAPES THE FUTURE. LET YOUR WORK REFLECT THE PINNACLE OF INNOVATION, QUALITY, AND LUXURY. DREAM BIG, PERSIST THROUGH CHALLENGES, AND CREATE ENVIRONMENTS THAT REDEFINE LIVING EXPERIENCES.

is to transcend the expectations of the elite market with this ambitious project, thereby cementing our reputation as purveyors of distinguished lifestyles.

What is the one thing that makes you most proud about your company?

What fills me with the utmost pride is our consistent ability to deliver world-class projects that elevate the lifestyles of our clients with opulence and modern conveniences. Our commitment to excellence is reflected in every square foot we develop, ensuring that our clients experience a lifestyle upgrade that sets a new benchmark for luxury living. In luxury real estate, our mantra is to envision, innovate, and inspire. Always strive for excellence, not just in design and construction, but in every interaction with your clients and community. My advice to others in this field is to always aim for the highest standards,

Transformation Stems From Collaborative Effort

What has been your most significant achievement in the year 2023?

We at Shivalik thoroughly believe in 'Building a Greener Tomorrow. Our core belief is sustainability & it is reflected in our major accomplishment this year – delivering around 1,000 Green Homes across four projects: Parkview 2, Enclave, Platinum, and Edge. In addition, we are committed to constructing 6 million square feet across our various upcoming projects. This not only attests to our dedication to excellence in construction but also underscores our contribution to shaping communities with a focus on eco-friendly and sustainable living spaces.

THE COMING SIX YEARS SHOULD WITNESS ACHIEVEMENTS THAT PARALLEL THE COLLECTIVE ACCOMPLISHMENTS OF OUR NATION OVER THE PAST 60 YEARS. THIS AMBITIOUS VISION REFLECTS A COMMITMENT TO RAPID PROGRESS AND A TRANSFORMATIVE APPROACH THAT WILL LEAD US TO SIGNIFICANT ADVANCEMENTS AND GROWTH.



TARAL SHAH
MANAGING DIRECTOR,
SHIVALIK GROUP

Who do you look up to for inspiration?

Shree Narendra Modi is a personal inspiration due to his impactful work for our nation, elevating India's global standing with pride. Dubai, on the other hand, serves as a city inspiration in real estate, infrastructure, technology, and safety.

What are your current goals?

Our primary objective is to initiate and effectively carry out our planned projects in the upcoming year. To achieve this, we are committed to establishing a well-crafted roadmap outlining each step of our project implementation strategy and obtaining all requisite government approvals. This approach not only underscores our dedication to a well-organized execution but also signifies our commitment to operating within the legal framework.

What is the one thing that makes you most proud about your company?

Our strength lies in our people. I take pride in every employee and individual whose dedicated contributions led us to achieve the successful milestone of 25 years. Their passion and commitment have not only shaped our success but also fostered a culture of innovation and collaboration.

What is your outlook for the future for the industry?

The transformation of the industry will stem from a collaborative effort involving technology, industry professionals, and stakeholders. I personally believe that our initiative to create a real estate ecosystem will be a game-changer in the industry.

Keep Challenging Yourself



VIPUL ROONGTA
MANAGING DIRECTOR & CEO,
HDFC CAPITAL ADVISORS LTD

What has been your most significant achievement in the year 2023?

I count the successful closing of a fund with a corpus of INR 15,000 cr (USD \$2 Billion), as one of the most significant achievement of 2023. This is more than the cumulative fund raises done by HDFC Capital over the past 6 years. The new fund will bring a fresh perspective to affordable housing in India, through a combination of financing, technology, and sustainability.

Who do you look up to for inspiration?

I have been fortunate to have worked with several outstanding leaders, and Mr. Deepak Parekh (Ex Chairman, HDFC Ltd.) has been the most inspirational figure for me. I admire his rigour for work, humility and his ability to deal with any situation in an unperturbed manner.

What are your current goals?

At HDFC Capital, our vision remains unchanged - to increase the

supply and uptake of mid-income and affordable housing projects in India. Our aim is to increase the supply of right priced homes, by providing flexible, long-term capital to developers undertaking such projects. We continue to invest, mentor and guide start-ups who are solving for cost efficiencies and sustainability in the built environment. At a personal level, I would like to enhance my understanding of the role of technology in the modern construction industry and have more interaction with the academic community.

What is your future outlook for the industry?

I foresee a long wave and a rising demand for housing. Affordable Housing is a basic necessity and is as much an issue globally as it is in India. While, we have realised this problem and work is being done by Government and Private Sector. The developed countries are still struggling to find solutions to solve this.

CHALLENGE YOURSELF AND TRY TO SPEND AT LEAST 25% OF YOUR TIME IN AREAS OUT OF THE COMFORT ZONE. NO PIECE OF HARD WORK EVER GO WASTE, SO, WORK HARD AND KEEP CHALLENGING YOURSELF ARE THE TWO MANTRAS I WOULD RECOMMEND.

Goldilocks Moment For Indian Realty



SUNIL ROHOKALE
MD & CEO, ASK ASSET & WEALTH
MANAGEMENT GROUP

What has been your most significant achievement in the year 2023?

ASK Asset & Wealth Management Group reached Rs 85,000 cr AUM with Rs 500 cr PBT and became the bellwether of the industry with the quality of the profits and deep investor relationships. ASK's largest stakeholder is Blackstone PE. ASK Real Estate Fund raised Rs1,500 cr and committed almost all in one year!

On a personal front, Nivara Home finance company limited, a micro housing finance company co-founded by me reached

Rs500 cr loan book and raised more the \$10 Mn 'A' series from Baring Private Equity India.

Who do you look up to for inspiration?

My youthful life I have spent in ICICI Bank, I am inspired by Mr. K V Kamath as he is visionary leader with courage, conviction and character. His early association shaped my leadership style of strategic thinking, challenging status quo, fearless decision making, execution with agility, attracting and nurturing talent, accessible to all and humble always.

What are your current goals?

My current goal is reaching 3X of the current AUM and raising at least \$5 Bn Alternate assets including real estate in next 4-5 years. In addition, I want to run a marathon again as I stopped running since last 7 years.

What is your future outlook for the industry?

I am very optimistic of real estate industry. With GDP inching towards \$5-7Trillion, per capita of upwards of \$5000, best in the class infrastructure roads, airports, ports and financial infrastructure in terms of cost of capital and global investors actively pursuing India. It's the goldilocks moment for the real estate industry and the golden decade for India.

MY LIFE IS GUIDED BY PANCHSUTRA WHICH HELPED ME BECOMING ARCHITECT OF MY LIFE JOURNEY. I BELIEVE IN MENTAL FITNESS, PHYSICAL FITNESS, FINANCIAL FITNESS, SPIRITUAL FITNESS AND FINALLY 'GIVING BACK' TO THE SOCIETY.

Embrace Challenges As Opportunities For Growth

ASHWINDER R SINGH
CEO, RESIDENTIAL, BHARTIYA URBAN,
BESTSELLING AUTHOR, CO-CHAIRMAN,
CII'S NR COMMITTEE ON REAL ESTATE

What has been your most significant achievement in 2023?

My most significant achievement was the unprecedented success of my book, "Master Residential Real Estate," securing the No.1 spot in the real estate category for 32 consecutive weeks. Simultaneously, I spearheaded the fastest-selling project, Nikoo V, selling a million square feet within days, setting a pan-India record. Recognition as one of India's top 15 real estate influencers and verification as a Spotify artist marked personal milestones.

What are your current goals?

Presently, my goals revolve around amplifying my leadership impact. I am at the forefront of ambitious projects aimed at fueling sustainable industry growth, while also striving to become a global thought leader in real estate. I am dedicated to not only raising industry benchmarks but also empowering talent to transform themselves and the landscape. The plan is to launch around 10 million square feet of residential projects in the next 2 years, and we are meticulously planning to turn this vision into reality.



WHEN SEEKING INSPIRATION, I TURN TO ICONIC FIGURES LIKE MANDELA, ADMIRING HIS OVERCOMING ADVERSITY WITH RESILIENCE. EQUALLY INFLUENTIAL IS THE MEMORY OF MY FATHER'S SELFLESS COURAGE DURING WARTIME SERVICE. ALSO, THE VISIONARIES, ENTREPRENEURS, AND DEDICATED PROFESSIONALS SURROUNDING ME AT BHARTIYA FUEL MY INSPIRATION.

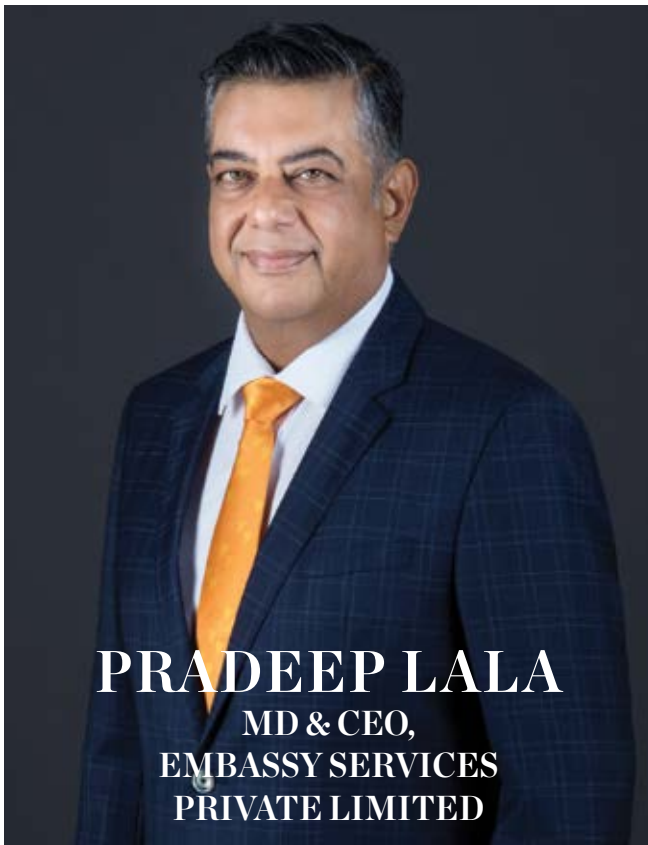
What makes you most proud about your company?

The source of my utmost pride in our company lies in our unwavering focus on intelligent designs, the legacy of excellence, culture of continuous improvement and a genuine passion for our work. A shining example is our customer-centric approach, prioritizing lifestyle over square feet. Delivering a self-contained city, where over 4500+ families thrive, showcases the company's commitment to transforming living experiences.

What is your outlook for the future of the industry?

As we step into the future of real estate, Smart, eco-friendly spaces tailored to diverse needs while upholding a customer-centric, value-driven approach are the keys to success. The industry is poised for significant growth, with a robust 5% growth rate, positioning it as a prime window for strategic investments. Innovative concepts like city and lagoon living are set to drive foreign direct investment, catapulting the industry into a new era.

Facility Management: The Pivotal Force For Sustainable Real Estate



What has been your most significant achievement in the year 2023?

In 2023, ESPL successfully established its Renewable Energy and Project Management Consultancy domains, realizing our efforts put into them over the years. These verticals have not only yielded impressive financial returns but owing to the staunch focus on ESG and Net-zero, presents a reservoir of potential in the forthcoming years.

Who do you look up to for inspiration?

As a leader, my approach is rooted in mentorship, finding inspiration in both guiding and being inspired by my team. This dynamic exchange enhances my outlook and keeps me cognitively open to new information.

LEADERS – DISCOVER AND MENTOR YOUNG TALENT TO CARRY THE TORCH FORWARD. YOUNGSTERS - EMBRACE THE FACILITIES MANAGEMENT SECTOR FOR A REWARDING CAREER. MAINTAIN RESILIENCE AND ACTIVELY EQUIP YOURSELVES TO HARVEST THE REWARDS OF AN INDUSTRY DESTINED TO SERVE AS A PIVOTAL FORCE IN GLOBAL GROWTH AND SUCCESS.

What are your current goals?

Personally, I aim to delve into more reading this year. Professionally, my focus is on revisiting the fundamentals and establishing a robust foundation for ESPL, emphasizing simpler systems. This strategic move aims to pave the way for a seamless and steady journey towards the future. We are also building 2 new revenue streams for ESPL, works of which we are enormously excited for and eager to announce.

What is the one thing that makes you most proud about your company?

What commenced in 1995 to manage only the portfolio of our parent company, Embassy Group, has evolved into one of India's foremost Property Management firms today. Our journey involves serving clients across every real estate domain, cultivating capabilities that extend beyond conventional IFM services. This remarkable achievement resonates with our motto of 'Giving Life to Spaces.'

What is your outlook for the future of the industry?

The requisition of clients has transcended the mere scope of FM services. We've already come far from being a back-office function to decision makers sitting at the board room. Embracing alliances that steer ESG goals alongside a steadfast commitment to safety is the course ahead. This adds precedence to service providers in the organized sector. We stand prepared as an all-encompassing solution, primed to navigate this path with commitment.

Driving Exponential Growth In Real Estate Via Trillion \$ Lagoon Economy

SUBHAKAR RAO SURAPANENI
CHAIRMAN, CHAMPION INFRATECH

What has been your most significant achievement in the year 2023?

In 2023, Champion Infratech achieved a remarkable milestone by pioneering an innovative solution in the real estate sector. With over a decade of experience, we have closely followed the evolution of India's real estate market dynamics and identified opportunities to introduce sustainable, technology-driven initiatives. Through our customer-centric approach, we aimed to revolutionise land value and create lucrative business prospects.

Our flagship projects with Lagoons and man-made beach amenities, are set to redefine the real estate sector by offering customers an experiential beach living lifestyle, while simultaneously creating value for developers, hoteliers, and landowners. Following extensive groundwork, 2023 witnessed the successful launch of India's inaugural Lagoon project. Moreover, the strategic collaborations we forged to expand Lagoon projects nationwide represent a significant leap forward in our journey of innovation and expansion.



Who do you look up to for inspiration?

I draw inspiration from visionary leaders like Jitu Virwani for growing a multibillion dollar innovative real estate enterprise, Narayana Murthy for sharing riches among thousands, Fernando Fischmann for innovating new age crystal lagoon technology, Indra Nooyi for showing how you can grow from grassroots to scale up a global Fortune Organization. They all have built extraordinary companies and how they drove these Organizations to



I BELIEVE IT'S CRUCIAL FOR PEERS AND UPCOMING PROFESSIONALS TO PRIORITIZE CONTINUOUS LEARNING. IN A EXPERIENTIAL LIVING LANDSCAPE DESIRED, ADAPTING SUSTAINABLE LUXURY SOLUTIONS IS PARAMOUNT.

make a meaningful impact on society is a constant source of motivation for me. It encourages me to strive for excellence and find innovative sustainable smart real estate solutions through our endeavours at Champion Infratech.

What are your current goals?

At Champion Infratech, our current goals center on the ambitious initiative of launching over 100 plus Lagoon projects across India this decade. This endeavour seeks to integrate beach lifestyle elements into urban environments across the country, offering comprehensive family engagement experiences that blend exclusivity with inclusivity. Our primary objective is to translate these visionary concepts into tangible realities, enriching communities and elevating the quality of life for all stakeholders involved.

What is the one thing that makes you most proud about your company?

We take pride in fostering an open innovative start-up culture defined by rapid learning, adaptability, and continuous evolution. This culture embraces a mind-set that values learning from failures, seeing setbacks as stepping stones to progress.

What sets our culture apart is its inclusivity, where every individual has the chance to learn, grow, and contribute to our organization's progress. Despite our start-up ethos, a significant portion of our workforce has been with us for over a decade, with many starting as interns and rising to leadership roles within their respective verticals. This longevity and internal growth showcase the resilience and unity of our team.

What is your outlook for the future for the industry?

When it comes to the true potential of the real estate industry

in India, I am quite bullish. I believe this decade and century belong to India. Despite challenges and market fluctuations, I believe the sector is on the brink of exponential growth and transformation. Factors such as urbanization, infrastructure development, and government initiatives like 'Smart Cities Mission' and 'Housing for All' present abundant opportunities for expansion and innovation.

The industry is embracing technology and sustainability is reshaping real estate development, allowing us to create more efficient, eco-friendly, and contemporary living spaces. Consumer preferences for innovative amenities and experiential offerings are also driving demand for unique and value-driven projects.

While we recognize the need for agility in navigating market trends and regulations, we are confident in our ability to leverage expertise, global resources, and worldwide partnerships for success. We are committed to excellence, innovation, new age solutions like Air water and customer-centricity, and look forward to playing a key role in shaping the industry's promising future.

What is your word of advice for peers and the next generation professionals?

I believe it's crucial for peers and upcoming professionals to prioritize continuous learning and innovation with sustainability focus. In a constantly evolving real estate landscape, new age technology adaption is paramount. Embracing ESG technology and consistently updating skills are imperative in today's dynamic world. By investing in learning and harnessing the power of technology, individuals can streamline their efforts, boost efficiency, and stay at the forefront of their careers.

Redefining Real Estate in Bengaluru

Houzbay Consulting

BOPPANNA MONNAPA AND RAYAN MUNAWER FOUNDERS, HOUZBAY CONSULTING

In the fast-paced world of real estate, Houzbay Consulting stands as a paragon of innovation, strategic foresight, and relentless pursuit of excellence. Led by the visionary founders, Boppanna Monnappa and Rayan Munawer, Houzbay Consulting has not only charted a path of remarkable growth but also redefined the standards for success within the industry.

As we delve into the ethos and achievements of the company through the insights of its leaders, we uncover the pillars of its success, the vision that propels it forward, inspirations, and aspirations that make Houzbay Consulting the largest mandate holder of plotted developments in Bangalore with 14 mandate projects to its name.

A Year of Unprecedented Success

2023 emerged as a remarkable year for Houzbay Consulting, setting a new precedent in the real estate industry by selling over 600 plots, thereby realizing a substantial 40% increase in overall revenue from the year before. This significant achievement not only underscores their robust growth trajectory but also solidifies their position as the leading mandate holder in Bangalore. This milestone serves as a powerful testament to Houzbay Consulting's unparalleled expertise, the profound



L- R- Rayan Munawer & Boppanna Monnappa

trust they've established within the market, and their unwavering commitment to innovating and elevating the real estate sector to new heights.

Inspiration and Aspirations

Looking up to figures who have revolutionized industries is a hallmark of true leadership. Boppanna and Rayan find their inspiration in the Founder of Magicbricks, Mr. Sundar Rajgopal, who built Magicbricks from the ground up. His extraordinary journey of elevating Magicbricks to a leading position in the market encapsulates the quintessence of innovation, resilience, and forward-thinking leadership. This relationship illuminates the pathway for Houzbay, instilling a belief in the power of enduring commitment and innovative leadership.



RECOGNIZING THE SECTOR'S RAPID GROWTH AND ITS SIGNIFICANT CONTRIBUTION TO INDIA'S GDP, HOUZBAY ENVISIONS A FUTURE WHERE TECHNOLOGY AND INNOVATION DRIVE THE INDUSTRY FORWARD. OUR APPROACH IS NOT JUST ABOUT ADVANCEMENT; IT'S ABOUT BUILDING A FUTURE WHERE THE REAL ESTATE INDUSTRY BENEFITS ALL THE STAKEHOLDERS—CUSTOMERS, DEVELOPERS, AND CHANNEL PARTNERS.

Setting New Goals

As Houzbay Consulting looks to the future, it's clear that complacency has no place in their strategy. The ambitious goal to quadruple revenue by 2024-2025 is just the beginning. They are poised to tackle the most pressing real estate challenges head-on by harnessing cutting-edge technology. This commitment extends beyond mere profit; it's about reshaping the real estate industry landscape as we know it. With 14 mandate projects propelling them forward, Houzbay is dedicated to transforming Bangalore's real estate landscape. Their strategy involves not just financial growth but also a commitment to innovation and setting new industry standards, illustrating their vision to revolutionize and lead in the prop-tech domain.

Pride in Trust and Organic Growth

Houzbay Consulting's commitment to trust and organic growth extends into unprecedented practices like making brokerage payments to channel partners within 48 hours, setting a new industry standard for efficiency and reliability. This practice not only underscores their dedication to fostering strong, trust-based relationships but also highlights their integrity towards business operations. The team's pride stems not just from achieving growth but from how they grow—through transparent, honest interactions and a visionary approach that anticipates the future needs of real estate, setting Houzbay apart as a leader in fostering sustainable and trust-based relationships within the sector.

Vision for the Future

Houzbay Consulting is setting the stage for a revolution in Bangalore's real estate landscape, leveraging cutting-edge technology to streamline operations, enrich customer experiences, and champion eco-friendly development. Houzbay envisions a future where technology and innovation drive the industry forward. Their approach is not just about advancement; it's about building a future where the real estate industry benefits all the stakeholders—customers, developers, and channel partners.

Advice for the Next Generation

To peers and aspiring professionals, the founders of Houzbay Consulting extend a nugget of wisdom that's both timeless and transformative: the power of embracing change and mastering adaptability. The real estate landscape is ever-evolving, and success belongs to those who can navigate these changes with agility and creative innovation. Building your legacy is akin to a marathon, demanding not just speed but endurance, patience, and the resilience to withstand challenges. It's a journey of continuous learning, steadfast commitment to your vision, and the courage to lead through innovation, aiming to leave a lasting impact in the ever-changing real estate world.

Nature Inspires Me

MILI MAJUMDAR
MD, GBCI INDIA, SENIOR VP,
RESEARCH & INNOVATION, USGBC

What has been your most significant achievement in the year 2023?

2023 is a year to remember for me, as I was recognized by my alma matter of Indian Institute of Technology Madras as a distinguished alumnus. Education and formative years of an individual shapes how one can progress in life both personally and professionally. I'm hugely indebted to IIT for shaping me as a student who can work hard, apply rigor and innovative techniques to work and excel in profession.

I also took over a global position in my organization in 2023, and am leading Innovation and Research @ U.S Green Building Council. My new role enables me to work with a team of uniquely qualified experts responsible for driving thought leadership, identifying market trends and opportunities, expanding the green building body of knowledge, and informing product strategy and optimization.



THERE IS NO SHORT CUT TO HARD WORK AND THERE IS NO ALTERNATIVE TO INTEGRITY, EMPATHY AND HONESTY OF PURPOSE.

Who do you look up to for inspiration?

I draw inspiration from leaders in field of sustainability, and women who have innumerable skills to navigate life amidst all chaos and tranquility. I draw a lot of inspiration from nature that has myriads of examples of harmony and beauty. I get inspired by young generation who have innovative ideas and possess unique skill sets.

What are your current goals?

My current goal is to pursue my work with excellence and sustain my passion for the cause that I work for, a greener and cleaner environment.

What is your outlook for the future of the industry?

Industry looks very positive in growth, albeit with sustainability being recognized as a core value for every industry. We need to be mindful of green washing and be true to the cause.

Need To Humanize Urban Density

GURMIT SINGH ARORA
 NATIONAL CHAIRMAN,
 CII – INDIAN GREEN BUILDING COUNCIL

What has been your most significant achievement in the year 2023?

Our most significant achievement has been the introduction and implementation of Net Zero Energy, Water, Waste & Carbon ratings from CII – IGBC. Another significant achievement is that CII – IGBC has become the second largest Green Building Council in the world and by far, the largest in India. We are pleased to achieve a target of 1,150 Cr. Sq.ft. of green footprint in over 14,000 projects.

Who do you look up to for inspiration?

Dr. Prem C. Jain, Past Chairman of CII – IGBC and recipient of IGBC Hall of Fame Award, had motivated me over 20 years back to associate with the green building movement in our country. I am inspired by the fact that we have been able to bring about and create the Indian Green Building Council with all our ratings made by Indians for India’s five climatic zones and for the Indian construction industry.

What are your current goals?

With a starting of merely 20,000 Sq. ft. in 2001-23, now covering 1,150 Cr. Sq. Ft., our goal is 5,000 cr. Sq. ft. by 2047. Our target is not to remain the second largest Green Building Council worldwide, but soon become the number one worldwide.

What is your outlook for the future of the industry?

Our country is urbanizing @ 6.7%. Further the PMAY program is implementing a 300 Sq.ft. pucca house for every urban poor. There is a construction boom, and I feel, the building industry will grow around 15 to 20% in the next three years. The future is bright; however, this needs to be planned in a green and sustainable manner or our cities can result in non-planned chaotic conditions.



IT IS IMPERATIVE THAT WE REDUCE OUR CONSUMPTION OR PRODUCE ENERGY THROUGH RENEWABLE MEANS, RECLAIM EVERY DROP OF USED WATER, TURN WASTE TO WEALTH AND THEREBY BECOME CARBON NEUTRAL.

IT'S NOT INDIA'S DECADE, IT'S INDIA'S CENTURY

Year 2023 is done and dusted. Now unfolds 2024 with a new chapter for the country to shine bigger and brighter. Whether India will set another scale of growth story is a wait and watch game.

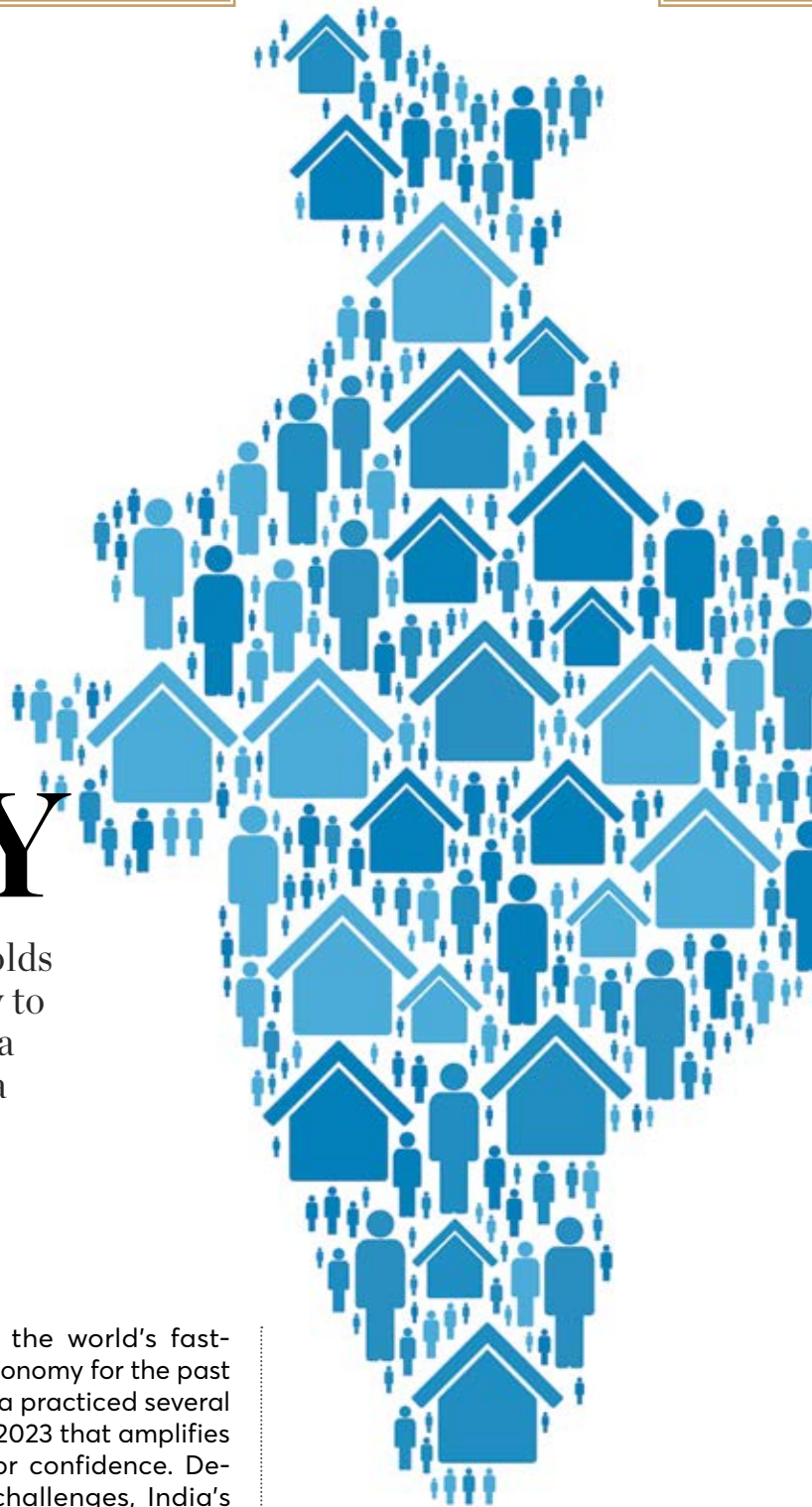
By: Sajana Nambiar

With the prophecy of the Indian economy to grow at 7.5 percent in 2024, by the world bank the growth story of Indian economy looks positive this year and in the coming years too. While the previous year 2023 already was marked as one of the most successful years for the country, the current year also looks bright for the nation in terms of economic growth.

Tagged as the world's fastest-growing economy for the past two years, India practiced several expansions in 2023 that amplifies foreign investor confidence. Despite all the challenges, India's GDP has continued to do better giving the country the identity of a fastest growing one among the G20 economies.

The growth story has a lot to do with the structural factors such

as favorable demographics, rapidly increasing digitization, and the well-designated policies to boost manufacturing. While other major





INDIA IS THE THIRD LARGEST DIGITALIZED COUNTRY IN THE WORLD, ONLY BEHIND THE UNITED STATES OF AMERICA (USA) AND CHINA, INDIA HAS EMERGED AS THE WORLD'S THIRD LARGEST STARTUP ECOSYSTEM WITH OVER 1.25 LAKH STARTUPS AND 110 UNICORNS. THE PER CAPITA INCOME OF INDIA IS LIKELY TO GROW AROUND 70% BY 2030 THAT WILL MAKE THE COUNTRY A MIDDLE-INCOME ECONOMY.

economies of the world had been reeling under the threat of recession, India managed to keep its economy shielded from the fallouts of the international geo-political situations, supply chain & oil price fluctuations.

There are no doubts that a lot more can be achieved. And there are a few question marks on addressing the growth pangs. Country's problems such as a crumbling rural economy, weak infrastructure and a low-skills workforce has been a talking point among the economists and experts.

Poverty and income inequality, agricultural distress, infrastructure deficit, corruption and red tape, environmental sustainability require long terms solutions that will determine the on-ground real development of India as a nation of its people in the coming years. Addressing these underlying challenges that continue to plague India's economy despite the strong growth prints is a major concern for the policy makers and various initiatives have been set in place by government as well as private institutions to deal with these difficulties.

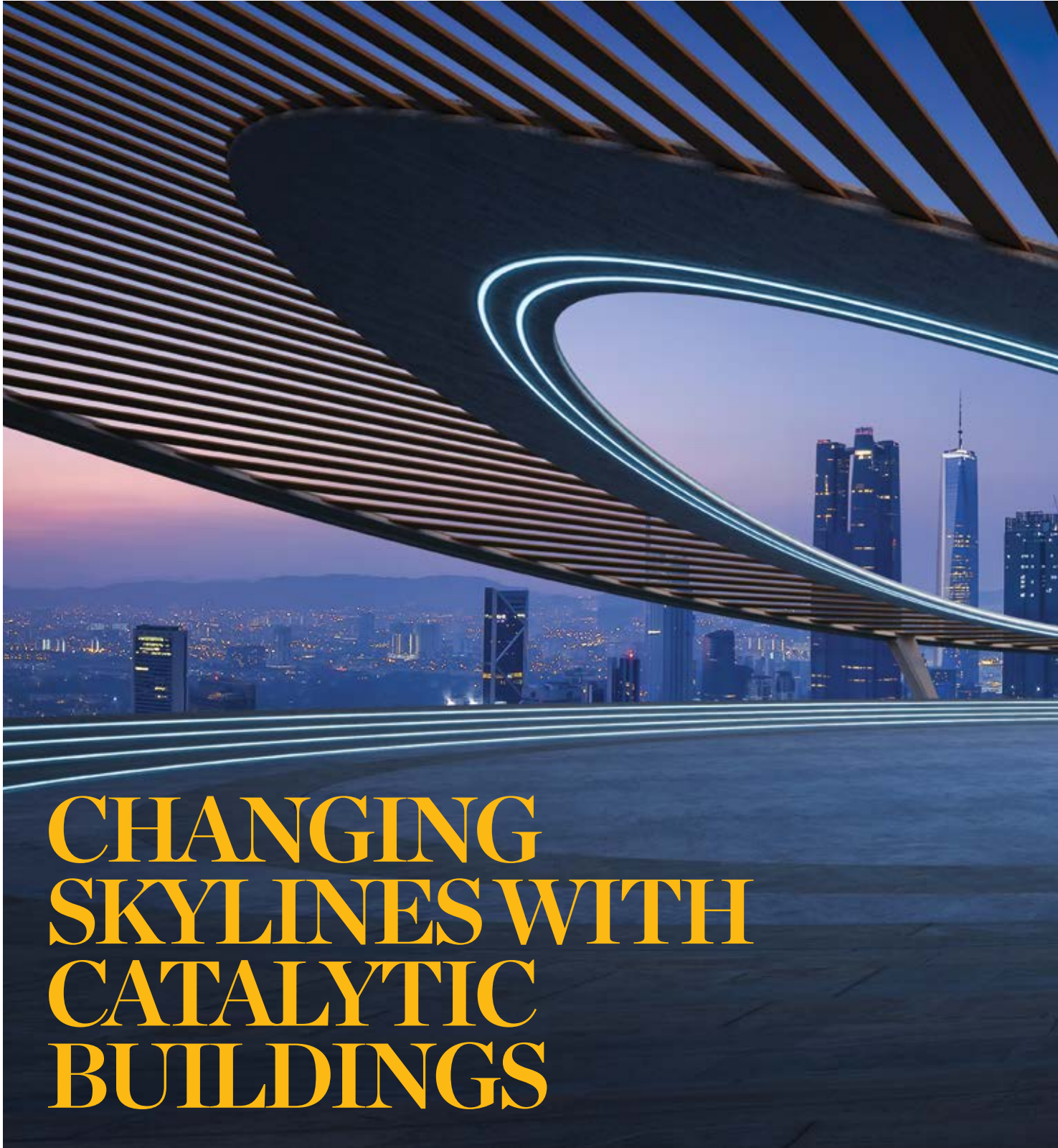
A lot has been written in international forums and media about the growth trajectory of the Indian economy. Of course, the country stands like a bright spot in the gloomy world. However, what will keep this growth story intact in the coming years is when the actually daunting problems of the nation are addressed with expeditious priority and understanding

India is a land of diversity and its economy is a multifaceted with dynamic system. The future growth and development will depend on a variety of economic, social and political factors all put together. There is a clear thrust towards mak-

INDIA WILL BE THE WORLD'S FUTURE TALENT FACTORY AS IT WILL HAVE 20% OF THE GLOBE'S WORKING POPULATION BY 2047. IT WILL NOT ONLY BE INDIA'S DECADE, BUT INDIA'S CENTURY, WITH ALL KEY ELEMENTS IN PLACE - A LARGE WORKING POPULATION, MULTINATIONAL COMPANIES REIMAGINING GLOBAL SUPPLY CHAINS, AND A COUNTRY LEAPFROGGING AT DIGITAL SCALE-TO ACHIEVE SOMETHING SPECIAL NOT JUST FOR THE INDIAN ECONOMY, BUT POTENTIALLY FOR THE WORLD.

BOB STERNFELS, CEO, MCKINSEY & CO.

ing India a manufacturing hub, in Global Capability Centres (GCCs), India has found its next driver of services exports, the corporate and financial sector balance sheets are in a healthy position and to top it all one of the youngest demographics of India can transform the social and economic fortunes of the country.



CHANGING SKYLINES WITH CATALYTIC BUILDINGS



THE REAL ESTATE SECTOR IS A DYNAMIC SPACE THAT IS DRASTICALLY EVOLVING WITH EVER MORE INNOVATION AND CREATIVITY. CUSTOMER CENTRICITY IS THE CENTRAL THEME FOR ANY PROJECT. THIS ANNIVERSARY ISSUE WE HAVE COLLECTED A FEW OF THE REMARKABLE PROJECTS FROM ACROSS THE COUNTRY THAT ARE REDEFINING DESIGN AND DEVELOPMENT AS WE KNOW.



THE NEW AGE ARCHITECTURE + ENGINEERING

Engineering is no more a second cousin to architecture. The high-performance materials, technologically superior structural systems are creating new aesthetic language. The buildings are not only required to look beautiful, but must have features of disaster resistance, smart monitoring and sustainability.

The developers of modern developments in India have further added another layer of 'happiness quotient' of the buyers to the design and engineering of the projects.

COMING OF AGE OF REAL ESTATE

As the projects featured here exemplify, a standout design just does not cut it anymore with the customers, technology, eco-friendly features and ease of maintenance are the new dimensions, added to the buildings of today.

Integrated developments, access to daily use facilities and lifestyle amenities in a housing or workplace have become part and parcel of design thinking. The real

estate developers of the projects illustrated in the issue have shared their thoughts on what prompted their development strategies and the way they went about to execute them.

A BUILDING IS NOT JUST A PLACE TO BE BUT A WAY TO BE

The famous architect Frank Lloyd Wright had said, "A building is not just a place to be but a way to be," and it is a timeless piece of advice. There is a profound relationship between people and the built spaces. A piece of real estate not only encapsulates the physical structure, but sets the context of various functions that shape the lives of the occupants.

The projects featured in this Anniversary issue take a cue from similar sentiment and have successfully established a connect between the building and the humans. From residential to commercial use projects, the common thread among all these developments is their unequivocal focus on adding to the consumer experience.



DECODING CONSTRUCTION TRENDS

The real estate industry in India is on the cusp of transformation. expansion. Factors such as urbanization, technological advancements and rapidly increasing consumer awareness are fueling abundant changes in the project construction.

Acceptance of smart automation and building management systems with minimal reliance on human intervention are the harbinger of a massive change in the way developers are designing and constructing projects. From BIM and project management software to Pre-fab systems and advanced construction materials, the real estate sector has started to embrace new technological advancements to optimize resource, time and cost efficiency.

GREEN BY CHOICE

Inclination towards green construction practices reflects the rising awareness not only among the industry stakeholders, but also the customers of the projects. The

buyers have started to seek environmentally cohesive alternatives from, solar lighting to rainwater harvesting and ecofriendly waste disposal. The change is reflected in the government mandates and incentives too for such initiatives.

BEAUTIFUL CITY MAKERS

Giving credit where it lies, the real estate developers are diligently building new skylines of the cities. The new India is beautiful, its modern and its functional. The heart of the country lies in its smaller towns and cities and they too are seeing a platitude of projects with new design and construction practices.

The projects that we have compiled here are just a few of many that are in the making and are set to contribute to the progress of India. They reflect the prevailing ideologies, technological innovations, and cultural sensibilities.

ASPIRING PROJECTS SHAPING INDIA

There is a growing realization that just as people influence the buildings and built spaces so does the built environment impacts the human behavior. Beyond their utilitarian functions, buildings provide a sense of belonging and continuity. The injunction of IoT, AI/ML and Digital Twins are taking the projects to the next level of technological advancements, yet the symbiosis between humanity and its architectural creations remains deep.

QUOTES TO INSPIRE YOUR NEXT PROJECTS

The true value of any project lies in its ability to foster innovation, sustainability, inclusivity and enhancing the well-being of its occupants. What makes a project remarkable is, in addition to its high-tech infrastructure, the ability to foster a sense of community, among its residents. Architecture is an art form that has the ability to delight, inspire, and transform. And investing in real estate is everyone's dream. Here are some quotes that showcase the potential of building cities and the power of urban innovation.

By: Sapna Srivastava

CITIES ARE WHERE DREAMS ARE MADE

- ▶ "A city's environment is shaped not only by people who have an important influence, but by everyone who lives or works there." Robert Cowan
- ▶ "The future of cities lies in their ability to harness the power of technology to solve complex urban issues and create sustainable, livable communities." – Michael Bloomberg
- ▶ A city is not gauged by its length and width, but by the broadness of its vision and the height of its dreams. Herb Caen

ARCHITECTURAL CREATIVITY & VISION

- ▶ "Architecture should speak of its time and place, but yearn for timelessness" - Frank Gehry
- ▶ "If a project is intense, valid, and has a powerful idea, its imperfections will be in the background" - Alberto Campo Baeza
- ▶ "The difference between good and bad architecture is the time you spend on it" - David Chipperfield

BUILDING REAL ESTATE WEALTH

- ▶ "I would give a thousand furlongs of sea for an acre of barren ground." Shakespeare
- ▶ "Buy land, they're not making it anymore." Mark Twain
- ▶ A funny thing happens in real estate. When it comes back, it comes back up like gangbusters." Barbara Corcoran

RETHINKING URBAN FUTURE

- ▶ "Urbanism works when it creates a journey as desirable as the destination." Paul Goldberger
- ▶ "Growth is inevitable and desirable, but destruction of community character is not." Edward T. McMahon
- ▶ "City growth has caused climate change, but that growth is also what's going to get us out of it." Matthew Kahn



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rahul.salve@exchange4media.com|realtyplus@exchange4media.com

A Formidable Pillar of Indian Real Estate

Bijay Agarwal, Managing Director, Sattva Group recounts his journey, company's achievements and the industry's evolution over the years.



**BIJAY
AGARWAL**
MANAGING
DIRECTOR
SATTVA GROUP

JOURNEY OF 30 YEARS OF SATTVA GROUP

My journey began in 1993 when I moved to Bangalore. As people know, I'm a first generation entrepreneur. At the start of my career, I chanced upon a project which led me on this journey. The very first project that I undertook, was to complete a small building on double road called Money Chambers. The small team with who I started my journey, is still my core team, and we have built the Sattva group together. In 2006 we unveiled one of Bengaluru's first IT Parks—GR Tech Park a landmark state-of-the-art commercial property in Whitefield. In 2010, the Sattva group earned the prestigious CRISIL-A stable rating that it holds till today, an on-going testament to our commitment to quality and reliability.

THE RESIDENTIAL SEGMENT OF SATTVA

For over a year now the residential real estate segment has been performing tremendously well in the top metros across the country. Mid-segment to premium and uber-premium categories are bringing in incredible sales. Real estate players have realised the importance of residential projects that cater to all segments. At Sattva, all our projects are built keeping in



Sattva Knowledge Park, Hyderabad



Sattva LakeRidge, Kokapet, Hyderabad

mind convenience of location and amenities which make for holistic living. These insights have led to exceptional sales figures and worked for us. We are bullish about the residential sector in the future.

SATTVA'S STRONG PRESENCE IN COMMERCIAL REALTY

We made our foray in Hyderabad a decade ago. Our flagship project, Sattva Knowledge City at Hitec City, offers 11 million sq ft of built-up area and is a sterling example of innovation. The project is one of the largest IGBC-certified, platinum-rated green buildings in India. Sattva Knowledge Park is built on 5 million sq ft., and Sattva Knowledge Capital comprising of 3.20 million sq ft is also located in the Financial District. The upcoming Image Tower that is being built on an area of 3.40 million sq ft will be an architectural marvel and will stand at a height of 400 ft. It is expected to be home to several animation, gaming, and entertainment professionals. This is being constructed in collaboration with the Telangana government.

FUTURE PLANS

On the anvil are many upcoming residential projects in Bengaluru and other cities. While consolidating our

strength in the commercial space, Sattva will also focus on its residential portfolio. Luxury row houses, villas, apartments and plotted development are on the cards in major cities like Bengaluru, Pune and Hyderabad. In the next one year a substantial increase in the residential portfolio is being planned across these cities.

We are also excited about our growth in North Bengaluru. The group recently launched Aeropolis and Park Cubix near the international airport and met with great success and more projects are being planned here. In Hyderabad we launched Sattva LakeRidge a luxury project in Kokapet comprising 900 flats on 3 million sq ft., which was a sell-out. Several million sq ft are in development in the residential and commercial verticals of Hyderabad.

Sattva is also focussing on its hospitality vertical. We are coming up with a 33-acre luxury Taj resort in Yelahanka, Bengaluru, that will have 300 keys and branded villas on 15 acres. We are expanding aggressively in Co-working (Simpliwork), as well as in Co-living (Colive) and have ambitious plans in these two verticals. With several exciting future projects on board, Sattva is optimistic about the future.

SIGNIFICANT MILESTONES IN THE LAST 3 DECADES

The year 2023 marks three decades of our presence in Bengaluru, and we also entered Hyderabad and other leading cities.

Sattva was a front runner in commercial tech parks in the early 2000's. The company built the Softzone IT Park at Bellandur, before completing 10 million sq ft of construction in 2010.

With more residential properties in Bengaluru, Sattva would slowly become a brand that people recognise. Today, we have achieved over 140 projects and 53 are in the residential space.

We had the first mover advantage in Hyderabad, with 25 million sq ft of commercial space completed.

All our commercial structures are IGBC certified with platinum and gold ratings.

Today, we stand at 80 million sq ft of completed space, 65 million sq ft and 23 million sq ft of upcoming and ongoing projects respectively, in various cities.



PIRAMAL ARANYA

RESIDENTIAL PROJECT BY
PIRAMAL REALTY AT RANI BAUG, BYCULLA, MUMBAI

Nestled adjacent to Rani Baug in Byculla, Piramal Aranya emerges as a development where exclusivity and sophistication define the lifestyle. Flanked by mesmerizing views of the Mumbai harbour on the east and 60 acres of Rani Baug botanical gardens on the west, Piramal Aranya is situated at the crossroads of connectivity in South Mumbai, and seamlessly blends modern living with environmental harmony.

Location Advantage

Strategically positioned in the heart of South Mumbai, at Byculla, Piramal Aranya stands to reap substantial connectivity benefits from the recently inaugurated Atal Bihari Vajpayee Sewri - Nhava Sheva Atal Setu, which connects Mumbai and Navi Mumbai.





Our vision is to not just create homes, but lifestyles that inspire and rejuvenate. Spanning over seven acres, Piramal Aranya features three meticulously designed towers with Rani Baug on one side & the Eastern Harbour on the other. We are proud to have delivered our first tower in south Mumbai - 'Avyan', at Piramal Aranya. Also, part of this development is Byculla's tallest tower, Arav, standing 283 meters above the ground. Redefining opulence with breath-taking views, Aranya sets a new standard for urban living, creating a unique blend of sophisticated design and state-of-the-art amenities.

Gaurav Sawhney,
CEO, Piramal Realty

Unique surroundings

Steeped in history and culture, the neighbourhood is filled with stories and adventures for urban explorers. It's a blend of communities & one can find places of multiple faiths such as the Mevawala Parsi fire temple, the Magen David Synagogue, Gloria Church, the Hasnabad Dargah & the Sheth Motisha Adheshwarji Jain temple, in close proximity to the site.

The Well-Crafted Design

The smart design of these apartments ensures luxury and privacy. Grand floor-to-ceiling windows provide dramatic views that evolve over the course of the day, fostering a close connection between the natural and built environments. From sophisticated interiors to well-crafted orientations, the apartments are bathed in natural sunlight and harmoniously blend wellbeing with the comforts of modern living.

The Amenities

Piramal Aranya stands as the embodiment of sophistication, opulence with state-of-the-art amenities. With an inspiring design that radiates finesse and elegance, it sets a new standard for comfortable living. The residence features a Swimming Pool, an Observatory Deck, a Fitness Center, and a Yoga Lawn, fostering a lifestyle that emphasizes and prioritizes well-being and health. The 40+ thoughtfully selected amenities spread across one lakh sq. ft., create an environment that embraces a wellness-centric lifestyle. Whether you seek athletic pursuits or want to provide a joyful experience for your children in recreational areas, Piramal Aranya's offerings cater to every aspect of a balanced, elevated and enriching life.

RERA No:

Wing A (Avyan): P51900003324,
Wing B (Arav): P51900018039,
Wing C (Ahan): P51900020330

Current status of construction:

Avyan: Delivered
Arav: Under construction & nearing completion
Ahan: C1 & C2 under construction

Date of Project Delivery:

Avyan Delivered
Arav: 31.12.2025
Ahan 1: 28.02.2027
Ahan 2: 31.12.2027

Plot size: 7 acres

No. of Towers & Units:

The project consists of three towers, collectively offering a total of 1,350 residential flats.

CONSULTANTS

- Design Consultants: Make Architects
- Construction Partners: Larson & Turbo (L&T)
- Vertical Transport Consultants: Lerch Bates
- Associate Design Architects: Sandeep Shikhre & Associates (SSA)
- Structural and Services Engineers: BuroHappold
- Lead Landscape Architect: EDSA
- Lead Interior Designers: Hirsch Bedner Associates
- Project Lenders: HDFC Ltd.

EARTH 1 BY VTP LUXE

LUXURIOUS RESIDENCES BY VTP REALTY AT TOWNSHIP
CODENAME BLUE WATERS, MAHALUNGE, PUNE.



Earth 1 by VTP Luxe comprising luxury residential apartments (2, 3 & 4 bedrooms) with simplex & duplex options by VTP Realty (Pune's #1 Developer for 6 consecutive years), is a large luxury condominium amidst scenic Mahalunge hills, overlooking the Mula River.

The project has a 4-acre expansive designer landscaped amenity space with a modern international design language that binds the elevation. While, entry gates, tower lobbies and the amenity design give a highly luxurious global appeal, the vanishing edge swimming pool with an island, jacuzzi, kids pool and bubbler beds, is landscaped with exotic palm trees.

A world-class two-level glass clubhouse awaits, promising lavish soirees and relaxed evenings. The clubhouse hosts an indoor party

hall along with indoor games room, a work from home zone including a meeting room and an al-fresco café seating on the upper level. In addition, specially designed spacious simplexes & duplexes provide for the large Indian joint family lifestyle.

Internal Luxury Specifications

- ▶ Large-sized marble finish glazed vitrified tiles – 6' x 4' and 5'4" x 2'8"
- ▶ Large windows with tinted glass
- ▶ Veneer finish main entrance door
- ▶ Aesthetically designed balconies toughened glass with S.S. railings & masonry wall for utmost safety PVC false ceiling with LED spot lights for all balconies
- ▶ High quality lustre paint
- ▶ Smart home features- digital lock-Yale or equivalent, featherlike touch

pad switches, smart home automation control hub, motion sensor lights in all baths, 3-tier security system and video door phone connected to the smart phone

- ▶ Designer CP & Sanitaryware- Grohe/Kohler or equivalent brands

VTP Realty's Commitment

- ▶ Better Design: Focus on aesthetics and functionality
- ▶ Better Build: High-quality construction with a focus on sustainability
- ▶ Better Care: Transparent and supportive buying experience with excellent after-sales service
- ▶ MLA Advantage guarantees maximum liveable area in the same carpet area built with the highest quality and justified pricing
- ▶ We prioritize customer satisfaction through every step from design



Today's families are well travelled around the world and are exposed to a global lifestyle. And they seek to replicate the similar experience back home. Earth1 by VTP Luxe is a project that we have designed keeping the global lifestyle of the well-heeled. Whether the smart features within their lavishly designed and well-ventilated homes or the vast open space and multitude of amenities at their doorstep, we have thought about every small detail. I am proud that Earth1 by VTP Luxe has enjoyed a lot of love from the customers and is the fastest selling luxury project of Pune West!.

Sachin Bhandari,
Executive Director & Chief Executive Officer, VTP Realty

to transparent transactions and post sales support.

- ▶ Higher Return on investments & before rentals

Amenities

- ▶ Vanishing edge large swimming pool with bubbler bed, jacuzzi & floating deck
- ▶ Two party lawns with cove seating, pavilion & pergola
- ▶ Sit-out with amphitheatre, chit-chat plaza, food / catering arena
- ▶ Jogging & cycling track, meditation / yoga lawn
- ▶ Stage with ribbon shaped seat
- ▶ Flower garden, zen garden, swing plaza, multiple landscape lawns, herbal garden.

Family

- ▶ Vanishing edge large swimming pool with bubbler bed, jacuzzi & floating deck
- ▶ Two party lawns with cove seating, pavilion & pergola
- ▶ Sit-out with amphitheatre, chit-chat plaza, food / catering arena
- ▶ Jogging & cycling track, meditation / yoga lawn
- ▶ Stage with ribbon shaped seat
- ▶ Flower garden, zen garden, swing plaza, multiple landscape lawns, herbal garden

Clubhouse

- ▶ Two multipurpose halls with extension into party lawn
- ▶ Gymnasium with changing rooms
- ▶ Indoor games room with Table tennis & pool table
- ▶ Viewing deck

Kids

- ▶ Kids pool
- ▶ Children play area with sand bed and rock-climbing wall

Senior Citizen

- ▶ Acupressure pathway
- ▶ Senior citizen lawn
- ▶ Senior citizen plaza with chess

Work From Home

- ▶ Work from home facility with meeting room
- ▶ Solar pods with sitting area

Sports

- ▶ Skating rink
- ▶ Multipurpose court, tennis court, half basketball court
- ▶ Net cricket
- ▶ Mini golf lawn

Township Highlights Riverside Promenade

- ▶ Multiple grand entrance plazas
- ▶ Around 1km. riverside promenade with large landscaped zones

RERA No:

P52100048489, P52100051025, P52100052414

Current Status Of Construction

Under Construction

Date of Project Delivery

Phase 1- 31/12/2027
Phase 2- 27/10/2028
Phase 3- 30/04/2029

Plot Sizes

Phase 1- 4653.63 Sq. Mt.
Phase 2- 1554.12 Sq. Mt.
Phase 3- 2316.7 Sq. Mt.

No. of Towers & Units

Total 7 Towers & 1680 Units

Project Architect & Designer

VKa Architect

Project FM company

Knight Frank/JLL

- ▶ Grand club & spa
- ▶ Yoga & Fitness Centre
- ▶ High-street shopping, convenience store
- ▶ School & Creche
- ▶ Hospital, police station, fire station & bus stop
- ▶ 5 professional sports academies (Cricket, Swimming, Badminton, Lawn Tennis & Horse Riding)



SHETH AVALON

BY ASHWIN SHETH GROUP AT THANE WEST

Sheth Avalon is a niche living experience ensconced on Thane's Platinum Belt, along with some of the city's finest residences, business spaces and retail experiences. It features a plethora of modern high-end amenities, an advantageous location and 5.5 acres of lush landscapes.

The project provides its residents with a sophisticated space and excellent connectivity and exclusive amenities for 4- & 5-bedroom apartment owners like concierge services.

With well-renowned designers and architects such as Sussanne Khan, ZZ Architects and Coopers Hills lending their design and architectural brilliance, Sheth Avalon is a story of luxury realized through superior design and functional planning.

Project Highlights

- 9, 61, 217 sq ft construction
- Wings A & B - Basement + ground + 4 level podium + upper silt + 32 storeys
- Wing C - Ground + 4 level podium + upper silt + 28 storeys

Amenities

Ready - Amphitheatre; Jogging Track; Open Gymnasium; Kids' Play Area; Basketball Court; Landscaped Garden; Indoor Games Zone; Senior Citizens' Zone

Upcoming - Central Lawn; Toddlers' Play Area; Pavillion; Volleyball Court; Swimming Pool; Café; Mini Theatre; Library; Spa & Salon; Banquet Hall; Toddlers' Jungle Gym; Bar; Eco Deck; Squash Court; Arcade Room; Cards Room; Kids' Pool; Kids' Gym

Configuration

- 3-, 4- and 5-Bedroom Residences

Carpet Area

- 3 BHK – 1455 sq. ft; 1469 sq. ft
- 4 BHK – 1846 sq. ft; 1847 sq. ft

Partners

- Landscape designed by Belt Collins, Singapore
- Design and Architecture: ZZ Architects and Coopers Hills

Status

- OC received for Phase I
- Phase II - Under-development

RERA number

- Phase I – 2, 2.5, 3 & 4 BHK. MAHARERA No. P51700001729

- Phase II – 3, 4 & 5 BHK. MAHARERA No. P51700015517



EDMONT - AURELIA

BY ASHWIN SHETH GROUP AND K HEMANI AT
KANDIVALI WEST, MUMBAI

From the makers of 14 iconic landmark projects in Kandivali, Sheth Edmont is the 15th project of Ashwin Sheth Group.

The design philosophy for the Edmont-Aurelia project by Ashwin Sheth Group and K Hemani revolves around creating modern, contemporary spaces that are both aesthetically pleasing and highly functional. It focuses on clean lines, minimalism, and fluidity, reflecting current design trends while ensuring that the spaces are practical and comfortable for residents. This approach aims to strike a balance between sophistication and usability, providing residents with a living environment that is visually appealing and conducive to their lifestyle.

The 2.02 acres of mixed develop-

ment comprising three meticulously crafted towers, EDMONT Aurelia will be launching in the first phase. The 51-storey tower is one of the tallest towers in Kandivali West with views of Manori Creek and Open Green Lush Views. The project includes 25+ Curated Lifestyle Amenities Vastu-compliant homes.

Connectivity and Infrastructure

Nestled in a strategic location with seamless access to South Mumbai via S.V. Road and Link Road, EDMONT is a premier residential and lifestyle hub designed to cater to the diverse needs of discerning homebuyers. The location is well-connected to major commercial hubs like Malad,

Configuration

- 2.02 Mixed Development
- 2 BHK - 4 Variants, 3BHK Smart, 3BHK Big
- Jodi Options for 2 & 3 Bed Residences

Carpet Area

- 2BHK - 761, 766, 769, 776
- 3BHK Smart - 1007, 1009
- 3 BHK Big - 1218, 1255

Partners

- Design Architects: SSA
- Landscape architect: Meta Design
- MEP Designers: Integrated Technical Services
- Structural Designer: Gokani Consultants

Status: Under Construction

RERA No.: P51800053546

Goregaon, and Andheri. With its strategic location, evolving infrastructure, and growth potential, Kandivali is poised to continue its ascent as one of Mumbai's most coveted residential areas.

EMBRACING SINGULAR LIVING

THE SELFIE REVOLUTION BY ASSET HOMES



2036, Asset Homes has recognised a unique demographic window of opportunity. This burgeoning demographic, teeming with students, young professionals, and single residents, seeks not just housing, but a lifestyle that matches their aspirations and pace of life.

Introducing Selfie: A Big Small World

Selfie by Asset Homes represents more than just a housing solution; it's a leap into the future of urban living. These private, self-contained micro-apartments epitomise innovative living solutions catering to youth. Selfie is designed for single residents and offers a compact yet comprehensive living space, encapsulating everything one needs within a mere 96 sqft.

Asset Homes is the first builder in Kerala, and possibly in India, to pioneer this concept of urban single living. With Selfie units already available in prestigious projects in Kochi and Thiruvananthapuram, the initiative has received widespread appreciation, awards, and accolades for its forward-thinking design and practicality. It's not just a living space; it's a lifestyle statement tailor-made for Young India.

Every Selfie unit is a marvel of modern architecture and design, offering a smart, space-efficient layout that includes a living space, a pantry area, and a bath area—all within 96 sqft. Equipped with modern amenities and technology-driven ambience, Selfie units

In an era where urban landscapes are rapidly evolving, Asset Homes has introduced 'Selfie' - fully-contained micro-apartments designed for the modern individual. This concept addresses the growing demand for efficient and affordable urban housing and reflects the company's pioneering vision as India's first 'Lifecycle Builder.'

Asset Homes has long been synonymous with excellence, innovation, and customer-centricity. Since its inception in 2007, the company has delivered over 76 projects, continuously pushing the boundaries of what a home can be. This stands as a testament to its dedication to crafting homes that are valuable

assets, enhancing the quality of life for its residents.

Under the visionary leadership of V. Sunil Kumar, Asset Homes has embraced the role of a 'Lifecycle Builder,' offering bespoke housing solutions that evolve with the changing needs of its customers. From students and young professionals to families and retirees, Asset Homes ensures that every stage of life is met with a living space that's just right.

The Demographic Opportunity

With India's youth population soaring to 371.4 million by 2021 and expected to remain robust until



In a world where space is at a premium and lifestyle is paramount, Selfie by Asset Homes stands out as a beacon of innovation, offering a new lifestyle paradigm for the single urban resident. It's not just about making the most of limited space; it's about reimagining what our living spaces can be.

V. Sunil Kumar

Founder & Managing Director, Asset Homes

redefine the concept of micro-living in urban India.

- ▶ This cosy living space features a king-size foldable bed, a study area, a full-length wardrobe, and more.
- ▶ A pantry area equipped with a kitchen counter, induction cooktop, sink, and storage.
- ▶ A bath area featuring smart space utilisation with modern amenities.
- ▶ Advanced technology-driven ambience, including air conditioning, a digital lock on the main door, and energy-efficient lighting.

As Asset Homes continues to innovate and evolve as a Lifecycle Builder, the Selfie concept is a testament to the company's dedication to redefining urban living, offering a glimpse into the future of compact, efficient, and lifestyle-driven housing solutions.

The selfie units are available in Asset Corridor, near Lulu Mall, Edapally Junction, and Ernakulam and are ready to move in. The multi-use development at Tarus Downtown in Technopark Phase 3, Thiruvananthapuram, features a unique tower of Selfie units at Asset Identity.

With plans to extend the Selfie

Selfie Micro-Apartments Advantage

The Selfie micro-apartments not only provide a solution to the high rental costs faced by young professionals and students but also offer a lifestyle that marries independence with community living.

Affordability: Selfie units are incredibly budget-friendly compared to traditional apartments, offering a viable ownership option against high rental outlays.

Privacy and Security: Designed with a single resident in mind, these units ensure the safety, security, and privacy of their occupants.

Luxury and Hygiene: Despite their compact size, Selfie units do not compromise on luxury and hygiene, offering a high-quality living experience.

Location and Investment: Positioned in prime locations, these units promise consistent price appreciation, making them an attractive investment.

concept to other cities and towns across India, Asset Homes is not just building apartments; it's crafting a new way of life for the urban Indian youth. The Selfie micro-apartments are a testament to the company's vision of being a 'Lifecycle Builder,' evolving to meet the progressive needs of its customers through timely innovations.



CASAGRANT SUNCITY

RESIDENTIAL TOWNSHIP PROJECT BY CASAGRANT AT KELAMBAKKAM-VANDALUR ROAD, CHENNAI

Casagrand Suncity emerges as a hallmark of luxury living, spanning 40 acres of prime real estate on the prestigious Kelambakkam – Vandalur Main Road. Nestled amidst lush greenery and captivating architecture, this Roman-Themed residential community is Casagrand's first and City's grandest township project that ushers a new era of opulence in Chennai. The community offers 5000 finely crafted Roman-themed apartments, seamlessly blending elegance with comfort to offer residents a greatest living experience.

Designed to redefine urban living, Casagrand Suncity presents meticulously crafted 2, 3 & 4 BHK high-rise apartments, featuring an impressive 2B+G+36 floors struc-

ture. Each apartment is thoughtfully planned to optimize space and natural light, ensuring a serene and inviting ambiance for its occupants. With 100% Vaastu compliant homes and zero dead space, every corner of the project embodies harmony and tranquillity, setting the stage for a truly luxurious lifestyle.

Beyond its exquisite interiors, Casagrand Suncity offers an unparalleled array of amenities designed to elevate the living experience. Stepping into the township, residents are greeted by a monumental Roman-Themed entrance gateway adorned with water fountains and majestic sculptures, setting the stage for the grandeur that awaits within. The community is meticulously planned, featuring well-designed pedestrian walkways,

bicycle tracks, and basement parking to create a 100% vehicle-free zone. Barrier-free access ensures inclusivity for all residents, while private terraces and lush green landscapes offer moments of tranquillity amidst the bustling city life.

Casagrand Suncity caters to a diverse range of lifestyle preferences of the residents. Beyond its luxurious residential offerings, this strategically planned township encompasses a quaint 30 acres of open space, incorporating 10 acres of central landscape with 3.5 acres of tropical forest. Offering a holistic living experience for the residents, the integrated township also offers a vibrant commercial district with a plethora of shopping, dining, and entertainment options. The project



also houses Casagrاند International school. Other facilities such as clinic, ATM, supermarket, shopping mall, cafeteria and other essential services will be within the community, ensuring a convenient and well-rounded living experience for its residents.

AMENITIES

Casagrاند Suncity offers an exceptional living experience with an extensive range of over 130+ lifestyle amenities and features. Residents can indulge in leisure and relaxation at the property's 2 Swimming pools of 32,000 square feet, equipped with a lap pool, slider, splashpad, basketball hoop, spa seaters, jacuzzi, and a kids' pool with a gun. The opulent clubhouse provides a serene escape with facilities such as steam, sauna, jacuzzi, a unisex salon, cafeteria, and sky cinemas. Additionally, the clubhouse boasts a multipurpose party hall, entertainment lounge, party terrace, and outdoor areas for social gatherings.

Families with children and senior citizens can enjoy a plethora of amenities tailored to their needs, including a kids' play area, jungle gym, adventure/rock wall climbing, frisbee trampoline, pedalling merry-go-round, kids' trampoline and many more

Sports enthusiasts will find them-

RERA No.:
TN/35/BUILDING/0053/2024

Current status of construction:
Under Construction

Date of Project Delivery:
30 months

Plot size:
40 acres

No. of Towers & Units
8 & 5000

selves spoiled for choice with amenities such as a soccer cage, box cricket, cricket practice net, archery, multi-ring basketball court, skating/skateboard arena, kabaddi courts, and a 100m race track, among others, designed to cater to various interests and skill levels. The project also houses indoor gaming options such as billiards, board games, foosball, table tennis, and air hockey, as well as a video games lounge and gaming arcade for entertainment. To promote overall health and wellness, the community offers outdoor gym facilities, outdoor yoga decks, walking/jogging tracks, bicycle tracks, archery ranges, and a skating arena.

Convenience is paramount at Casagrاند Suncity, with amenities



We are delighted to have launched Casagrاند Suncity, our first and largest township development in Chennai that embodies a vision of holistic living, seamlessly blending essential amenities with thoughtfully crafted green spaces and vibrant community areas. We are extremely pleased to acknowledge the overwhelming response we have received so far and we are confident that Casagrاند Suncity will further redefine the urban living landscape in Chennai by offering a unique blend of comfort, community, and contemporary lifestyle.

Ravichandran K,
Vice-President - Marketing,
Casagrاند

such as co-working spaces, ATMs, convenience stores, and clinics available onsite for added comfort and ease of access. Whether residents seek relaxation, recreation, or fitness, it provides an enriching living environment designed to cater to every aspect of modern lifestyle needs.



VAJRAM NEWTOWN - II

UPCOMING RESIDENTIAL PROJECT AT NORTH BANGALORE

VAJRAM GROUP

Established over a decade, Vajram Group is a new generation real estate company with passion for creating functional, user-centric, environmentally sustainable spaces using materials of the highest quality and engineering excellence. Our persistent quest to embrace the latest engineering technologies, diligently focus on timely delivery of projects, strong inhouse engineering and construction teams, prime location of projects and the constant pursuit of implementing excellent business standards has made Vajram Group a preferred choice for hundreds of happy customers.

With more than 3 million square feet delivered and 1,500 plus happy customers, we are now embarking on delivering 7 million square feet of living and working spaces.



NORTH BANGALORE

An area emerging as a strategic and rapidly developing location characterized by its fast-paced infrastructure projects and fantastic growth corridors, North Bangalore has become a focal point for real estate development. Leveraging our strengths in demonstrating delivery

capabilities, Vajram Group has successfully delivered 5 projects spanning around 2 million square feet, garnering happy and successful customers in this dynamic region. In line with this burgeoning landscape, our company, Vajram Group, is excited to announce our upcoming projects slated to launch in the forthcoming



We are proud to introduce Vajram Newtown - II, our latest project in North Bengaluru. With a legacy of delivering high-quality, sustainable spaces, Vajram Group continues to lead in design and engineering excellence. Leveraging our proven track record, we are excited to bring Phase II of Newtown, building upon its award-winning predecessor. Positioned strategically in North Bengaluru's vibrant landscape, Newtown - II promises architectural brilliance and construction excellence. We aim to redefine contemporary living with spacious residences and modern amenities. Join us in embracing luxury and affordability at Vajram Newtown - II.

Pavan Vajram
Founder and
Managing Director

financial year, with a collective built-up area of around 2.5 million square feet. These projects encompass a diverse range of offerings, strategically located in prominent areas such as Thanisandra, Kogilu, Yelahanka, and Jakkur, meticulously chosen to capitalize on the burgeoning potential of North Bengaluru, catering to the evolving needs of homebuyers. From spacious 2 BHK units to expansive 3 & 4 BHK residences, our upcoming projects will offer a comprehensive range of options to discerning buyers. With a focus on quality construction, innovative design, and modern amenities, these projects aim to redefine the concept of contemporary living in North Bengaluru. Whether it's the vibrant ambiance of Thanisandra, the serene surroundings of Kogilu, the urban conveniences of Yelahanka, or the picturesque charm of Jakkur, each location promises a unique living experience tailored to meet the diverse preferences of our valued customers.

UPCOMING LAUNCH **VAJRAM NEWTOWN - II**

An exquisite addition to our portfolio, nestled in the vibrant locale of North Bengaluru. Building upon the triumph of its award-winning predecessor, Vajram Newtown, renowned for its excellence and accolades such as the 'Upcoming Residential Development of The Year' award at the prestigious Times Business Awards 2021 and the esteemed title of 'Best Residential Project' in 2022. Following the resounding success of Newtown, we're delighted to introduce Phase 2 - Vajram NewTown-II. Positioned on Thanisandra Main Road, this development represents architectural brilliance and construction excellence, setting a new standard for contemporary living. This launch comes with exciting offers for customers, featuring low EMIs, flexible payment plans, and improved cash flows.

- Project Name
Vajram Newtown - II
- Project Category
Residential
- Location
Thanisandra main road, Bangalore
- Name of the Developer
Vajram Group
- RERA No
PRM/KA/RERA/1251/309/PR/060324/006684
- Status of construction
New Launch
- Date of Project Delivery
Jan 2028
- Units size
1192 - 1600
- No. of Towers & Units
The project consists of 2 towers, collectively offering a total of 272 residential flats.
- Consultants:
 Architects
Urban Frame
- Structural Consultant
Prasad Consulting & Research
- MEP Consultant
DesignTree Service Consultants Pvt Ltd
- Landscape Consultant
ecoINSCAPE
- Proof Checking
STEDRANT TECHNOCLINIC PVT LTD
- Lighting Consultant
Lighting Spaces



5 mins to upcoming metro station.



10 mins to Manyata tech park



30 mins to kempegowda Int'l Airport

FOLIUM BY SUMADHURA

RESIDENTIAL PROJECT BY SUMADHURA GROUP IN WHITEFIELD, BENGALURU

Nestled in the vibrant heart of Whitefield, adjacent to the picturesque Sheelavantakere Lake, Folium by Sumadhura offers an array of meticulously crafted 3 & 4 BHK residences with access to a plethora of upscale social amenities, seamless city connectivity and close proximity to the renowned IT hubs.

Sprawling gracefully across an expansive 16 acres of lush landscape, Folium residents are greeted by an awe-inspiring 80% open space. The crown jewel of Folium's opulent offerings lies within the illustrious confines of Club Sumadhura spanning over an impressive 50,000+ square feet with a plethora of world-class amenities and bespoke services. Folium offers a myriad of recreational amenities and leisure options tailored to suit every preference and inclination.

Folium by Sumadhura stands as a timeless masterpiece of luxury living, where the art of refined living is elevated to a sublime expression of elegance, sophistication, and unparalleled opulence.



EMAMI AASTHA

RESIDENTIAL BUNGALOW TOWNSHIP BY EMAMI REALTY AT JOKA, KOLKATA

Emami Aastha, located in Joka, Kolkata, seamlessly blends urban living with the tranquillity of nature. This premium bungalow township serves as an urban forest, offering lush greenery and diverse flora, creating a haven for residents to thrive in a community-oriented environment.

With seven distinct bungalow types, meticulously designed to cater to various preferences, residents can enjoy world-class security alongside verdant surroundings. The township offers a plethora of amenities including yoga decks, floating cafes, and serene temples, providing ample opportunities to connect with nature and revitalize the spirit.

Situated opposite the renowned Swaminarayan Temple and surrounded by esteemed educational and healthcare institutions, Emami Aastha appeals to those seeking modern living amidst natural beauty.



BRIGADE SANCTUARY

RESIDENTIAL PROJECT BY BRIGADE GROUP IN ASSOCIATION WITH IQBAL HOZHUR AT WHITEFIELD-SARJAPUR ROAD

At Brigade Sanctuary, embrace nature and rediscover nostalgia in east Bangalore! The premium homes are nestled in 14+ acres of precious nostalgia with Meticulously designed floor plans for maximum comfort and over 500 retained Trees to preserve nature's beauty.

The residential complex will have 8 Towers comprising 1275 units. The number of floors will be 2B+G+27. The project will feature an expansive 32,000 sq.ft clubhouse for leisure and recreation and more than 35 amenities to cater to your lifestyle needs.

The current status of the project is under construction and the date of project delivery is December 2028.

THE WINNER TAKES IT ALL

The world saw many turbulations in the recent years and the reverberations of those can still be felt. Standing the test of times, the global economy and social fabric has held steadfast and there is a silver lining to the dark clouds.

By: Sapna Srivastava

The natural disasters, pandemic and the regional conflicts scarred the world's population. But amidst those dark times have also emerged the stories of heroism and compassion. The tragedy and joys have brought together the people of the world with a resolute promise of building a better future for our children.

The events that have been the talking points and will continue to be the reference points include Hamas-Israel war, Turkey-Syria earthquake, Ukraine- Russia conflict, India surpassing China to become the most populous country, and its

Chandrayaan mission, the rise of AI and the 2023 being the warmest year on record.

Rising geopolitical oppositions in an increasingly multipolar world, particularly in strategic regions has once again highlighted the need for a stronger UN as an international body, to promote all-inclusive global cooperation to achieve lasting political stability and welfare of the citizens of all countries.

The natural disasters of last year and before, once again bring to urgent attention the need for sustainability measures at a war footing. Climate change is here





and its real. It effects the world's vulnerable population the most. No doubt, the world faces a race against time to reduce emissions. The Paris Agreement is a covenant of hope as it aims to strengthen the global response to the threat of climate change.

THE SIGNIFICANT SHIFTS

The world as we know has changed drastically in the last decade. The economic uncertainties, the regional instabilities, the rise of social media, emergence of new way of working and breakthroughs in healthcare are the centre points of the dawn of a new era.

Work-life Balance: The biggest game changer of the year has been the shift towards healthy balance between work and home. Gone are the days when working late hours was considered good or even recommended. This shift is evident in the real estate sector as well, with remote and hybrid working becoming a norm, workspaces are changing and real estate demand is going through an alteration. Indeed, some industries and sectors need workforce to be present at location, yet there is a realization that an equilibrium between the work and personal life helps increase productivity at work and enhances individual's physical and mental health. Another advantage of hybrid work is the less burden on infrastructure and transportation, indirectly leading to lesser carbon emissions. Each country and culture are figuring different ways to adopt to the new way of working.

Age of AI: Artificial Intelligence (AI) is transforming every walk of our life. While its use is altering the world, it is also raising important questions for society and the governance. AI systems have the ability to learn and adapt as they make

decisions and have already been deployed in sectors of finance, security, health care, legal, transportation, and infrastructure, where it is augmenting human capabilities in significant ways. However, AI is a double-edged sword; if the data used to train AI models contain biases, the resulting algorithms can exacerbate existing biases and discrimination. One of the most prominent risks associated with AI is privacy as has been seen in the case of social media. AI is here to stay and find increased adoption in a variety of sectors, the pros outweigh the cons. As we continue to figure out even more applications of AI, the policy, regulatory, and ethical issues will also find their answers in good time.

Climate Resilience: The extreme climate events such as floods, droughts, and cyclones, variabilities in temperature and rainfall, and their compounding social economic and environment level have forced governments and international organizations to chalk out a roadmap that would protect economies and people from the risks of climate change. The authorities are developing climate-action and disaster management plans that can help climate-proof lives and livelihoods. Building resilience against the impact of climate change requires cities that can adapt, bounce back and thrive in the face of unforeseen shocks. Embracing indigenous knowledge and empowering citizens are the sure shot ways for the world to beat climate change.

International Solidarity: The interdependent world requires a shared action to harness the collective strength of the people and resources of the world for a fair and just development of all. The ongoing crisis between Ukraine



LEARNINGS TO REFLECT UPON

Some of the most notable learnings for the world are saving the environment, maintaining international peace and security, developing friendly relations, supporting underprovided communities and uplifting the poor and vulnerable. The past experiences have shown that what effects one, impacts the entire world. In the current interconnected world, investment in human development and human resilience has become paramount.

and Russia and long-standing struggle between Israel and Palestine are the sad reminders of the human cost of violence and the dire need for peaceful solutions. The role of international mediation cannot be emphasized enough. The conflicts can only be solved through diplomacy. Let's not forget the world's interconnectedness poses common challenges and common solutions driven by equitable international order.

Health For All: The pandemic has once again underscored the importance of securing the health and wellbeing of people around the world. The rapid rate of globalisation has made the world smaller and no country can remain insulated from the diseases and the viruses spread in another part of the world. The silver lining of the pandemic has been the awakening of the international agencies and the governments to take action in meeting the health needs of all people. The healthcare and pharma companies of the world working together during the pandemic has set the tone for the years to come in bringing medical services and medicines within easy reach of the most vulnerable and laying the foundations for improved health for generations to come.

THE WINNING STREAK

Eight of the world's ten most populous nations (Bangladesh, Brazil, India, United States, Indonesia, Pakistan, Russia, Mexico), countries that are home to nearly half of the world's people will hold elections in 2024. There is an opportunity for these governments to enact global policies that are people-centred and can harness the benefits of our interconnected world for the greater good, recognizing our common humanity.

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