

DID YOU KNOW?



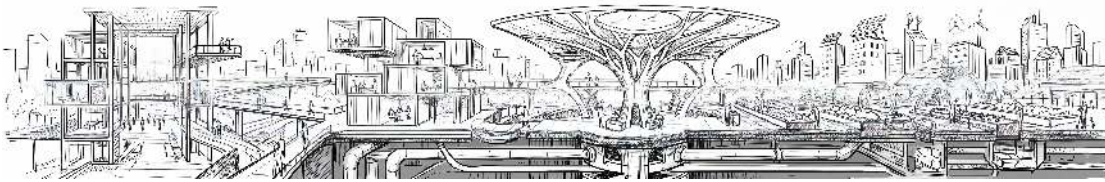
Real Estate Coverage (India)

- **Adani Starts Dharavi Rehab Homes Construction in Mumbai:** Adani Navbharat Developers began construction of **10,432** rehabilitation homes across **10 towers** on **22 acres** in Matunga, Mumbai, along with **1,379** commercial and industrial units. Eligible Dharavi residents will receive **350 sq ft** homes under the in-situ scheme. Tower handovers to DRP/SRA are phased: first five by **March 2029**, next two by **August 2029**, and remaining three by **August 2030**. ANDPL will maintain the buildings for **10 years** post-handover, with **10%** commercial space reserved for infrastructure upkeep.
- **Anarock: India Office Absorption Rises to 42.9 Million Sq Ft:** Net office absorption across...



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... India's top **7** cities rose **2%** year-on-year to **42.9 million sq ft** in **9M 2026**. Coworking led demand with a **26%** share, while GCCs hit a record **44%** of gross leasing. Bengaluru led absorption at **11.92 million sq ft** (up **20%**), and Hyderabad grew **54%** to **8.8 million sq ft**. Vacancy fell to **15.15%**, and average rentals rose **8%** to **₹97** per sq ft per month.

- **Puravankara Pre-Sales Surge 62% in Q2 FY27:** Puravankara reported pre-sales of **₹2,136 crore** in **Q2 FY27**, up **62%** from **₹1,322 crore**, with collections rising **24%** to **₹1,301 crore**. Sales area grew **22%** to **1.83 million sq ft**, while realisation improved **32%** to **₹11,651/sq ft**. The firm added **₹8,900 crore** GDV (**6.51 million sq ft**), taking H1 additions to **₹14,100 crore**. It also completed the **₹625.94 crore** Purva Zentech sale to an ICICI Prudential AMC-backed entity.
- **Kolte-Patil Logs Highest-Ever Quarterly Sales:** Kolte-Patil Developers reported record **Q2 FY27** sales of **₹1,019 crore**, up **52%** from **₹670 crore**, while **H1 FY27** sales rose **27%** to **₹1,636 crore**. **Q2** collections grew **33%** to **₹795 crore** and **H1** collections rose **32%** to **₹1,509 crore**. **H1** average realisation increased **10%** to **₹8,368 per sq ft**. The company added **six** MMR redevelopment projects with a combined GDV of **₹6,000 crore**, even as the CEO flagged softening demand, particularly in Pune.
- **Shree Cement Commissions UAE Grinding Unit:** Shree Cement commissioned a **3 MTPA** cement grinding facility at subsidiary Union Cement Company in Ras Al Khaimah, UAE, with an investment of **AED 115 million**. This raises its UAE cement capacity to **7 MTPA** from **4 MTPA**, taking overall group capacity to **76.3 MTPA**. The unit

Source: ET Realty (October 13, 2026)

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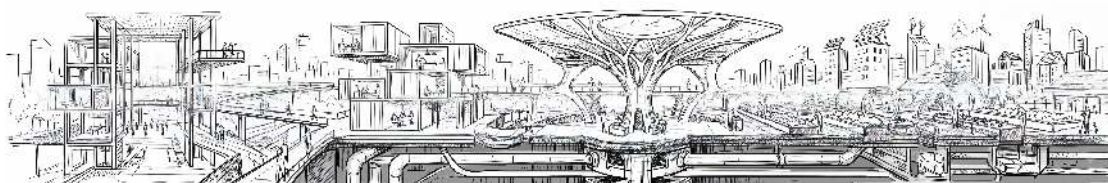
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features a Gebr. Pfeiffer MVR 6000 Vertical Roller Mill. The company's installed green power capacity stands at **634.5 MW**, with renewables forming **66%** of its energy mix in **Q1 FY27**.

- ABSL AMC, BGO Eye \$1 Billion Real Estate Credit Portfolio:** Aditya Birla Sun Life AMC and BGO's real estate credit platform is targeting a **\$1 billion** portfolio in India over the next **two-three years**. The platform has already invested over **\$200 million** since **2022** across **19 projects** in **6 cities**, focusing on residential, commercial, and mixed-use developments. Investments carry a security cover of **1.5-2 times**, combining ABSL AMC's local underwriting expertise with BGO's global real estate advisory strength.
- Godrej, RC Group and BMC Open Bandra Corridor:** Godrej Properties and RC Group, with the BMC, inaugurated a pedestrian corridor along LK Mehta Marg at Bandra Bay on **October 11**, led by Minister Adv. Ashish Shelar. It is the **first completed project** under the Bandra Bay Beautification Initiative. Upcoming phases include a Bayside Promenade with walking track, gardens, pet park and amphitheatre, followed by a mini golf course and dedicated sports zone, with support from MSRDC and Mumbai Police.
- ED Attaches ₹140 Crore Assets of Earth Infra:** The Enforcement Directorate has attached assets worth **₹140 crore** belonging to Earth Infrastructure Ltd and its promoters — **Avdhesh Kumar Goel, Rajnish Mittal, Atul Gupta, and Vikas Gupta** — in a **₹2,004 crore** money laundering case. The group allegedly collected funds from over **19,425** homebuyers without completing projects. Promoters were arrested on **June 1** under PMLA; total attachments in the case now

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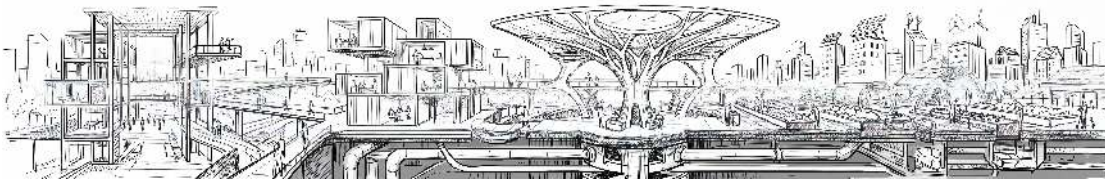
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stand at **₹352 crore**, with confiscation sought for properties exceeding **₹212 crore**.

- **DDA Launches 2,516 LIG Flat Housing Scheme:** The Delhi Development Authority announced a new housing scheme under the DDA Awaas Nivesh Yojana 2026, offering **2,516** low-income group (LIG) flats in Narela at a flat **25%** discount, with prices starting around **Rs 15 lakh**. Registrations open on **October 14** at noon, with bookings starting **October 20** via DDA's Awaas Portal. A booking amount of **Rs 1 lakh** per flat applies, alongside a non-refundable registration fee of **Rs 2,500**.
- **K-RERA Bars Builders from Passing Project Costs to Buyers:** Karnataka RERA has ruled that builders cannot levy **18%** GST on BWSSB domestic water charges, as water for household use is zero-rated. A builder was directed to withdraw the GST on a Kengeri buyer's bill and refund **Rs 1,18,487** in excess charges. Under **Sections 11(3) and 11(4)** of the RERA Act, promoters remain liable for project expenses until possession, and delay interest on over **600 days** was rejected for lack of evidence.
- **PMC to Penalize Illegal Construction Developers via Property Tax:** Pune Municipal Corporation will levy an additional property tax on developers of illegal constructions to recover demolition expenses. For a typical **1,000 sq ft** unauthorized structure, the estimated demolition charge is around **₹1 lakh**. Between **2020 and 2026**, PMC issued **24,000 notices** under the MRTP Act against unauthorised structures, yet compliance remains poor. Officials state the penalty also aims to

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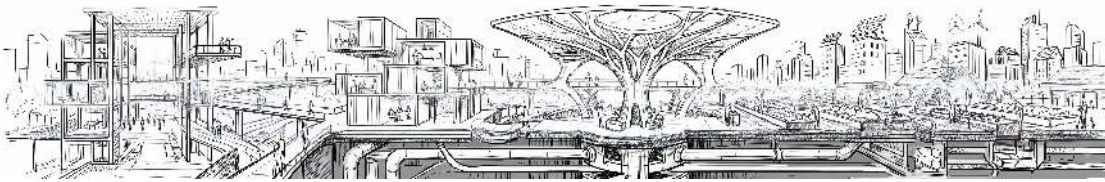
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deter future violations, though experts warn recovery failures may render the measure ineffective.

- **Ghaziabad to Auction Nine RERA Defaulters' Properties:** The Ghaziabad district administration will auction properties of **9** major RERA defaulters on **October 16** and **November 6** to recover dues from **62** identified defaulters. The **October 16** auction covers VXL Realtors' French Arc and Star MD Realcon's Shopprix Mall in Kaushambi. The **November 6** auction includes assets of **7** defaulters such as Saamag Realty, Prateek Realtors, Salvia Infra, MKS Infra, SKG Homes, Saya Homes, and Deepak Tyagi across Indirapuram, Vasundhara, and Shahpur Bamheta. DM Ravindra Kumar Mandar has directed legal action with attached properties.
- **GNIDA Grants Month Reprieve to Noida Societies:** The Greater Noida Industrial Development Authority (GNIDA) has given **1,800 families** across Plumeria Garden and Migsun Ultimo societies in Omicron 3 a **one-month** extension to procure fire safety NOCs. This follows disconnection notices issued by NPCL on **Oct 10** for **Oct 13**, after the Authority flagged missing fire certificates. Plumeria Garden (704 families, **33 kV** connection) and Migsun Ultimo (**1,108 families, 11 kV** connection) residents blame builders for pending documents and cite administrative delays.
- **DTCP Flags Building Plan Violations at Uniworld Garden-1:** The DTCP issued a show-cause notice on **Sept 19** to the RWA of Uniworld Garden-1, Sector 47, Gurugram, over deviations from approved building plans and the occupation certificate. Alleged violations include converting green space into courts, unauthorized terrace

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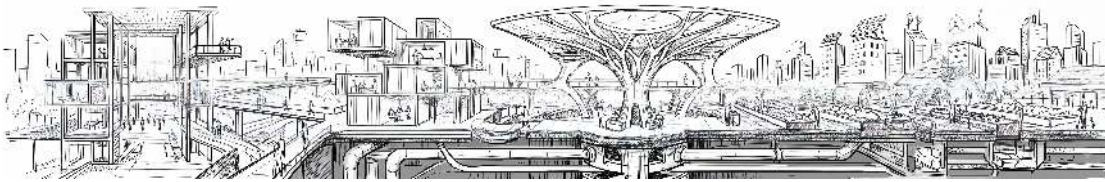
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construction in Towers **1 to 8**, and a new entry gate. The notice, under **Section 10(2)** of the **1975** Haryana Act, threatens demolition or sealing. The RWA sought **30 days** for a response and a personal hearing, citing late notice receipt on **Sept 30** versus the **Sept 28** deadline.

- **Bengaluru Apartment Owners Urge Governor on KAOMA Bill:** The Bangalore Apartments Federation met Governor Thaawar Chand Gehlot seeking assent for the **Karnataka Apartment Ownership and Management (KAOMA) Bill, 2026**, already passed by the legislature. The bill secures ownership rights over common areas, automatic recognition for associations registered under **KSRA**, and statutory rights to recover maintenance charges. However, the Karnataka Home Buyers Forum criticized KAOMA for omitting provisions on transferring common areas, contradicting **RERA** requirements.
- **PDA Plans High-Tech Township Near Iradatganj Airstrip:** The Prayagraj Development Authority is preparing a high-tech township spanning over **400 hectares** in Ghoorpur along the Prayagraj-Rewa highway, under CM Yogi Adityanath's expansion scheme. Planned after the proposed Aero City, it will feature **4–5 blocks** with parks of **4–5 bighas** each, varied plot sizes, and potential group housing flats. Land transfer from the aviation ministry awaits an inquiry committee report, led by ADM Vinita Singh, addressing encroachments on over **100 bighas** of Army-owned land.
- **Karimadom Colony Rehabilitation Project Gets Approval:** Thiruvananthapuram's district-level planning committee approved the long-pending housing project for **128 families** in Karimadom Colony,

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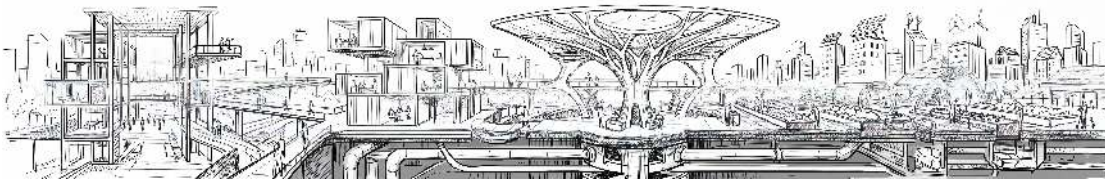
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stalled since **2023**. The corporation will release **20%** of the project cost to Costford to begin construction of **four buildings** with **32 flats** each. Each unit costs about **Rs 21 lakh**, totaling roughly **Rs 22.05 crore**, with completion targeted within **one year**. Concerns remain over accessibility for elderly residents, as the **four-floor** design excludes a lift.

- **Buxar Protests Erupt Over PMAY-G Beneficiary List Irregularities:** Villagers and public representatives protested at block offices across Buxar district, alleging deserving poor families were excluded from the PMAY-G provisional list while affluent households were included. As per DRDA, **1,24,154** potential beneficiaries were identified, with only **40,087** found eligible and **84,067** excluded. Chaugain block saw resentment over **1,014** exclusions. Officials confirmed the AI-generated list is provisional, with gram sabhas examining objections before finalization.

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