

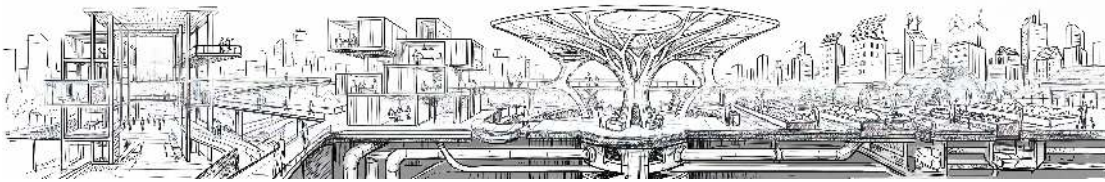
# DID YOU KNOW?



## Real Estate Coverage (India)

- **India Office Absorption Up 6% in 2026:** India's top six cities recorded **60.7 million sq ft** of office gross absorption in **Jan-Sep 2026**, up **6%** year-on-year, with new supply rising **23%** to **43.7 million sq ft**. Vacancy fell to **13%**; Mumbai recorded the lowest at **5.5%**. Bengaluru led with **18 million sq ft YTD (up 25%)**, while GCCs drove **30%** of Q3 leasing (**5.9 million sq ft**). Savills projects full-year absorption of **74 million sq ft**.
- **Prestige Estates Q2 Pre-Sales Jump 20%:** Prestige Estates recorded **Q2 FY27** pre-sales of **₹7,225 crore**, up **20%** year-on-year, with H1 at **₹13,804.3 crore**. The quarter saw **3,910 units** sold across **5.84 million sq ft** at **₹12,375 per sq...**





... **ft.** The firm plans launches exceeding **₹40,000 crore** across five cities. **CPP Investments** will invest **₹3,000 crore** for an approximately **27%** stake in its hospitality arm, which posted **70%** occupancy.

- **Maharashtra Halts Registration of Unauthorised Building**

**Documents:** The Maharashtra Revenue Department has directed Sub-Registrars to stop registering documents for unauthorised constructions and flats. Developers selling flats in MahaRERA-registered projects must submit the registration certificate, occupancy certificate, and sanctioned building plan; exempt projects require a commencement certificate, sanctioned plan, zone certificate, and measurement map. Flats exceeding sanctioned plan areas cannot be registered, unregularised buildings face demolition proceedings, and Sub-Registrars violating guidelines risk departmental inquiries, in a move protecting homebuyers' savings.

- **Maharashtra Tightens Out-of-Taluka Registration Scrutiny:**

Maharashtra has made prior scrutiny by senior registration officials mandatory for property documents registered outside the property's taluka, targeting stamp duty evasion and undervaluation. Joint sub-registrars get **2 days** to review, with the joint district registrar granting permission within the next **2 days**. Exemptions apply to RERA-registered projects and non-ownership documents. A monthly reporting system starts, and a new pre-purchase survey mechanism offers measurement applications within **15 days** and same-day measurement for urgent cases.

- **Noida Authority Plans 20,000-Hectare New Noida Expansion:** With **90%** of its developable land utilised, the Noida Authority unveiled a

Source: ET Realty (October 14, 2026)

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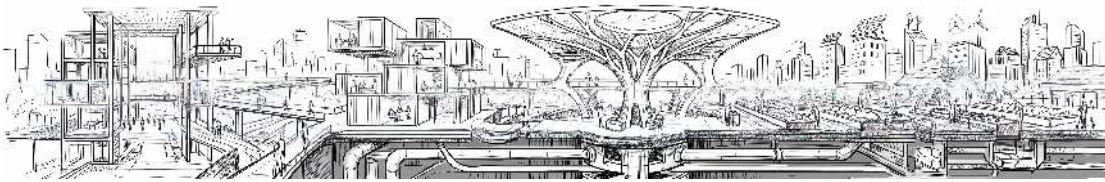
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**20,000-hectare** greenfield expansion dubbed New Noida, targeting **5–6 lakh** jobs by **2030**. The upcoming groundbreaking ceremony will feature around **120** industrial proposals worth nearly **₹35,000 crore**. Currently, Noida contributes **10%** of UP's GSDP, **60%** of its electronics and IT exports, and nearly **80%** of apparel shipments, supported by three proposed metro corridors and additional FAR policies.

- Karnataka HC Upholds Revocation of 33 Villa OCs:** The Karnataka High Court upheld the Samethanahalli gram panchayat's cancellation of occupancy certificates for **33** incomplete villas at the Raffles Park project in Hoskote, developed by Raffles Residency Pvt Ltd. Certificates were issued without site inspections or plan verification, with deviations including rajakaluve encroachment and sewage plant misplacement. An inquiry into officials and architects (M/s Karan Grover and Associates) must be completed in **3 months**. RERA "ongoing project" status remains pending before the Authority.
- HERC Orders Bill Audit, Refund at ATS Triumph:** The Haryana Electricity Regulatory Commission has ordered a society-wide revenue audit of ATS Triumph, Gurugram's power bills since **May 2019**, directing the developer to refund excess charges under DHBVN's supervision. Residents, charged above the notified domestic tariff across **300+ flats**, will receive refunds post-audit. The developer must comply within **90 days**, failing which a bank guarantee of around **Rs 8 crore** will be encashed. DHBVN must complete unified billing onboarding within **30 days**, upgrading supply from the current **500 kW** on **11 kV** to the sanctioned **3,895 kW** via permanent **33 kV** infrastructure.

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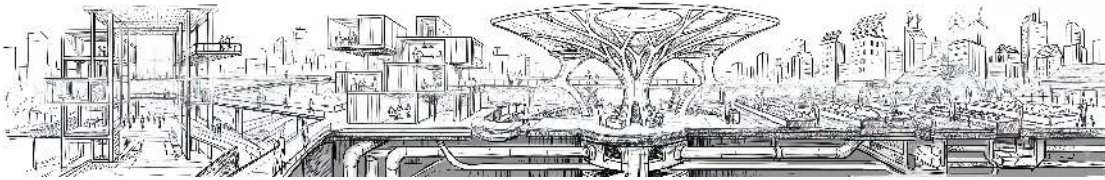
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- **Odisha CM Launches PMAY-Urban BANDHU Housing Projects:**

Odisha CM Mohan Charan Majhi inaugurated two affordable housing projects — 'Nilakantheswar Nibas' at Ghatikia and 'Mukteswar Residency' at Gadakan, Bhubaneswar — comprising **1,608** units at a combined cost of **₹161.48 crore**. Under the newly launched '**PMAY-Urban BANDHU**' scheme, he laid the foundation for a rental housing facility and dedicated **12** playgrounds. The state has over **2 lakh** houses sanctioned under PMAY-Urban, with **5 lakh** planned via the 'Antyodaya Gruha Yojana'.

- **RINL Land E-Auction Fetches ₹366 Crore in Visakhapatnam:**

Rashtriya Ispat Nigam Limited's land e-auction in Visakhapatnam's HB Colony, conducted by the **National Land Monetisation Corporation**, earned **₹366.33 crore** against an estimate of **₹312.48 crore**. Of **456 plots**—formerly disused steel plant residential quarters—**150** were sold on day one, with intense bidding pushing prime location rates past **₹1.80 lakh per square yard**, reflecting robust demand under the government's land monetisation initiative.

- **Bhumika Realty Expands Faridabad Land Investments:** Bhumika Realty expects cumulative land investment in Faridabad to cross **₹1,000 crore** by **March 2027**, having invested over **₹550 crore** in the past 12 months across residential, plotted, and mixed-use projects. Its Sector 114 plotted development awaits RERA registration. The ICON project holds a **₹170 crore** BGO funding arrangement and around **one lakh sq ft** of retail leasing, including Lifestyle, PVR INOX, Samsung, and an Apple reseller. It also operates a **₹500 crore** Blackstone-backed ASK Property Fund platform, with **₹125 crore** initially deployed in Faridabad.

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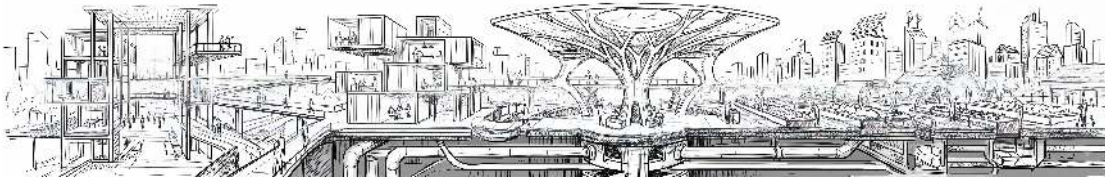
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- **DTCP Gurugram Clears 120 Houses, Seals Building:** The Department of Town and Country Planning (DTCP) removed unauthorised structures outside **120 houses** in South City-2's Q-1 block, clearing staircases, sheds, and roadside carts encroaching on internal road rights of way. A separate action sealed an illegal **Stilt+4** building in Vatika India Next, a licensed colony. Led by district town planner (enforcement) Amit Madholia, the drive aims to restore road access for vehicles and pedestrians, with further enforcement drives expected in licensed colonies.
- **PMC Shifts Water Supply Burden to Builders:** Pune Municipal Corporation has mandated developers across **32** merged areas to provide water supply undertakings, making them legally and financially responsible for borewells, tankers, and storage for at least **3 years** or until PMC connections are available. Details must be disclosed in sale deeds and booking agreements. Urban planners and residents criticized the move as an abdication of civic responsibility, noting ongoing dependence on costly tanker water.
- **LDA Allocates ₹100 Crore for IT City Villages:** The Lucknow Development Authority will spend **₹100.7 crore** on roads, sewerage, drinking water, and drainage across **7** villages and **10** hamlets under its IT City project. So far, **1,465** farmers have been allotted **2,197** developed plots. With only **3** of **25** roads progressing despite **40** tenders, the vice-chairperson set a **one-month** deadline, issued adverse entries against **3** assistant engineers, and penalized architectural firm ANB **₹1,000 per acre** for delays.

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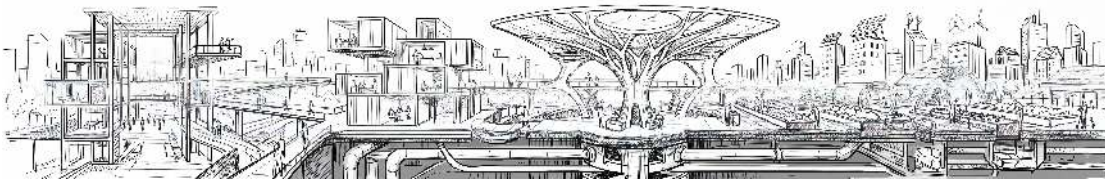
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- **LDA Registration Camp Clears 107 Property Deeds Day One:** The Lucknow Development Authority opened a **3-day** special registration camp (Oct **13–15**) to clear pending property registrations, executing **107** allottee deeds on the first day. The camp covers residential and commercial flats across Kanpur Road, Jankipuram Extension, Basant Kunj, Sharda Nagar, Gomti Nagar, and PMAY schemes, including EWS and shelterless housing. LDA is contacting fully paid allottees and asking those with **80%** payment to clear dues, with notices planned for non-applicants.

## Real Estate Coverage (Global)

- **US Existing Home Sales Rise, Affordability Crisis Deepens:** US existing home sales unexpectedly rose **1.5%** in September to a seasonally adjusted annual rate of **3.99 million units**, aided by a downward revision of August's figures. The median home price hit a September record of **\$417,500**, up **1.3%** year-over-year, while inventory rose **1.9%** to **1.60 million units**. With 30-year mortgage rates nearing **7.5%** (the highest since November 2023) and sales down **2.2%** year-over-year, economists warn the housing market will remain subdued.
- **AirTrunk Postpones \$1.5 Billion Singapore REIT IPO:** Blackstone-backed data-center operator AirTrunk has delayed its Singapore REIT IPO, which could raise about **\$1.5 billion**, citing unfavorable market conditions from a tech and AI stock selloff. Originally planned for September or October, the listing—valuing the REIT at about **\$15 billion**—is now targeted for early next year. The postponement

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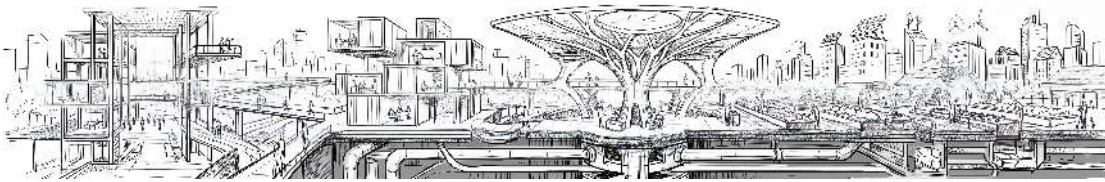
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follows the scrapping of Firmus' IPO, while DayOne is still pursuing a U.S. listing.

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