



SUNDARBANS

MANAGEMENT

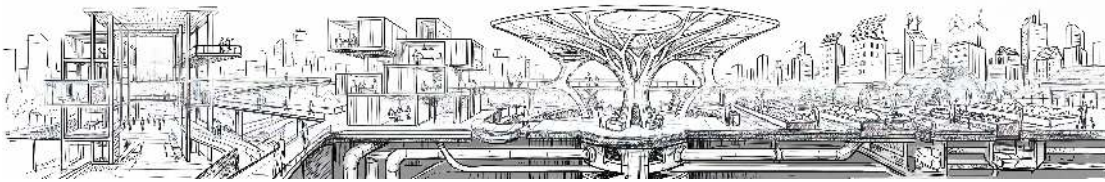
# DID YOU KNOW?



## Real Estate Coverage (India)

- **India Office Leasing Hits Record**  
**61.06 Million Sq Ft:** JLL reports gross office leasing across India's top seven cities reached a record **61.06 million sq ft** in **January–September 2026**, with net absorption up **5.3% YoY** to **~42 million sq ft**. GCC leasing rose **30.6%** to **26.2 million sq ft (42.9% share)**, while flex leasing hit **13.83 million sq ft**. Bengaluru led with **28%** of gross leasing; vacancy fell to **14.8%**. New completions totaled **43.7 million sq ft**, and annual leasing may near **100 million sq ft** within two-three years.
- **Shree Naman Group Expands Hospitality Portfolio via Acquisitions:** Shree Naman Group has completed the acquisition of JW Marriott Bengaluru...





... for **₹1,611 crore** and Crowne Plaza Pune for **₹189 crore**, totaling **₹1,800 crore**. The deal expands its operating portfolio to **five hotels** with about **1,000 rooms** across Mumbai, Bengaluru, and Pune, including Sofitel Mumbai BKC and ibis Mumbai BKC. The group targets **2,500 rooms** within five years, backed by a pipeline of **650-700 rooms** across three projects, including a Goa hotel and Sofitel expansion.

- **ABREL Reports Strong Turnaround with ₹918.7 Crore Profit:** Aditya Birla Real Estate Ltd posted a consolidated net profit of **₹918.70 crore** for **Q2 FY27** (quarter ended September), recovering from a net loss of **₹17.82 crore** last year. Total income surged to **₹860.86 crore** from **₹113.23 crore**. For the first half of the fiscal, net profit stood at **₹884.11 crore** against a loss of **₹44.90 crore**, with total income rising to **₹1,066.58 crore** from **₹270.64 crore**. Results include discontinued operations.
- **Sugam Unveils ₹2,800 Crore Kolkata Residential Plans:** Kolkata-based Sugam will launch three residential projects of about **5.5 million sq ft** in **FY27**, with construction cost exceeding **₹2,800 crore** and land acquisition of **₹350 crore**. It targets sales of **₹750-800 crore** in **FY27**, up from **₹375 crore** in **FY26**, maintaining **20%** margins. The developer is evaluating a **₹100 crore** private equity raise, plans **400-450** unit completions, and aims for **₹10 crore** monthly rental income within five years.
- **Supreme Court Seeks ED Response on Builder Bail:** The Supreme Court bench of CJI Surya Kant and Justices Joymalya Bagchi and V Mohana has issued notice to the Enforcement Directorate on the bail

Source: ET Realty (October 26, 2026)

**Disclaimer:** This report is for informational purposes only and does not constitute investment advice or endorsements. Content is curated from verified publishers and does not reflect the firm's personal opinions.

PRESENTED IN  
PARTNERSHIP WITH

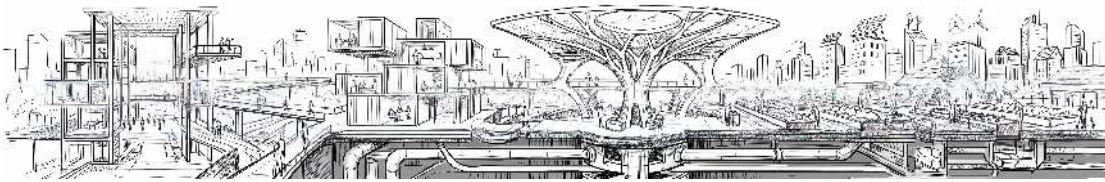
**ILVZA**

CONTEMPORARY  
FRAGRANCES



EXPLORE →

**ILVZA.com**



plea of Anil Mithas, promoter of Noida-based Unnati Fortune Holdings Ltd. He is accused of diverting **₹126.30 crore** of homebuyers' funds from the Aranya project. Arrested on **April 16, 2025**, his bail was rejected by the Allahabad High Court on **September 16**, with money laundering proceedings stemming from UP SIT FIRs alleging cheating and fraud.

- **Karnataka RERA Directs Eco Life to Form Allottees' Association:**

The Karnataka Real Estate Regulatory Authority has ordered Eco Life Developers to constitute and register an association of allottees within **60 days**, following a complaint by buyer **Swetha Rangaswamy**. The developer allegedly failed to complete statutory obligations under **Sections 11(4)(f) and 17** of the **RERA Act, 2016**, including transferring common areas and title to the association. The developer also failed to furnish a valid Certificate of Registration, despite claiming registration under the **Karnataka Apartment Ownership Act, 1972**.

- **Ajnara Homes Agency Blocks Deliveries Over Dues:** Residents of Ajnara Homes in Greater Noida West—home to **2,600 flats** across **15 towers** and roughly **10,000 residents**—withheld maintenance fees for **4 months** over poor upkeep, including malfunctioning lifts and unhygienic basements. The builder's agency barred delivery agents (Amazon, Blinkit, Flipkart) and domestic help. Under **Section 22** of the UP Apartment Act, service curbs require over **6 months** of unpaid dues via AOA resolution, raising questions about the agency's authority.

Source: ET Realty (October 26, 2026)

**Disclaimer:** This report is for informational purposes only and does not constitute investment advice or endorsements. Content is curated from verified publishers and does not reflect the firm's personal opinions.

PRESENTED IN  
PARTNERSHIP WITH

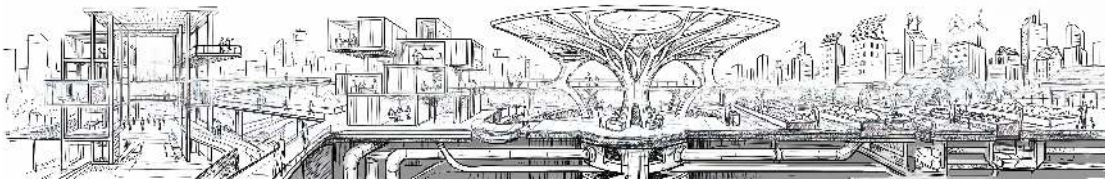
**ILVZA**

CONTEMPORARY  
FRAGRANCES



EXPLORE →

**ILVZA.com**



- **Technopark Phase III Secures Environmental Clearance:**

Technopark's Phase-III expansion in Thiruvananthapuram received environmental clearance from SEIAA for IT infrastructure with a built-up area of **8.19 lakh sqm** at an estimated cost of **₹1,030 crore**. The approval, valid for **10 years**, covers **32.49 hectares** in the **94-acre** campus and is expected to create over **5,000** jobs. Key conditions include a **3–4 metre** Thettiyar River buffer, rainwater harvesting capacity of **26,446 cubic metres**, and **20%** of energy needs met through solar power.

- **Vaani AI Builds Voice Agents for 22+ Languages:** Bengaluru-founded Vaani AI Research is developing a self-serve Voice AI agent platform supporting **22+** Indian languages. Founded in **2025** by Tushar Shinde, Nitesh Tripathi and Nitish Mishra, its models use **20X** less speech data while matching state-of-the-art quality. The agents handle code-switching conversations, qualifying leads, booking site visits, and sending brochures via WhatsApp — targeting Indian real estate's lead-loss gap between enquiry and follow-up with **24/7** multilingual engagement.

## Real Estate Coverage (Global)

- **U.S. Sellers Cut Prices Amid Stagnant Housing Market:** U.S. home sellers are slashing prices and offering concessions as surging mortgage rates stall the market. The **30-year** mortgage rate climbed from below **6%** in February to **7.4%**, a near three-year high. The median listing price fell **1.2%** to **\$419,250**, the **11th** consecutive monthly decline, with **21%** of listings seeing cuts—a **four-year** high.

Source: ET Realty (October 26, 2026)

**Disclaimer:** This report is for informational purposes only and does not constitute investment advice or endorsements. Content is curated from verified publishers and does not reflect the firm's personal opinions.

PRESENTED IN  
PARTNERSHIP WITH

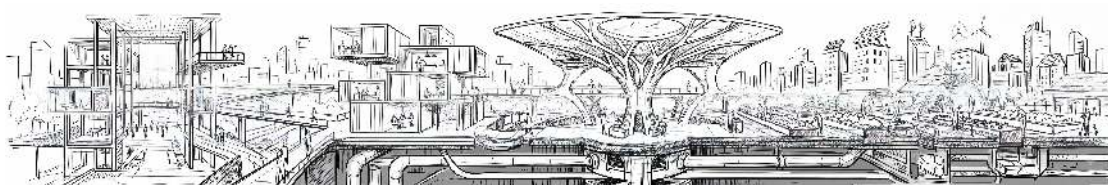
# ILVZA

CONTEMPORARY  
FRAGRANCES



EXPLORE →

## ILVZA.com



Redfin found **63%** more sellers than buyers in the top **50** metros, with roughly **929,000** buyers, the fewest since **2013**.

Source: ET Realty (October 26, 2026)

**Disclaimer:** This report is for informational purposes only and does not constitute investment advice or endorsements. Content is curated from verified publishers and does not reflect the firm's personal opinions.

PRESENTED IN  
PARTNERSHIP WITH

**ILVZA**

CONTEMPORARY  
FRAGRANCES



EXPLORE →

**ILVZA.com**