

NARVIGATE

A Monthly Edition from The National Association of Realtors – India

**Impact of
GST Reforms**

**India's Realty
Sector to Scale Up**

**Feng Shui: The
Relevance of Numbers**



Photos: freepik.com

**Rent or Buy? Why
the two mindsets
are worlds apart**

**Buying a Resale
House? – Beware
of Ground
Realities**

**Around
NAR-India Events**

**Go Exponential
with AI, Agentic
Intelligence &
Global Integration**

Realty Data

City Scenario:

**Bengaluru: Record
Launches and Luxury
Segment dominate**

**Upgrading Mumbai –
The Redevelopment
Story**

Contents



Page **4-5**

Impact of GST Reforms on Realty Sector

In terms of overall reduction, construction costs across asset classes are expected to decline in the range of 2.5%-4.4%, according to **Savills survey**.

Page **6-9**

India's Realty Sector to Scale Up Office and Industrial Assets

India's Real Estate sector is poised to scale up office and industrial assets beyond 2 billion sq ft by 2047, says a joint survey by Credai and Colliers.

Page **10-14**

Around NAR-India Events

- AOR initiates flood relief measures in Punjab
- GAR International Youth Day celebrated with fanfare
- APP Delhi-NCR celebrates International Youth Day
- Hyderabad Realtors' Association Launches Inner Circle Event

Page **14**

NAR-India – RERA Bulletin
(Recent Important Updates)



Page 15-16 - Realty Data

Domestic funds of approx. US\$3.6 billion being raised in the next 12-18 months.

Savills Real Estate Roundup.

Page 17-18 Rent or buy? Why the Two Mindsets are Worlds Apart

From proximity and practicality to permanence and pride, home seekers in India view renting and buying through entirely different lenses. Veteran real estate expert **Amit Chopra** breaks it down.

Page 19-20

Buying a Resale House –

Beware of Ground Realities

It is advisable to evaluate the opportunities and risks before buying a resale house in the 'distress sale' category, says **Tarun Bhatia**.

Page 21-24

City Scenario:

Bengaluru: Record Launches and Luxury Segment dominate Residential Mart

Average city-wide capital values posted marginal growth of 1-2% while rentals remained unchanged, according to **Cushman & Wakefield** survey.

Upgrading Mumbai – The Redevelopment Story

As Mumbai intensifies its shift from horizontal expansion to vertical renewal, redevelopment will remain central to its housing and planning strategy, says Knight **Frank** survey.

Page 25

Feng Shui: The Relevance of Numbers

Numbers are an integral part with each direction having its own corresponding digit, says **S BS Surendran**

Impact of GST Reforms on Realty Sector

In terms of overall reduction, construction costs across asset classes are expected to decline in the range of 2.5%-4.4%, according to SAVILLS SURVEY.

India's recent goods and services tax (GST) reforms has been simplified into three core slabs: 0%, 5%, and 18%. The cascading impact will reduce construction costs significantly, creating notable implications for developers, homebuyers, and investors.

The rationalisation of GST rates on key construction inputs such as cement, sand and aggregates, tiles, marble, granite, paints, and finishes has brought greater uniformity. With reduced rates on critical materials, developers can ease working capital pressures, improve margins, and enhance liquidity, thereby accelerating project completion. Especially in the affordable housing segment, lower construction costs combined with low GST rates on property purchases and decreased repo rates translate into more competitive pricing and improved affordability for homebuyers, says Savills survey.

Construction materials like cement, steel, bricks, tiles, and concrete account for over 50% of real estate project costs. The price and availability of construction materials will impact timelines, expenses, and affordability of projects. The September 2025 GST reforms have cut taxes on key materials, aiming to reduce construction costs. Cement and ready-mix concrete now come under 18% GST, down from 28%. Bricks and tiles have fallen sharply to 5% from 18%, and paints and varnishes are now at 18%, down from 28%.

These changes will bring down overall construction



The rationalisation of GST rates on key construction inputs such as cement, sand and aggregates, tiles, marble, granite, paints, and finishes has brought greater uniformity.

costs going forward. However, GST on rental lease for commercial, manufacturing, and warehousing properties remains at 18%. For under construction residential purchases, GST is 1% on affordable housing and 5% on other housing, while ready-to-move-in residential properties with a completion certificate attract no GST.

Impact of Proposed GST Reforms September 2025 on Construction Costs

The reduction in GST on key construction input costs under the modified GST structure is expected to ease project budgets marginally across real estate segments. GST savings on residential construction costs are likely to decline by INR 120-155 per sq. ft. for affordable housing, INR 152-186 per sq. ft. for the mid segment and 199-220 per sq. ft. for the luxury segment making homes more affordable and enhancing demand,

particularly in the affordable and mid-end segments.

The office segment is also expected to benefit, with GST on construction costs dropping by INR 134-177 per sq. ft., thereby improving investor interest. In the industrial space, manufacturing facilities will benefit with construction savings of INR 95-112 per sq. ft., improving capex efficiency and encouraging capacity additions. Similarly, warehousing projects are likely to gain INR 58-67 per sq. ft. of overall reduction in GST on construction costs, strengthening logistics and e-commerce growth in the country.

In terms of overall reduction, construction costs across asset classes are expected to



The office, industrial, and warehousing sectors are likely to benefit from reduced construction costs

decline in the range of 2.5%-4.4%. Mid and affordable housing segments are likely to see reductions in the range of 4.3%-4.4%, whereas the luxury residential segment will benefit slightly less at 3.7%. This expected reduction in construction costs is likely to be passed on to homebuyers. Construction costs for general manufacturing are projected to decline by 2.5%, while Grade-A warehousing will see reduction at 2.6%. Grade-A offices are expected to witness a decline of around 3.0%.

The office, industrial, and warehousing sectors are likely to benefit from reduced

construction costs, as lower project expenses improve investment returns and enhance the attractiveness. Additionally, cost reductions may unlock opportunities in emerging segments such as student housing, senior living, and life sciences facilities.

However, the transition period presents both opportunities and challenges. Success in navigating these changes will depend on stakeholders' ability to adapt to new compliance requirements, interpret evolving regulations correctly and align their strategies with the reformed tax structure. ●

Classified Advertisement



NATIONAL
ASSOCIATION OF
REALTORS - INDIA

NARVIGATE

A Monthly Publication from NAR-India

For more details Contact:

Mr. K RAMKUMAR
Chairman, Newsletter - NAR India

publications@narindia.com
directorgeneral@narindia.com

India's Realty Sector to Scale Up Office and Industrial Assets

India's Real Estate sector is poised to scale up office and industrial assets beyond 2 billion sq ft by 2047, says a joint survey by CREDAI AND COLLIERS.



India's real estate sector is set for a high-paced, multi-faceted growth across asset classes which is being driven by demographic shifts, infrastructure development, innovation and increasing focus on technology as well as sustainability.

The latest report— "Indian real estate: Fostering equity and fueling economic growth" by Colliers in collaboration with the Confederation of Real Estate Developers' Association of India (CREDAI) and released at the CREDAI NATCON event in Singapore revolves around the

five structural forces—urban expansion, infrastructure development, demographic shifts, digital transformation, and sustainability imperatives. These forces are converging to unlock new dimensions of opportunity, innovation, and resilience across real estate asset classes in the country. From established Tier I cities to emerging Tier II & III cities, the real estate narrative is becoming more balanced, equitable and inclusive. The report also charts the growth across real estate asset classes from the 1990s till date and forecasts the trajectory till

- 📌 **Five structural forces—urban expansion, infrastructure development, demographic shifts, digital transformation, and sustainability mandates are redefining India's built environment**
- 📌 **Indian real estate to reach USD 5-10 trillion—fuelling close to one-fifth of India's GDP by 2047**
- 📌 **Office and industrial & warehousing stock to cross 2 billion sq ft by 2047**
- 📌 **Annual housing sales could potentially double to 1 million units by 2047**
- 📌 **Retail, hospitality and alternate segments can potentially grow multi-fold levels**
- 📌 **Share of REITs in real estate market capitalization likely to be at 40-50% by 2047, up from current levels of 10%**

Table 1 - Trends in Real Estate Asset Classes of India

	Real estate segment	Parameter	Units	2000	2010	2020	2025 E	2030F	2047F
Core asset classes	Office	Stock	Bsf	~0.03	~0.3	~0.6	0.8+	1.0+	2.5-3.0
	Residential	Housing units sold	Million	<0.1	~0.3	0.1-0.2	0.3-0.4	0.5-0.6	0.8-1.0
	Industrial & warehousing	Stock	Bsf	~0.01	~0.02	~0.1	~0.3	~0.5	2.0+
	Retail	Malls	Number	~3	>300	>500	750+	1,000+	1,500+
Alternative asset classes	Data centers	Colocation Capacity	GW	<0.01	~0.1	~0.5	1.3	~4.5	10-15
	Co-living	Beds	Million	-	-	0.2	0.3	1.0	3.0+
	Senior living	Beds	Million	-	-	<0.01	0.03	~0.1	1.0+

Source: Colliers **Note:** Bsf- Billion sq ft | E- Estimated | F- Forecast | Data pertains to Grade A buildings only for office and Industrial & warehousing segments | Top cities in office and data centers segment include-Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai, Pune; Top cities in Industrial & warehousing and residential segment include-Ahmedabad, Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai, Pune

2047, the centennial year of India's independence.

"By 2047, Indian real estate will not just be measured in square feet or asset values—it will be defined by the quality of life we create for millions of citizens. The sector is uniquely positioned to reimagine India's urban future: designing climate-resilient cities, building affordable yet aspirational homes, and nurturing ecosystems that foster innovation and inclusivity. As CREDAI, we see real estate as the foundation of India's journey toward becoming a developed economy—where every new home, office, or warehouse contributes to social equity and sustainable growth. Our vision is to transform this sector into a model for the world, proving that rapid urbanization and environmental responsibility can go hand in hand. The

coming decades are an opportunity to not just build structures, but to build the India of tomorrow," said Shekhar Patel, President, CREDAI.

"India's real estate sector is at the forefront of the country's inclusive progress and is expected to scale into a USD 5-10 trillion market by 2047. Fueled by supportive policies, envisaged demand traction and rising developer as well as investor interest, Indian real estate is poised for decades of growth acceleration across most asset classes. Interestingly, both the Grade A office and industrial stock of the country is expected to surpass 2 billion sq ft mark by 2047. Residential sales could meanwhile double-up to 1 million units annually. Additionally, the ongoing spur in data centers, senior living facilities, retail malls

and hotels are reflective of demand being driven by demographically diverse needs. Overall, the Indian real estate sector is set to remain a vital catalyst for inclusive urbanization and sustainable community development as the nation advances toward global economic leadership," says Badal Yagnik, Chief Executive Officer, Colliers India.

While Indian real estate has already transformed from a largely fragmented sector to a more organized and strategic contributor of nation development, the upcoming decades are likely to be characterized by quantum growth fueled by rising institutionalization amidst strong investor appetite and scaling up of demand. Overall, real estate will become a more prominent force in India's economic growth

story, with core segments like office, residential, industrial & warehousing and retail reaching varying degrees of growth and scale by 2047. The envisaged scaling up of multiple asset classes is indicated in Table 1.

Office and industrial & warehousing stock to cross 2 billion sq ft by 2047

Grade A office stock in India has surged over 3 times since 2010 to more than 800 million sq ft currently, driven by accelerated demand from both Global Capability Centers (GCCs) and domestic players across segments such as technology, BFSI, engineering & manufacturing etc. Traction in flex spaces too has added to the vibrancy of India's office market.

On the industrial & warehousing front, Grade A stock levels surpassed 250

million sq ft mark in 2025, growing multifold compared to 2010 levels, amidst robust infrastructure development, private sector participation and evolving consumer demand as well as warehousing requirements.

Driven by increasing institutionalization, demand scale-up and strong economic growth prospects, overall stock in both these segments is likely to exceed 2 billion sq ft by 2047.

Demographic shifts & rising income levels to improve affordability & housing sales

In the 2010s, urban migration driven by IT led to a surge in demand for housing across Tier I cities of the country. Furthermore, the Real Estate (Regulation & Development) Act (RERA) brought in the much-needed transparency & accountability. Although housing sales took a hit in the immediate aftermath of the COVID-19 pandemic, the segment bounced back subsequently on a stronger footing — evident by record breaking sale volumes in recent years.

Over the next few decades, India's median age is expected to rise further to 30-40 years, a range that aligns with peak income and consumption levels. This transition represents a sweet spot for the economy, as a significant proportion of the workforce enter their prime earning years. Coupled with anticipated rise in income levels and supported by progressive housing policies, annual housing sales could potentially double to 1 million units by 2047.

Retail, hospitality and alternate segments can potentially grow multifold levels

Other real estate segments

like retail, hospitality and alternatives like data centers, senior living, and co-living too have picked up pace backed by demographic shifts, increase in disposable income and rapid digitalization. For instance, data center capacity in India has grown over 2.5X times to around 1,300 MW as on date. Penetration rates in co-living and senior living sub-segments too have increased significantly in the last few years.

Over the next few years, developers are likely to increasingly focus on real estate segments beyond office, residential and industrial & warehousing. Retail and hospitality segments particularly are expected to witness accelerated growth in the smaller cities, having high untapped potential. Moreover, the quantum growth in data centers and shared living facilities such as co-living and senior living will be

driven by the changing needs of a digitally empowered and demographically diverse population.

Most importantly, the ascendancy of Indian economy and growth of real estate is likely to continue further driven by policy support and pivotal growth ingredients such as infrastructure development, rapid urbanization, adoption of climate resilient features in built structures etc.

Rapid urbanization, infrastructure growth and sustainability mandates to shape the real estate journey till 2047

Indian cities are urbanizing rapidly, with nearly 900 million people—53% of the population projected to live in urban areas by 2050, up from the current levels of 37%. To accommodate this growth, urban development needs to expand beyond the established

Tier I cities into smaller Tier II & III cities and emerging growth corridors as well.

“India is not just expanding its infrastructure; it is reimagining the future of urban living. In the last 25 years, even though budgetary infrastructure allocations increased at a CAGR of 13-14%, a lot more needs to be done, especially in the wake of rapid urbanization. With more than half of the urban infrastructure for 2050 yet to be built, focal growth centers can potentially shift to emerging Tier II & III cities and newer economic corridors. To support this infrastructure developments, India would require more than USD 2 trillion investments by 2050. As new townships, retail hubs, and hospitality destinations take shape, India's built environment is set to continuously evolve, laying the foundation for the next wave of economic growth,” says



Vimal Nadar, National Director & Head of Research, Colliers India.

Moreover, with ambitious targets of 500 GW renewable energy capacity by 2030 and net-zero emissions by 2070, the real estate sector is increasingly aligning with green mandates. Developers are integrating solar energy, eco-friendly materials, and energy-efficient designs to create sustainable buildings that reduce operational costs and appeal to environmentally conscious buyers and investors. Interestingly, by incorporating renewable energy resources, Indian cities have the potential to reduce 50-80% of the CO2 emissions by 2050.

Indian real estate can potentially reach USD 10 trillion by 2047

As India gradually approaches its centennial year of Independence in 2047, the country currently stands at the cusp of a transformative economic journey. Driven by robust domestic demand, rapid urbanization, infrastructure-led expansion, real estate & construction sector growth and digital acceleration, India has already emerged as the fourth largest economy globally. Moreover, continued government impetus along with alignment of multiple private and public stakeholders should help India become the third largest economy by 2030. Further, the Indian economy



India is not just expanding its infrastructure; it is reimagining the future of urban living.

can potentially reach USD 35-40 trillion by 2047, provided the growth pace is not halted by global black swan events.

At the core of this economic transformation is India's real estate sector, which has evolved from a localized industry during the 1990s into a pragmatic and relatively institutionalized sector. Its contribution to the GDP has grown steadily—from under 5%

in the early 2000s to 6-8% today and is projected to reach 14-20%, positioning it as a potential USD 10 trillion growth catalyst by 2047.

Share of REITs in real estate market capitalization can increase to 40-50% by 2047

India's Real Estate Investment Trusts (REIT) market is currently minuscule

in comparison to global counterparts. However, the momentum of REITs in India is steadily gathering pace backed by rising investor confidence, strong regulatory environment, increasing asset diversification and growing focus on institutionalization of the real estate sector. The share of REITs in the real estate market capitalization is likely to increase from 10% currently, to 40-50% by 2047. Within the REIT market, office segment particularly is expected to remain dominant in 2047 as well. REIT penetration in office market is likely to surge from 16% in 2025, to more than 60% by 2047. ●

Trends in growth trajectory of India and real estate sector

Year	1990	2010	2025	2030F	2047F
India GDP (USD trillion)	~0.3	1.5+	4+	~7	35-40
Real estate market size (USD trillion)	>0.01	0.05-0.1	~0.3	~1.0	5-10
Share of real estate in India's GDP (%)	<5%	5-6%	6-8%	12-14%	14-20%

Source: MOSPI-Ministry of Statistics and Programme Implementation, IMF-International Monetary Fund, Industry, Colliers

Note: GDP represents nominal values at current prices



AOR initiates flood relief measures in Punjab



In a dramatic development, North India has been currently reeling under the impact of incessant rainfall and overflowing rivers, leading to floods in several rural areas and putting the normal life out of gear.

In response to the crisis and to mitigate the hardship caused to thousands of people, Team AOR has taken the initiative to donate medicines, tarpaulins, and other essential relief materials required for the flood-affected regions. This initiative is being carried out in close association with the Deputy Commissioner, Ludhiana.

The AOR has successfully delivered the first batch of essential supplies at the DC office. However, AOR is well aware of the gravity of the situation as it may worsen in the aftermath of the floods, which in turn requires extensive support to manage the post-flood situation.

Team AOR is committed to extending full support to the affected people in the region during this challenging time. ●





GAR International Youth Day celebrated with fanfare



The Goa Association of Real Estate (GAR) has recently celebrated international youth day with an inspiring session on how to develop real estate as a career.

Organised by GAR youth wing under the leadership of Chairman Saish Chodankar, the session was graced by Raj Mehta, Chairman Youth Wing NAR-India, and conducted by Prasad Amonkar, founder member GAR.

The GAR has expressed its gratefulness to Sunshine Worldwide School Management for their prompt support and to all the eager learners who have made the event truly engaging and impactful. ●





APP Delhi-NCR celebrates International Youth Day

The Association of Property Professionals Delhi-NCR (APP) celebrated international youth day with pomp and enthusiasm led by Youth Wing representative Lakshay Yadav.

The memorable event was attended by around 25 youth members.

This activity was initiated as a symbolic start to the Youth Wing of APP Delhi-NCR under the leadership of NAR-India. The objective was to create an ideal platform where young members can actively participate, learn from the experiences of senior members, and also contribute with new ideas, especially in specific areas like technology and modern practices, so that both generations can move towards mutual growth and betterment, said Raj Mehta, Chairman, Youth-Wing, NAR-India.

For this specific occasion, sports activities such as golf and cricket were meticulously chosen. It was felt that sports is one of the best ways to start interaction among any group as this gave an instant opportunity to teach teamwork, coordination, trust in partner, as well as resilience, how to bounce back from piquant situations, and how to stay composed when one is ahead in the race. These sterling qualities directly



resonate with professional practices in real estate, where collaboration, problem-solving, and patient decision-making are crucial. Moreover, sports also help in building lasting friendships among people, which is an equally valuable aspect of networking within realtors' profession.

The response from the members present was very positive and quite encouraging. Many were pleasantly surprised, as they were not even aware that it would be formally inaugurated during the Youth Wing meeting. Ultimately, they expressed that they felt humbled and recognised, since traditionally real estate has been viewed as a field led mainly by senior and experienced members above the age of 40 years. The recognition of youth

gave them a strong sense of belonging, access to learning opportunities, and paved way for growth prospects.

There was wide appreciation from the head table, governing board, and senior members of the APP Delhi-NCR. They welcomed the initiative wholeheartedly, acknowledged that it is equally the responsibility of the senior members to pass on their learnings—both good

and challenging experiences—to the youth. They emphasised that this knowledge transfer is crucial to carrying on the profession forward with greater professionalism, strengthened by both experience and new energy.

Overall, it is not an exaggeration to say that the entire event turned out to be quite encouraging and inspiring start for youth wing activities. ●





Hyderabad Realtors' Association Launches Inner Circle Event



The Hyderabad Realtors Association (HRA), has recently launched a unique concept among its members titled Inner Circle, which is an exclusive business and member engagement event. The objective of the exercise is to foster collaboration, networking, and growth opportunities emanating from its members.

Sponsored by a leading developer, the event features presentations on ongoing and upcoming real estate projects,

creating direct business opportunities for association members—especially those interested in collaborating with the developer. This sponsorship creates a valuable bridge between developers and realtors, encouraging in the process, intensifying potential partnerships and professional growth.

A key highlight of the event is the “Real Talk” session—a keynote segment where an industry expert delivers insights on the current





market landscape, trends, and strategies for individual professional development. This session has been designed to inspire, inform, and empower the association members to maximise their marketing potential in a fierce competitive market.

Beyond formal sessions, the Inner Circle serves as a vibrant networking platform, bringing the association members together to share their ideas, build relationships, and explore collaborative ventures.

In a related development, the HRA - Market Pulse is an exclusive event for HRA members, focused on real estate market updates, new city developments, recent government initiatives and policies impacting the industry, and active member engagement. The event also serves as an ideal platform to discuss members' business challenges and explore opportunities for the growth and strengthening of the association in no small manner. ●

NAR-India – RERA Bulletin (Recent Important Updates)

The historic RERA legislation has virtually transformed India's housing market by instilling transparency, discipline, and long-term confidence among homebuyers. A joint report showcases that RERA has successfully moderated runaway housing prices while restoring consumer trust and attracting institutional capital to the sector.

A joint report by Knight Frank India and NAREDCO highlights how the RERA has successfully moderated runaway housing prices while restoring consumer trust and attracting institutional capital to the sector.

According to the report, with the implementation of RERA, speculative pricing in the housing market was brought under effective checks and balances. This policy intervention played a central role in aligning price growth with market fundamentals. Over time, with due processes in place and business restructuring on the supply side, the residential property market in India registered the much awaited growth post the last down cycle.

As an integral part of the overall development, it is

necessary for every realtor to remain update of the developments happening across various states. The following updates will be of immense benefit to every realtor to ensure strict compliance with statutory norms and generate confidence among homebuyers.

Maharashtra (MahaRERA)

- ❖ Hybrid hearings go formal (Circular 48/2025, 11 Aug): easier participation when you're party/witness; keep paperwork tight for evidence.
- ❖ **4,812 projects suspended:** avoid marketing or bookings in suspended/lapsed projects; verify status before campaigns.

Uttar Pradesh (UP RERA)

- ❖ 7th Amendment to general regulations + multiple agent training batches.
- ❖ **Action:** align processes, update certification, track amendments.

Delhi (Delhi RERA)

- ❖ Section 37 directions enforce stricter agent registration & disclosure.
- ❖ **Action:** display valid agent registration, deal only in

registered projects.

Rajasthan (RAJ-RERA)

- ❖ Orders passed in consumer complaints (e.g., Govind Kripa case).
- ❖ **Action:** document what was promised vs. registered details.

Haryana (HRERA)

- ❖ Arrest warrant issued for non-complying promoter; HC upholds penalties despite insolvency.
- ❖ **Action:** avoid promoters with poor compliance; check records.

Tamil Nadu (TNRERA)

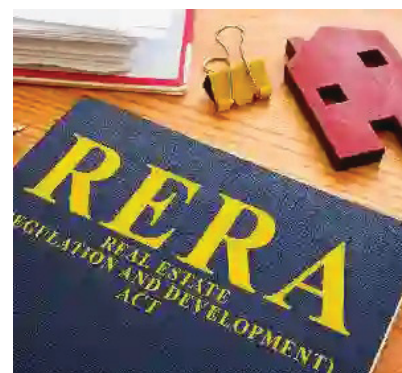
- ❖ must carry RERA number/QR; accurate claims only.
- ❖ **Action:** align creatives with promoter; avoid puffery.

West Bengal (WBRERA)

- ❖ **Notices:** nodal officers appointed; quarterly updates mandated.
- ❖ **Action:** loop in contacts for buyer-care escalation.

Goa (Goa RERA)

- ❖ **Advertising circular:** RERA no. + Authority website compulsory in all media; placement/size rules strict.
- ❖ **Action:** update ad templates



immediately.

National Signal

- ❖ Supreme Court calls for stronger RERAs; expect tighter scrutiny nationwide.
- ❖ **Action:** anticipate stricter ad/timeline compliance across states.

Quick Actions for Agents

- ❖ Verify project status before campaigns.
- ❖ Put RERA No. + QR in all creatives.
- ❖ Keep registration live & updated.
- ❖ Maintain evidence for hybrid hearings.
- ❖ Screen promoter compliance history. ●

Mr Subhash Pangaonkar is Chairman, RERA Subcommittee, NAR-India.



Domestic Funds of approx. US\$3.6 billion being raised in the Next 12-18 months

Fund name	Fund strategy	Current status	Fund size (USD million)	Fund manager
High Yield Secured Real Estate Fund IV	Real estate debt	Raising	91.39	Sundaram Alternate Assets
Real Estate Special Opportunities Fund – 1	Real estate debt	Raising	60.93	Nisus Finance Services
Welspun One Logistics Parks Fund II	Real estate opportunistic	Raising	243.72	Welspun One Logistics Parks
wAxis Commercial Real Estate Fund	Real estate opportunistic	First Close	182.79	Axis Asset Management Company
StressRE India Fund I	Real estate distressed	Raising	24.37	StressRE
India Realty Excellence Fund VI	Real estate debt	Announced	304.65	Motilal Oswal
Bangalore Opportunities Series I	Real estate opportunistic	Raising	24.37	TriVeda Capital
Kotak Data Centre Fund	Real estate Opportunistic	First Close	800.00	Kotak Investment Advisors
Credberg Real Estate Office Opportunities Fund	Real Estate Core	Raising	50.00	Credberg Investment Management
Neo-Realty Investment Fund	Real Estate Core	Raising	66.00	MYRE Capital
Mt K Resi Development Fund	Real Estate Opportunistic	First Close	46.31	Rustomjee
ICICI Venture Office Fund	Real Estate Opportunistic	Announced	3.66	ICICI Venture
Landmark Warehousing and Logistics Fund	Real Estate Core	Raising	60.93	Landmark Capital
Integrow Special Opportunities Fund	Real Estate Debt	Raising	121.86	Integrow Asset Management
Commercial Opportunistic Residential Real Estate Fund	Real Estate Opportunistic	Raising	182.79	Ganu Corpus
Lumos Alternative Investments Realty Fund	Real Estate Opportunistic	Raising	60.93	Lumos Alternative Investments
JB Cerestra Industrial Assets Investment Fund	Real Estate Core	Raising	300.00	Cerestra Advisors
EverCred Real Estate Credit Plus Fund	Real Estate Debt	Raising	750.00	Everstone Group
Arkfin Housing Fund	Real Estate Opportunistic	Raising	18.28	Arkfin Investments
Prozone Intu Realty Fund	Real Estate Opportunistic	Announced	146.23	Prozone Intu Properties
Purple Elephant Realty Fund	Real Estate Opportunistic	Raising	7.31	Purple Elephant Realty
Landmark Return Multiplier Fund	Real Estate Debt	Raising	30.46	Landmark Capital
Azure First Light Affordable Housing Fund	Real Estate Opportunistic	Raising	24.37	First Light Capital Advisors
Total			3,601.35	

Source: Prequin, JLL Capital Markets.



Savills Real Estate Roundup

- K Raheja Corp to acquire a 1.5-acre land parcel at Mahalaxmi, Mumbai for INR 650 cr.
- Godrej Properties acquires a 7.8-acre land parcel in Hyderabad for INR 547.7 cr.
- Gaurs Group acquires a 12-acre land parcel at Yamuna Expressway to develop a residential project
- Brigade Group leases 9-acre land in Perungudi, Chennai to develop a Grade-A office complex and a 200-key JW Marriott hotel
- TCS leases 1.4 mn sq. ft. (0.1 mn sq. m.) office space at 360 Business Park in Electronic city, Bengaluru for INR 2,130 cr.
- 360 ONE Asset acquires 50% stake from Brookfield in Bluegrass Business Parks in Pune for INR 2,400 cr.
- Microsoft India R&D leases 0.2 mn sq. ft. (18, 580 sq. m.) office space in Pheonix Centaurus building in Hyderabad
- Microchip Technologies acquires 0.1 mn sq. ft. (9,290 sq. m.) office space in Whitefield, Bengaluru for INR 176 cr.
- Gorakhpur Industrial Development Authority records land allotment of 182-acre with a capital investment of INR 5,800 cr.
- PM inaugurates Delhi stretch of Dwarka Expressway and Urban Extension Road-II projects worth 11,000 cr. to decongest Delhi
- Government clears INR 3,164 cr. for Intra-State Transmission System Green Energy Corridor (InSTS GEC) Phase-I: with Madhya Pradesh receiving largest share of funding
- Brigade to develop office of 1.0 mn sq. ft. (92,903 sq. m.), 5-star hotel on 7-acre land in OMR site, Chennai
- Centrum Capital to sell affordable housing finance business to Weaver Services for INR 430 cr.
- YEIDA allots 190-acre plots to Escorts Kubota for INR 4,500 cr. tractor manufacturing unit near Jewar Airport
- NeoLiv buys 17.5-acre land parcel in Khopoli for plotted development to develop a marquee plotted development project with an investment of INR 150 cr.
- Mindspace REIT secures INR 550 cr. from World Bank-backed IFC via sustainability-linked bonds
- Welspun One expands Bengaluru land bank by acquiring 107-acre acquisition, taking its South footprint to more than 260-acre
- Prestige Ltd and the Maharashtra government have signed INR 12,500 cr. strategic investment deal for a data centre, a global competency centre and a logistics facility with residential and commercial properties
- Apple leases 0.2 mn sq. ft. (18, 580 sq. m.) office space in Bengaluru for INR 1,010 cr.
- Table space leases 0.5 mn sq. ft. (49,703 sq. m.) office space at Intellion Park, Gurugram
- Amazon India leases 0.2 mn sq. ft. (20,438 sq. m.) from WeWork in Chennai, marking the city's largest office transaction of 2025
- WeWork India leases 22,700 sq. ft. (2,108 sq. m.) to Chargebee at Ramanujan Intellion Park, Chennai
- Applied Materials leases 0.8 mn sq. ft. (74,885 sq. m.) office space in ITPB-Endeavour (MTB 6) building, Whitefield, Bengaluru
- Apple leases 64,000 sq. ft. (5,946 sq. m.) office space at Waverock SEZ, Hyderabad
- RBI acquires 4.6-acre land parcel at Nariman Point, Mumbai from MMRL (Mumbai Metro Rail Corporation Limited) for INR 3,472 cr. to build 1.8 mn sq. ft. (0.1 mn sq. m.) office complex
- NBCC (National Buildings Construction Corporation Limited) and RIICO (Rajasthan State Industrial Development and Investment Corporation Ltd) to develop INR 3,700 cr. commercial and mixed-use project spanning approx. 25-acre in Jaipur
- Max Estates acquires 11.8-acre land parcel in Gurugram to develop 2.4 mn sq. ft. (0.2 mn sq. m.) mixed-use project
- West Bengal government approves landmark policy allowing conversion of non-residential land to residential use, aimed at boosting urban housing supply
- UrbanVault leases 80,000 sq. ft. (7,432 sq. m.) office space in Manyata Tech Park, Bengaluru
- Tathastu Realty launches INR 200 cr. high street retail project in Rewari, Haryana, catering to new-age retail and F&B demand
- SEBI lowers minimum investment for InvITs to INR 25 lakh, enhancing retail participation and tightening regulatory guidelines
- Neoliv launches development project in Khopoli, Maharashtra, with a total investment outlay of INR 600 cr.
- Bain Capital, Colive, and Sattva Group launches USD 100 mn co-living platform, focusing on scalable rental housing in urban centres
- Uttar Pradesh government allocates INR 736 cr. for urban affordable housing under PMAY, driving housing supply in priority locations
- Maharashtra government plans to build an IT park spanning 1,500-acre in Purandar, Maharashtra at locations including Dive, Chambali, and Kodit villages.

Source: Savills Research

Buying a Resale House – Beware of Ground Realities

It is advisable to evaluate the opportunities and risks before buying a resale house in the 'distress sale' category, says **TARUN BHATIA**.

In India's dynamic property market, the phrase "distress sale" immediately catches attention. For buyers, it can signal the chance to acquire a property at a price well below market value. For sellers, it usually reflects an urgent need for liquidity – often due to financial strain, relocation, or legal issues. While these deals can offer attractive opportunities, they also carry unique risks that must be carefully managed.

Great Opportunities

Significant Price Advantage: Distressed resale properties are often 10–40% cheaper than similar homes in the same locality, providing an entry point into otherwise unaffordable neighbourhoods.

Faster Transaction Closure:

Motivated sellers tend to expedite negotiations, enabling quicker possession and deal finalisation.

Investment Upside:

A well-located distressed property with a clear title, once regularised or renovated, can yield strong capital appreciation or rental returns.

Access to Prime Locations:

Distress sales sometimes involve homes in sought-after areas where inventory is otherwise scarce.

Multiple Risks

Title and Ownership Disputes: Some distressed properties



may have unclear ownership histories, unregistered transactions, or competing claims.

Encumbrances and Dues:

Outstanding home loans, property tax arrears, or society maintenance and electricity charges may become the buyer's liability if not identified.

Regulatory Non-Compliance:

Unapproved constructions or missing occupancy/completion certificates can invite penalties or even demolition orders.

Litigation Risks:

Ongoing court cases involving inheritance disputes, builder-buyer conflicts, or bank recovery proceedings can stall possession indefinitely.

Loan Hurdles:

Banks may be cautious in funding distress properties until all legal and technical issues are cleared.

Hidden Repair Costs:

Years of neglect can result in significant structural or maintenance expenses post-purchase.

Case Study

A striking example of a distress sale in India was the auction of

ESSENTIAL DUE-DILIGENCE CHECKLIST

Aspect to Verify	What to Check	Why It Matters
Title & Ownership	Examine original title deeds; verify ownership with the Sub-Registrar / Revenue office; check for joint ownership or legal heirs.	Prevents disputes and ensures rightful transfer.
Encumbrance Certificate	Obtain 12–30 years history from the Sub-Registrar / Revenue office.	Confirms no loans, mortgages, or legal restrictions.
Pending Dues	Check with local municipal body, utility providers, and housing society for arrears.	Avoids inheriting seller's debts.
Approvals & Compliance	Verify sanctioned building plans, completion certificate, and RERA registration, where applicable.	Prevents future demolition or penalty risks.
Litigation Search	Check court records and legal notices.	Ensures no ongoing cases that could stall possession.
Property Condition	Hire a structural engineer / architect to assess repairs, seepage, and illegal modifications.	Helps estimate true cost of ownership.
Financing Clearance	Get a bank's legal and technical nod before making payment of earnest money.	Avoids financing rejection mid-transaction.
Seller's Situation	Understand the urgency - foreclosure, medical expenses, relocation, or partnership disputes.	Informs negotiation strategy.

Distress-sale resale properties in India can be goldmines for both investors and end-users - but only when approached with discipline.

Market Perception Matters:

Even a luxury property in a prime location can struggle to sell if linked with legal controversies or a tarnished brand.

Closing Thoughts

Distress-sale resale properties in India can be goldmines for both investors and end-users - but only when approached with discipline. The promise of a low price should never override the need for thorough legal, technical, and financial checks. A patient, well-researched approach, supported by experienced real estate and legal professionals, can transform a distressed listing into a rewarding investment rather than an expensive lesson. ●

a very famous villa in Goa. Once a lavish party hub owned by a flamboyant businessman, it was seized by lenders after loan defaults by the said gentleman. The property, valued at over Rs. 100 crore, was put up for multiple auctions at steeply reduced prices before finally selling for around Rs. 73 crore in 2017.

Key Lessons

Patience Pays:

Early auctions often fail due to high reserve prices; waiting can lead to deeper discounts.

Legal Clarity is Critical:

Bank auctions may still require thorough title verification to ensure no pending litigation or hidden liabilities or vacant possession.



Mr Tarun Bhatia
is Vice Chairman
& Chair-Global,
NAR India

Bengaluru: Record Launches and Luxury Segment dominate Residential Mart

By CUSHMAN & WAKEFIELD

In Q2-25, Bengaluru residential market recorded launches of 12,038 units. The south, southeast and southwest submarkets cumulatively comprised ~55% of quarterly launches.

North Bengaluru contributed 27% to the quarterly launches while the East submarket comprised 18%.

The high-end and luxury segment dominated with a 57% share, followed by the mid-segment, accounting for 43%.

Average city-wide capital values posted marginal growth of 1-2% while rentals remained unchanged, according to Cushman & Wakefield survey.

Strong Leasing Momentum Continues in Q2

Bengaluru recorded gross



Bengaluru Residential Mart – Rental Values as of Q2

Submarket	Average quoted rent (Rs/sqft/month)	QoQ change	YoY change
High-end segment			
Central	155,000 – 360,000	0%	0%
South	62,000 – 125,000	0%	7%
East	86,000 – 310,000	1%	9%
North	72,000 – 210,000	1%	8%
Mid-segment			
Central	80,000 – 120,000	0%	6%
South-East	35,000 – 52,000	1%	7%
North-West	28,000 – 39,000	0%	5%
West	24,000 – 31,000	0%	5%
East	35,000 – 48,000	1%	8%

Source: Cushman & Wakefield

leasing volumes (GLV) of nearly 5 msf in Q2, a growth of 2.4% on a quarterly basis. Net absorption in Q2 stood at 3.5 msf, a 41% growth on a quarterly basis on the back of robust fresh leasing and commencement of buildings with precommitments.

Space take up by GCCs constituted around 31% of quarterly GLV with multinationals across the IT-BPM, engineering & manufacturing and healthcare sectors leasing space for their R&D/capability centres.

Fresh leasing accounted for 70% of quarterly GLV and precommitments had a share of 28% in Q2 GLV. IT-BPM (59%), flexible workspaces (14%) and engineering & manufacturing (13%) were the top 3 sectors during Q2.

Space take up by GCCs constituted around 31% of quarterly GLV with multinationals across the IT-BPM, engineering & manufacturing and healthcare sectors leasing space for their R&D/capability centres.

The Outer Ring Road (ORR) submarket contributed around 32% of Q2 GLV, followed by the Peripheral East with a 19% share.

As of H1, GLV stood at 9.8 msf, lower than the exceptionally strong leasing activity in H1 last year.

However, net absorption stood at 6 msf, consistent with the figure last year. GCCs

accounted for 40% of GLV in H1 with share of fresh demand at over 80%.

Healthy Supply addition in Q2 and decline in Vacancy Rate

Bengaluru recorded new supply of nearly 3 msf in Q2, a growth of 16% on a yoy basis but a 9% decline on a qoq basis. Suburban East contributed

32% of quarterly supply and Peripheral East accounted for 27%. Headline city-wide vacancy rate declined by 40 bps on qoq basis to 9.3% given the stronger leasing activity. As of H1, new supply stood at 6.2 msf, a 33% growth as compared to H1 2024.

Office Rentals unchanged on a Quarterly Basis

Headline office rentals remained stable on a quarterly basis but moved higher marginally on a yoy basis. Supply has moved broadly in line with demand (net absorption) in H1 this year and this is likely to be the trend in the near term on the back of healthy supply pipeline.

Thus, rentals are likely to remain range-bound in the near term. ●

Bengaluru Residential Mart – Capital Values as of Q2

Submarket	Average quoted capital value (Rs/sqft)	QoQ change	YoY change
High-end segment			
Central	18,000 – 30,000	0%	0%
South	10,550 – 15,000	1%	7%
East	9,000 – 14,000	1%	9%
North	9,000 – 13,500	1%	8%
Mid-segment			
Central	9,500 – 15,000	0%	5%
East	6,500 – 8,500	2%	8%
South-East	6,800 – 8,000	1%	6%
North	6,300 – 7,800	2%	7%
South	7,000 – 9,000	0%	6%
Off Central I	9,000 – 14,000	0%	3%
Off Central II	7,800 – 10,000	0%	3%
North-West	6,500 – 8,000	1%	4%
Far South	5,000 – 6,500	1%	3%
West	5,200 – 6,700	0%	3%

Source: Cushman & Wakefield

Upgrading Mumbai

The Redevelopment Story

As Mumbai intensifies its shift from horizontal expansion to vertical renewal, redevelopment will remain central to its housing and planning strategy, says KNIGHT FRANK SURVEY.

India's financial capital, Mumbai, spans 603.4 sq km, but only 437.71 sq km comprising the Island City and the Suburban District, fall under the development purview of the Municipal Corporation of Greater Mumbai (MCGM). The remainder is occupied by defence zones, the Mumbai Port Trust, and the ecologically protected Sanjay Gandhi National Park, areas beyond the city's planning and construction framework.

More than 70% of MCGM-administered land is already built-up. What little remains is fragmented across informal settlements, industrial belts, roads, and reserved plots. The city is now functionally landlocked, with outward expansion no longer a viable solution.

At the same time, Mumbai continues to face extreme demographic pressure. As of 2024, the city's population stands at 13.4 mn, pushing its population density to ~30,600 persons per sq km. This translates to just 32.7 sq m of land per resident within the MCGM limits.

Despite these numbers, high density is not necessarily unsustainable. The challenge lies in whether urban infrastructure and planning can keep pace with rising population. A comparative view underscores this gap.

Tokyo's inner wards are highly dense, but planned and well-served. While some dense districts in Tokyo or



Rising Population density in Mumbai

Year	Population (million)	Developed Areas (sqkm)	Population Density (per sqkm)
1981	8.1	437.71	~18,500
2001	12.4	437.71	~28,300
2024	13.4	437.71	~30,600

Note: The population and developed area figures reflect the MCGM jurisdiction only.

Hong Kong surpass Mumbai's averages, they remain far more liveable due to coordinated land recycling, high-spec vertical development, and infrastructure investments.

The mismatch between Mumbai's population and usable land is not just a real estate concern, it is a constraint on economic productivity, infrastructure viability, and urban resilience. In this context, redevelopment emerges as a structural necessity, not just a market trend. It is the only lever through which Mumbai can recalibrate density, renew its ageing-built stock, and transition from horizontal congestion to vertical efficiency.

While Mumbai's redevelopment wave is largely driven by private developers, a growing share of cooperative housing societies are choosing to go it alone. Self-redevelopment, where the society itself acts as the developer is emerging as a parallel model, backed by favourable policy and financial incentives. But while the model offers greater control and upside to residents, it comes with its own unique set of challenges.

Outlook

A large share of Mumbai's ageing housing stock is eligible for redevelopment, even a small percentage opting for the selfredevelopment route could represent thousands of units annually. But unlocking that potential will require:

- Institutionalisation of PMC and financing ecosystems
- More government-backed financial instruments (e.g., first-loss guarantees)
- Stronger awareness and capacity-building among societies

Land Availability and Population Density in Mumbai in 2024

Metric	Value
Total area of Greater Mumbai	603.4 sqkm
MCGM jurisdiction area	437.71 sqkm
Island city	68.71 sqkm
Suburban district	369.00 sqkm
Developable land (approx.)	~70% of MCGM area = 306 sqkm
Estimated population (2024)	13.4 million
Population density (MCGM area)	~30,600 persons/sqkm
Average land per resident	~32.7 sqm

Source: BMC, Knight Frank Research

Self-redevelopment has promise, but it's not a plug-and-play model. The bottom line: If societies want to retain the developer's margin, they must take on the developer's role with all the responsibility that comes with it. Self-redevelopment isn't just about cutting out the middleman. It's a full-time project that demands professional-grade execution, financial discipline, and long-term commitment. Without that, even well-intentioned attempts risk stalling mid-way.

Redevelopment: A long-cycle bet demanding patience and precision

Mumbai's redevelopment activity is entering a scalable phase, but it remains a long-

cycle endeavour. The typical project, from initial society consensus to final handover, spans 8 to 11 years. This means that every redevelopment decision is effectively a commitment across at least one full real estate cycle, often involving shifting market conditions, interest rates, regulatory norms, and buyer sentiment.

For societies, this necessitates clarity on documentation, realistic timelines, and a clear understanding of the legal and procedural obligations. For developers, it requires robust due diligence, phased capital planning, and the ability to manage delays in civic approvals, title verification, or member relocation.

The gap between deal signing and revenue realisation can be wide and exposed to macroeconomic volatility. Societies initiating redevelopment during a market high may only complete during a downturn, or vice versa. Navigating this timeline calls for measured execution, not opportunistic intent.

As Mumbai intensifies its shift from horizontal expansion to vertical renewal, redevelopment will remain central to its housing and planning strategy. However, unlocking its full potential will depend not just on policy incentives or land availability but on the ability of all stakeholders to manage time, risk, and expectations over the long term. ●

Land Availability and Population Density in Mumbai in 2024

City	Population (million)	Land area (sqkm)	Density (per sqkm)
Mumbai (MCGM)	13.4	437.7	~30,600
Bengaluru	~14	741	~18,900
Gurugram (City)	2.5	232	~10,800
Global Examples			
Tokyo (23 wards)	9.7	627.6	~15,500
HongKong	7.5	1,106	~7,100 (avg)
Singapore	6.0	728.6	~8,100

Note: Some districts in Hong Kong like Kwun Tong and Sham Shui Po exceed 120,000 persons/sq km.

Rent or Buy? Why the Two Mindsets are Worlds Apart

From proximity and practicality to permanence and pride, home seekers in India view renting and buying through entirely different lenses. Veteran real estate expert **AMIT CHOPRA** breaks it down.



In India, the decision to rent or buy a home is no longer just about affordability—it's a mirror to how people live, work, plan, and dream. With over three decades of experience in guiding home seekers across life stages and cities, I've come to believe this: the mindsets behind renting and buying are not just different—they're almost divergent. Here's why.

Renting in India: Present Comforts, Future Flexibility

For those renting, the approach is highly practical and present-

For those renting, the approach is highly practical and present-focused. The priority is ease—of location, landlord dealings, and cost. In cities like Mumbai, Bengaluru, or Pune,

focused. The priority is ease—of location, landlord dealings, and cost. In cities like Mumbai, Bengaluru, or Pune, renters gravitate toward flats that reduce commute time, come semi-furnished, and fit within a tight monthly budget.

Other key considerations include:

Ease of move-in: Minimal setup, ideally a furnished or semi-furnished home

Cooperative landlord: A good landlord can outweigh

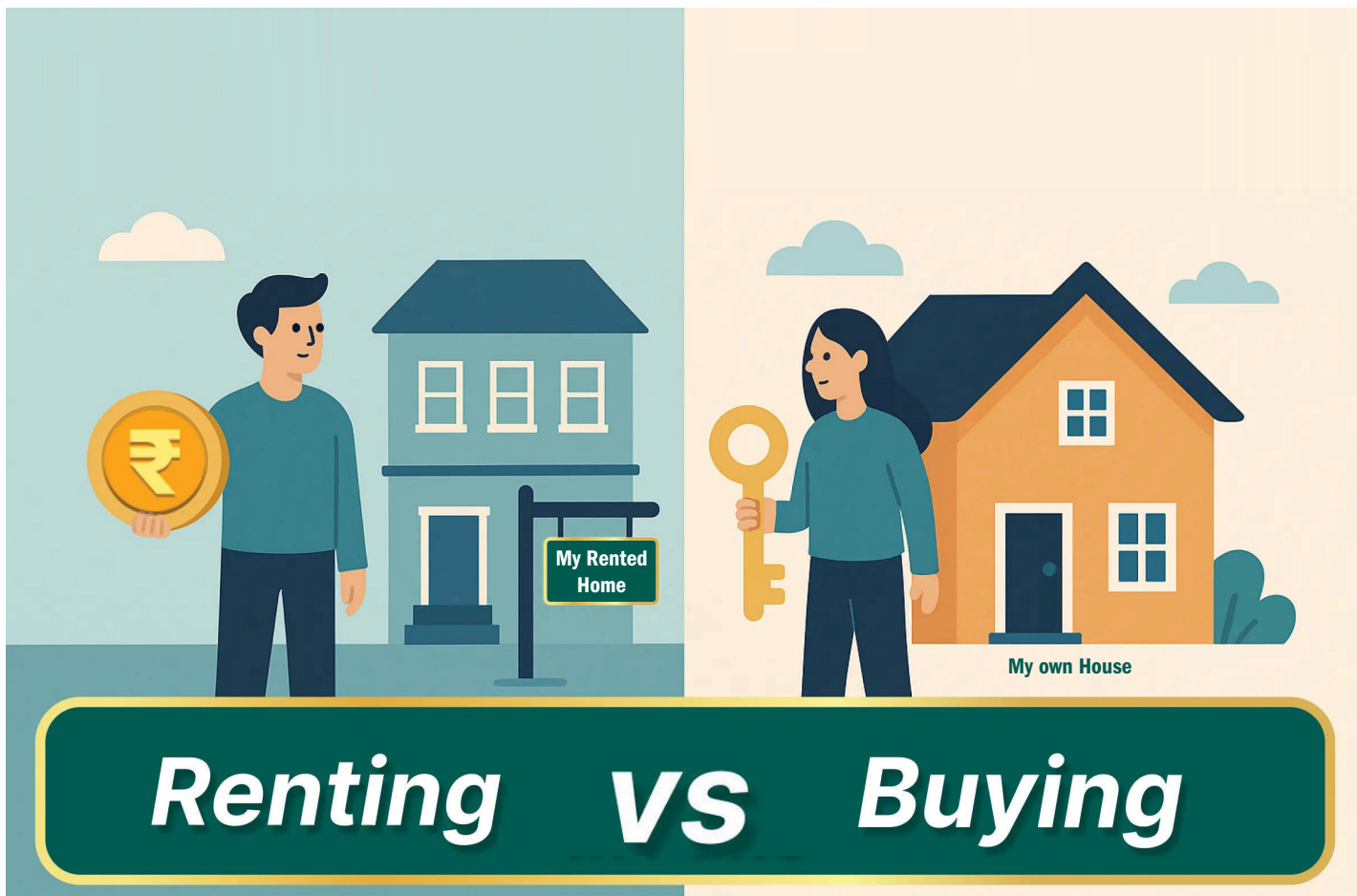
even a slightly older society

Tenant-friendly rules: Societies with flexible visitor policies and minimal restrictions are preferred

Budget-consciousness: Rent should be manageable without disrupting savings or lifestyle

Location trumps luxury: Renters often settle for an average flat in a prime area rather than a plush one far away.

In essence, renters are happy if the house checks most of the



current boxes. The rest can wait.

Buying a Home in India:

Vision, Value, and Emotional Anchoring

Buying a home in India still carries deep emotional and aspirational weight. For most, it's a once-in-a-lifetime event. Buyers plan years in advance, often stretch financially, and see ownership as a long-term milestone.

Key buyer priorities include:

Future-proofing: Will this home still work 10 years from now?

Willingness to stretch: Buyers often go beyond their budget if the home "feels right"

Low-rental societies:

Communities dominated by owners are seen as better

Buying a home in India still carries deep emotional and aspirational weight. For most, it's a once-in-a-lifetime event.

maintained and more cohesive

Ready to compromise elsewhere: Buyers will cut travel or lifestyle costs to afford ownership

Asset growth potential: Appreciation, especially in emerging suburbs, is a key motivation

Where a renter is content with what works now, a buyer is investing in what will work later.

The Indian Financial Context: EMI vs Rent

Let's consider a 2BHK in

Hinjawadi, Pune:

Rent: ₹25,000/month

Buy: ~₹60–70 lakh; EMI ~₹55,000–₹65,000/month (assuming 20% down)

In cities like Delhi-NCR or Mumbai, the EMI-rent gap can be even wider, extending the breakeven period to 15+ years. Tax deductions on home loans (Sections 80C & 24), however, offer some cushion.

Renting preserves capital. Buying builds equity—but comes with higher responsibilities and upfront investment.

The Rise of Hybrid Thinking

The younger, urban Indian is thinking differently:

> "Live on rent in the city, invest in property where growth is stronger."

NRIs too are increasingly buying in Tier 2/3 cities or in lifestyle destinations like Goa, while renting in their primary countries of residence. The idea is strategic ownership, not just emotional ownership.

Final Word: Priorities, Not Property, Decide

Whether to rent or buy is a lifestyle decision, not just a financial one. If your career, family plans, or investment strategy require flexibility—renting is wise. If you crave roots, long-term planning, and asset growth—buying may be right. As I often tell clients: "You can change your house. You can't change your mindset as easily." ●

Feng Shui: The Relevance of Numbers

Numbers are an integral part with each direction having its own corresponding digit,
says **S BS SURENDRAN**.

Door numbers and building numbers are considered to play a significant role in the quality of 'Chi' energy swirling around the premises of your home. Numbers are an integral part of Feng Shui, with each direction having its own corresponding digit. They have a significance in terms of energy and vitality of a building too. Numbers can be utilised to help create better luck and by placing certain Feng shui objects based on the five elements theory in the correct number in the correct direction, you can energise and empower them to mitigate bad energy.

When one gets to own a property for which the number does not appear quite conducive it gives rise to many

negative thoughts in the minds of the owner and also creates unrest. A house number by itself does not create problems, but negativity can be created when combined with other aspects.

The numbers 1, 6, and 8 are said to be the most favorable numbers according to Feng Shui principles. On the other hand, the most unfavorable numbers are 2 and 5. However, no decision on buying a property can be based solely

in case the number is unfavourable, you can still work around the number to transform the energy of the property without having to change the same.

You could begin by primarily looking at the following things:

Start by looking outside your home and avoid displaying the house numbers on the door or outside walls.

Keep the porch area clean



control the bad energy flowing in and around the home.

If you own a property with the door number as 4 or 13 which is considered negative, the simplest remedy is to draw a circle around the number. The circle is extremely powerful and encloses the inauspicious effects of a negative number. You could also consider getting the numbers etched onto a ceramic plate with a circle around the number as ceramic is earth element and can control the bad energy of the property.

The reality we need to consider and not get too worried about building numbers is that as we cannot change the numbers we need not have to dwell on them too much as it can trigger off negative vibes through our thoughts and enhance negativity and not counter it.●

Mr **Surendran** is an Accredited Master Fengshui Consultant, Bioenergetician and Traditional Vaastu Practitioner.

Door numbers and building numbers are considered to play a significant role in the quality of 'Chi' energy swirling around the premises of your home.

on the building number, one needs to examine other important elements of Feng Shui, including location and the surrounding area before making a final decision.

We have no possibility to choose our property numbers and hence we have no control on the type of energy it possesses and

and lush green plants can counteract inauspicious numbers.

To help create a free flowing environment for 'chi' energy, wind 'chimes' are considered good. Five rods with hollow metal wind 'chimes' could be suspended at the porch.

Use of moving water like fountains or even birth baths can help absorb and deflect bad energy.

You could place the Chinese "Fu Dogs" (lion faced dogs) facing outwards close to the main door entrance as they are the mythical creatures to



Published by NAR - India. For all communications regarding Newsletter, contact:
K RAMKUMAR - Chairman, Newsletter - NAR India
Email: publications@narindia.com, directorgeneral@narindia.com
Editor: **V Nagarajan** (Member, APPCC, Chennai) - Mobile: 9176627139

No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photo-copying or otherwise without prior written permission of the publisher.