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કાપડ મંત્રાલયને ૧૫ ટકા સુધી વધુ ફાળવણીની અશક્યતા

પુ આરીમાં નરેન્દ્ર મોદી ૩.૦ ફેસલ્ટા પ્રથમ પૂર્ણ-વર્ષના બજેટનો ચહ જોઈ રહ્યું છે, ત્યારે તમામ ક્ષેત્રોમાં સુધારાની આશાઓ વધી રહી છે. નાણા પ્રધાન નિર્મલા સીતામણ ૨૦૨૪ના વચગાળાના બજેટ સહિત સતત આઠમું બજેટ રજૂ કરવા માટે તૈયાર છે. કાપડ મંત્રાલય કાબૂ વણી ૧૫% સુધી વધારવાની શક્યતા હોવાનું જણાવતાં સૂત્રો કહે છે સામાન્ય રીતે



નાણા પ્રધાન કેજુઆરીના પહેલા દિવસે સંસદમાં બજેટ રજૂ કરે છે. હાલમાં, કાપડ મંત્રાલય માટે કાબૂ વણી રૂ. ૪,૪૧૭ કરોડ છે. આગામી કેન્દ્રિય બજેટ કાપડ અને ગાબંટ નિકાસ જેવાં ક્ષેત્રો પર ધ્યાન કેન્દ્રિત કરે તેવી સંભાવના છે, જેમાં કાબૂ વણીમાં ૧૫ ટકા સુધીનો વધારો થવાની ધારણા હોવાનું સૂત્રોએ જણાવ્યું હતું. સરકાર પોલીએસ્ટર અને ચીકલા માસ કાઈબર સહિત અનેક પ્રકારના ધાર્ન પર વધુ રૂબરૂ પટાવવાનું સિચારી

રહી હોવાનું તેમણે જણાવ્યું હતું. કાપડ ક્ષેત્ર માટે મીજી ઉત્પાદન સાથે સંકળાયેલ પ્રોત્સાહન ધો જ ના (પીએલઆઈ)ની ચર્ચા થઈ રહી છે. જે કાલ્ય હાલની પોજીના જેવી જ છે. આ કાર્યક્રમ હેઠળ, કેન્દ્ર સરકાર સ્થાનિક રીતે ઉત્પાદન અનેક પ્રકારે કરવા વ્યવસાયોને અનંક કર પ્રોત્સાહનો અને કુટાણો આપે છે. અગાઉ જુલાઈના ઈન્ડીયન બજેટમાં, નાણા પ્રધાન ચામડા અને કાપડ ક્ષેત્રોમાં નિકાસની સ્પર્ધાત્મકતા વધારવામાં હેતુથી ૬૬ અથવા હંમેશાંથી વાર્ષિક ડાઉન કિલિંગ સામગ્રી પર લાગુ થતી મૂળભૂત કસ્ટમ રૂબરૂ પટાવવાનો પ્રસ્તાવ મુક્યો હતો. સરકારે ચામડા અને કાપડના વસ્તુ, ફૂલકે અને નિકાસ માટે અન્ય ચામડાની વસ્તુઓના ઉત્પાદન માટે મુક્તિ પામેલા માલની યાદીમાં પણ ઉમેરો કર્યો.

લોકોને રોજગારી આપે છે. એપિલ અને નવેખર વચ્ચે, દેશની કાપડ અને કાપડની નિકાસ ચાર્જિસ ઘટાડે ૭ ટકાથી વધુ વધીને ૬ રૂઝ અખચથી વધુ થઈ ગઈ છે, જે કુલ માલ નિકાસમાં લગભગ ૨ ટકાના વધારા કરતાં નોંધપાત્ર રીતે વધારે છે.

સિયલ એસ્ટેટને ઉદ્યોગનો દરજ્જો આપવરચક

રુનવાલ સિયલ્ટીના ડિરેક્ટર સોભ્ય રુનવાલે જણાવ્યું હતું કે ભારતનું સિયલ એસ્ટેટ ક્ષેત્ર પરિવર્તનશીલ વર્ગક પર ઊભું છે, ત્યારે આગામી બજેટમાં અભૂતપૂર્વ વૃદ્ધિના તબક્કાને ઉત્તેજિત કરવાની શક્યતા છે. આ ક્ષેત્રનું વર્તમાન મૂલ્યાંકન ૬૪૭૭ અખચથી વધુ છે અને ૨૦૩૦ સુધીમાં ૬ એક લાખ કરોડના બજાર તરફ આગળ વધી રહ્યું છે, તેથી બજેટ તાકાલિક પકડતો અને લાંબા ગાળાની તકી, બંનેને સંબોધે તે ખૂબ જ મહત્વપૂર્ણ છે. તરવાલ વધારવા માટે નીતિગત પગલાંની જરૂરિયાત મહત્વપૂર્ણ છે, અને તેમાં લાંબા ગાળાના મૂડી લાભ કર પટાવવા, આરઈઆઈટી નિયમોને સુલચ્ચિત કરવા અને હાઉસિંગ લોન માટે વ્યાજ માં છૂટ વધારવાનો

સમાવેશ થાય છે. આ સુધારણા સ્થાનિક અને વિદેશી રોકાણને પ્રોત્સાહન આપશે, જેવાથી વિકાસકર્મીઓ મૂડીને વધુ સ્પર્ધાત્મક રીતે એન્સેસ કરી શકશે, અને ઘર ખરીદનારાઓ માલિકત ધરાવવાના તેમના સપનાને સાકાર કરી શકશે, ખાસ કરીને લકઝરી બજારની માગમાં ૫૧% વૃદ્ધિ જોવા મળી રહી છે. વધુમાં, સિયલ એસ્ટેટ ઉદ્યોગનો દરજ્જો આપવો મહત્વપૂર્ણ છે, તે જની સંબંધન અર્થે ઘટાવવા ઉપરાંત વિરાણને વધુ સુલભ બનાવશે, જેવાથી વધુ સરતુ રહેકાણ બનશે. મોટા મહાનગરોમાં જમીનનો ખર્ચ ૭૦-૮૦% સુધીનો હોવાથી, આ સુધારાઓ રહેણાંક પ્રોજેક્ટ્સની પરવડતા અને માખનીયા પર સીધી અસર કરશે.

લકઝરી હાઉસિંગના વધતા બજાર સાથે અસરકારક સુધારા જરૂરી

સુરજ એસ્ટેટ ડેવલપર્સના પૂર્ણ-સમયા ડિરેક્ટર રાહુલ વેમ્સે જણાવ્યું હતું કે, સિયલ એસ્ટેટ ક્ષેત્ર એક પાલામી અપેક્ષા રાખે છે, જે ખરેખર લાંબા સમયથી ચાલતા પકડતોને સામનો કરશે અને વૃદ્ધિને વેગ આપશે. ગયા વર્ષના બજેટમાં સરતા આણસ અને માખનાલાલ

સુવિધાઓ પર ધ્યાન કેન્દ્રિત કરીને સારો પાવો નાખ્યો હતો, પરંતુ હવે કરીને વૃદ્ધિ પામતા લકઝરી હાઉસિંગ બજાર સાથે વધુ અસરકારક સુધારાઓનો સમય છે. લકઝરી વેસ્ટી માગમાં મોટો ઉછાળો જોવા મળી રહ્યો છે, આજના ઘર ખરીદનારાઓ ફક્ત આરામ જ નહીં પરંતુ વેભવી અને ટકાઉપણુ બંનેને મૂત્ત સ્વરૂપ આપતી જીવનશૈલી શોધી રહ્યા છે. જો બજેટમાં ટકાઉ, ગ્રીન કન્સ્ટ્રક્શન અને શહેરી વિકાસ ઉપર ભાર મૂકાય, તો તે પ્લેસરેસીય વિલાઓ ઉપર ધ્યાન આપતી વખતે નવી તહેવા દરવાજા ખોલી શકે છે.

આયાતી ખાદ્ય તેલો ઉપર ટેરિફ જરૂરી

જે નના સ્થાપક અને મેનેજિંગ ડિરેક્ટર લીઓ પીટર વાલ્સ જણાવે છે કે ભારત વનસ્પતિ તત્વનો સોથી મોટો આયાતકાર હોવાથી, સરકાર સ્થાનિક ઉત્પાદનને પ્રોત્સાહન આપે તે ખૂબ જ જરૂરી છે. અમે ભલામણ કરીએ છીએ કે સરકાર આયાતી વનસ્પતિ તેલ પર વધુ ટેરિફ લાદે, સ્થાનિક ઉત્પાદન માટે કાચા માલ પર ટેરિફ ઘટાડે, ઉત્પાદન પલાન્ટ સ્થાપના ઉદ્યોગસાહસિકો માટે સખસી કરીને

પ્રોત્સાહન આપે, સરકારી પરિવહન મુલાલીઓ દ્વારા લોજિસ્ટિક્સ સર્પોટ પૂરો પાડે. આ પગલાં સ્થાનિક ઉત્પાદન વધારશે, આયાત ઘટાડશે અને દેશના માથ તેલ ઉદ્યોગને ટકાઉ બનાવશે.

રૂબરૂ માળખામાં ફેરફાર આવવરચક

જિ ચોજિ ત કારના નિસપલ સર્વિસોના કોમોન્ટી વિભાગના વડા હરીશ વી જણાવે છે કે સરકારે અગાઉના બજેટમાં આયાત રૂબરૂ ૧૫ ટકાથી ઘટાડીને ૬ ટકા કરી દીધી હોવાથી, આ વખતે, હાલના રૂબરૂ માળખામાં ફેરફાર કરવાની શક્યતા આછી છે. દરમિયાન, સોનાની આયાતમાં વધારો ઘટાડવા માટે, સરકાર દેશમાં રહે પ સાંનાના સિયાઈવિલને પ્રોત્સાહન આપવા માટે પગલાં લઈ શકે છે.

કેઈપલ વધારો સ્થાનિક સોનાના ભાવને સમ્બન ટકાવીથી વધારી શકે છે. મલાબાર ગુખના ચેમેન એમપી અહ મદના મતે, બજેટ ૨૦૨૪માં સોનાની આયાત રૂબરૂમાં ઘટાડો થવા પછી ગ્લોબલની માંગ મજબૂત બની છે. તેથી, એનડીએ ૩.૦ના પ્રથમ પૂર્ણ બજેટમાં, ગ્લોબલ ઉદ્યોગ અપેક્ષા રાખે છે કે નીતિગત સાતલ્થી ગ્લોબલની ગ્રાહક માંગ વધશે, જે નાથી વધુ રોજગારીનું સર્જન કરે અને આર્થિક વિકાસમાં તે મહત્વપૂર્ણ ભૂમિકા ભજવશે. ઉમ્મી આખૂણોની માંગ વધવા માટે, બજેટમાં નિકાલશ્રેણ આવક અને વસાણને વેગ આપવા માટે ફર રહકાનાં પગલાં પ્રસ્તાવિત કરવાની જરૂર છે. વસાણ પર કુલામી અસરને નિયંત્રિત કરવા માટે કેટલાક વ્યૂહાત્મક પગલાં પણ આવકાર્ય છે.

આ ઉપરાંત, ગોલ્ડ મોનેટાઈઝેશન સ્કીમ વધુ આકર્ષક બનાવવા માટે પગલાં પ્રસ્તાવિત કરવાની જરૂર છે. આ રીતે, વધુ નિષ્ક્રિય ઘરગથ્થુ સોનું એકત્રિત કરી શકાશે, પરિણામે સોનનું આયાત ખિલ ઘટશે અને ચાલુ પાતાની માથમાં ઘટાડો થશે. બજેટમાં ફિલ્લ જુનેલી સેક્ટરમાં બિન-ફિસાળી કારોમાને અંકુશમાં લેવામાં પાલામી પણ જાહેરાત કરવી જોઈએ.

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07.02.2025	Budget hits and misses: Homebuyer edition	The Times of India	Bangalore	1	Pooja Mahimakar
			Hyderabad		
			Nagpur		
			Chennai		
21.02.2025	Heres the key to your dream home	The Times of India (Times Property)	Bangalore	10	Saundarya Jain
10.02.2025	Decision to buy or wait?	Punya Nagari	Mumbai	2	Abhijeet Owhal

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Budget hits and misses: Homebuyer edition

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POOJA MAHIMKAR
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addressed. Granting industry status to real estate, streamlining approval processes, and enhancing liquidity support for developers were essential priorities that would have gone a long way in accelerating real estate growth. Additionally, rationalisation of GST on under-construction properties, reduction in long-term capital gains tax on real estate investments, and increased tax benefits for homebuyers under Section 80C and 24(b) would have significantly improved affordability and investment sentiment," shares Rakesh Reddy, director of a construction firm.

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EXPECTATIONS REPORT CARD

Expectations	Fulfilled
Industry status	X
Enhanced income tax benefits	✓
Single Window Clearance	X
Lower GST	X
Revision of the affordable segment's cap	X

NEW TAX REGIME: CURRENT AND PROPOSED

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24,00,000	4,10,000	3,00,000	1,10,000	-	1,10,000	3,00,000
50,00,000	11,90,000	10,50,000	1,40,000	-	1,40,000	10,50,000

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Lower GST	X
Revision of the affordable segment's cap	X

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If you're planning to acquire a new place this year, careful research and financial preparation can help transform your aspiration into reality. So, follow these expert tips to stay on the right track



Here's the key to your dream home

■ Saundarya Jain @timesofindia.com

Have you resolved to buy a house this year? While it's easier said than done, planning from the get-go will allow you to meet your goal on time. From casing your property hunt to securing the best deal on a home loan, here's how you can realise your dream of homeownership.

FINDING THE IDEAL ABODE Firstly, narrow down your search to a few promising options. Rahul Thomas, whole-time director at a

developer firm, mentions, "Beyond traditional real estate portals, explore hyperlocal social media groups and community forums to get a real sense of the area and residents' experiences. Focus on high-potential micro markets where infrastructure projects such as metro expansions and commercial developments are set to increase property values. Opt for projects in well-established neighbourhoods with strong growth potential." He also advises buyers to consult with trusted experts for a well-informed decision.

Saurabh Runwal, director at a realty company, predicts a considerable appreciation in property prices this year. So, the sooner one invests, the better. "Proximity to key hubs, amenities, and infrastructure can significantly enhance the value of your property. Most importantly, choose a trusted developer with a proven track record of timely delivery and quality construction," he says.

REVIEW LOAN OPTIONS

Finalising a home is futile if you don't have a financing plan. Anil Jain, chief credit and operation officer (CCOO) at a housing finance company, recommends visiting various home loan providers, such as housing finance companies (HFCs) and banks, to compare their offerings. "Each institution has different interest rates, fees, and eligibility criteria, so exploring multiple options helps secure the best deal. Organise your financial records, including salary slips, tax returns, and bank statements. Likewise, self-employed individuals must properly document their business income, balance sheet, and IT returns to streamline the application process," he details.

While a credit score above 750 attracts better interest rates, a credit income is equally vital. Jain adds, "Try making a down payment of 10

to 20 per cent, as it decreases the loan amount and the loan-to-value (LTV) ratio, providing better terms. Additionally, lenders appraise the property value to ensure it aligns with the requested loan amount while considering your existing debt obligations."

HOW TO AVOID SURPRISES

Be thorough in your decision-making if you want to move into a new home this year. This entails not only selecting a property nearing completion or a ready-to-move-in option but also conducting due diligence. Nakul Vohra (name changed on request), a city resident, shares, "Although I invested in a fully constructed project in 2021, I still haven't received possession of my flat due to the pending OC (Occupancy Certificate), which has led to multiple legal hearings." Hence, experts suggest reviewing the project's legal status along with its construction stage.

In addition to avoiding legal pitfalls, consumers must be wary of hidden costs. Rahul Mehrotra, MD and CEO at a housing development finance company, says, "Expenses like maintenance, taxes, management fees, and insurance can accumulate quickly, impacting your cash flow if not accounted for. So, instead of trends, locations or projects, prioritise areas with solid long-term value for stable growth. Avoid emotional decisions and ensure each purchase aligns with a clear financial strategy."

Lastly, plan your purchase to take advantage of seasonal incentives during special occasions. For example, many developers offer festive schemes with instalment-based payment schemes to reduce the lump sum requirement," states Mehrotra. So, focus on these strategies to navigate the property market seamlessly and work towards achieving your homeownership goal in 2025.



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विकत घेण्याचा निर्णय की प्रतीक्षा करण्याचा?

२०२५ मधील गृहनिर्माण बाजारपेठेतील संभाव्य बदलांचा अभ्यास भारतीय अर्थव्यवस्थेचा मुख्य आधारस्तंभ असलेल्या स्थावर मालमत्ता क्षेत्रात २०२४ मध्ये उल्लेखनीय वाढ नोंदवली गेली आहे. उच्च उत्पन्न गटातील खरेदीदारांच्या वाढत्या मागणीमुळे, विशेषतः सूक्ष्म बाजारपेठांमधील निवासी मालमत्तेच्या



सरासरी किंमती सातत्याने वाढत असून, २०२५ पर्यंत या बाजारपेठेचा वृद्धीचा कल कायम राहण्याची शक्यता आहे. जमिनीच्या व्यवहारांमध्ये झालेल्या वाढीमुळे आणि गुंतवणूकदारांचा वाढता आत्मविश्वास यामुळे या क्षेत्राच्या विकासास आणखी चालना मिळेल. वाढती मागणी आणि सुविधासंपन्न गृहनिर्माण विस्तार

२०२४ हे भारतीय स्थावर मालमत्ता क्षेत्रासाठी महत्त्वाचे वर्ष ठरले आहे. या कालावधीत केवळ उच्च श्रेणीतील गृहनिर्माण क्षेत्रातच नव्हे, तर व्यावसायिक भाडेपट्टी आणि परकीय गुंतवणुकीतही वाढ झाली आहे. सुविधासंपन्न गृहनिर्माण क्षेत्रात २०२४ मध्ये ११ टक्के वाढ झाली असून, मुंबई हे अत्यंत उच्चस्तरीय-सुविधासंपन्न निवासी मालमत्तांच्या विक्रीत अग्रस्थानी राहिले आहे. शहरातील पायाभूत सुविधांमध्ये होत असलेल्या मोठ्या प्रमाणातील सुधारणांमुळे-जसे की अटल सेतू, मेट्रो प्रकल्प, ऐरोली-कटाई नाका महामार्ग, ठाणे-बोरिवली बोगदा आणि कोस्टल रोड - विशेषतः उपनगरांमधील निवासी मागणीत वाढ झाली आहे. या सुधारित दृष्टीकोनातून सुविधांमुळे महाराष्ट्रातील शहरांमध्ये स्थावर मालमत्तेची गुंतवणूक

अधिक आकर्षक बनली आहे.

आधुनिक सुविधा, उच्च श्रेणीच्या निवासी संकल्पना आणि सुव्यवस्थित भौगोलिक स्थान असलेल्या मालमत्ता यामुळे, नवीन खरेदीदारांच्या जीवनशैलीच्या गरजा पूर्ण होत आहेत. स्थावर मालमत्ता विकासाकडून उच्च-गुणवत्तेच्या गृहनिर्माण प्रकल्पांची उभारणी केली जात आहे, जी केवळ निवासासाठी उपयुक्त नसून, भविष्यात मूल्यवृद्धी करणारी महत्त्वाची गुंतवणूक ठरू शकते.

गृहनिर्माण खरेदी हा योग्य निर्णय का ठरू शकतो?

स्थावर मालमत्ता क्षेत्र हे सुरक्षित, स्थिर आणि दीर्घकालीन आर्थिक वाढीस अनुकूल असे गुंतवणूक क्षेत्र मानले जाते. गृहनिर्माण खरेदीमुळे भाडे उत्पन्नाची संधी मिळते आणि आर्थिक स्थैर्यही प्राप्त होते. अनेक नामांकित गृहनिर्माण विकासाक आकर्षक सुलभ भरणा/दयक योजना आणि प्रोत्साहनपर सवलती देत असल्यामुळे संभाव्य खरेदीदारांसाठी हा अनुकूल काळ आहे.

तज्ज्ञांच्या अंदाजानुसार, २०२४ मध्ये झालेल्या किंमतवाढीनंतर २०२५ मध्ये बाजार स्थिर राहण्याची शक्यता आहे. तसेच, सुविधासंपन्न गृहनिर्माणावरील जीएसटी कपात आणि गृहकर्जावरील करसवलतीसंदर्भात प्रस्तावित धोरणात्मक सुधारणा यामुळे बाजारपेठेला सकारात्मक चालना मिळेल. त्यामुळे संभाव्य खरेदीदारांसाठी सद्यस्थिती ही गृहनिर्माण खरेदीसाठी योग्य वेळ ठरू शकते.

गृहनिर्माण खरेदी ही केवळ आर्थिक गुंतवणूक नसून सुरक्षितता, स्थैर्य आणि कुटुंबीयांसोबतच्या आठवणी जपणारा एक महत्त्वाचा निर्णय आहे. त्यामुळे भविष्यातील दीर्घकालीन स्थैर्यासाठी आणि गुंतवणुकीच्या परिप्रेक्ष्यातून, सद्यस्थितीत घर खरेदी करणे हा एक उचित पर्याय ठरू शकतो.

■ **जितेंद्र सिंग,**
सीएसओ, रुनवाल रियल्टी.

March 2025

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08-Mar-25	Heres the key to your dream home	The Times of India	Chennai	4	Saundarya Jain
Online					
Industry Story					
30-Mar-25	Gudi Padwa 2025: Buy Now, Pay Later schemes remain the flavour of Mumbai's real estate market	Hindustan Times	National	N/A	Bureau

Publication	The Times of India
Date	08-03-2025
Edition	Chennai
Page	4






Here's the key to your dream home

If you're planning to acquire a new place this year, careful research and financial preparation can help transform your aspiration into reality. So, follow these expert tips to stay on the right track

■ Each institution has different interest rates, fees, and eligibility criteria, so exploring multiple options helps secure the best deal. Organise your financial records, including salary slips, tax returns, and bank statements. Likewise, self-employed individuals must properly document their business income, balance sheets, and IT returns to streamline the application process

■ Beyond traditional real estate portals, explore hyperlocal social media groups and community forums to get a real sense of the area and residents' experiences. Focus on high-potential micro markets where infrastructure projects such as metro expansions and commercial developments are set to increase property values. Opt for projects in well-established neighbourhoods with strong growth potential

■ A housing finance company, recommends visiting various home loan providers, such as housing finance companies (HFC) and banks, to compare their offerings. "Each institution has different interest rates, fees, and eligibility criteria, so exploring multiple options helps secure the best deal. Organise your financial records, including salary slips, tax returns, and bank statements. Likewise, self-employed individuals must properly document their business income, balance sheets, and IT returns to streamline the application process," he details.

■ While a credit score above 750 attracts better interest rates, a stable income is equally vital. Jain adds, "By making a down payment of 10 to 20 per cent, as it decreases the loan amount and the loan-to-value (LTV) ratio, providing better terms. Additionally, lenders appraise the property value to ensure it aligns with the requested loan amount while considering your existing debt obligations."

HOW TO AVOID SURPRISES
Be thorough in your decision-making if you want to move into a new home this year. This entails not only selecting a property nearing completion or a ready-to-move-in option but also conducting due diligence. Nakul Vohra (came charged on request), a city resident, shares, "Although I invested in a fully constructed project in 2021, I still haven't received possession of my flat due to the pending OC (Occupancy Certificate), which has led to multiple legal hearings." Hence, experts suggest reviewing the project's legal status along with its construction stage. In addition to avoiding legal pitfalls, consumers must be wary of hidden costs. Rahul Mehrotra, managing director and CEO at a housing development finance company, says, "Expense-like maintenance, taxes, management fees, and insurance can accumulate quickly, impacting your cash flow if not accounted for. So, instead of trendy locations or projects, prioritise areas with solid long-term value for stable growth. Avoid emotional decisions and ensure each purchase aligns with a clear financial strategy."

Lastly, plan your purchase to take advantage of seasonal incentives during special occasions. "For example, many developers offer festive schemes with installment-based payment schemes to reduce the lump-sum requirement," states Mehrotra. So, focus on these strategies to navigate the property market seamlessly and work towards achieving your homeownership goal in 2025.

FINDING THE IDEAL ABODE
Firstly, narrow down your search to a few promising options. Rahul Thomas,

■ Saurabh Ranwal, director at a realty company, predicts a considerable appreciation in property prices this year. So, the sooner one invests, the better. "Proximity to key hubs, amenities, and infrastructure can significantly enhance the value of your property. Most importantly, choose a trusted developer with a proven track record of timely delivery and quality construction," he says.

REVIEW LOAN OPTIONS
Financing a home is futile if you don't have a financing plan. Anil Jain, chief credit and operation officer (CCOO) at

■ whole-time director at a developer firm, mentions, "Beyond traditional real estate portals, explore hyperlocal social media groups and community forums to get a real sense of the area and residents' experiences. Focus on high-potential micro markets where infrastructure projects such as metro expansions and commercial developments are set to increase property values. Opt for projects in well-established neighbourhoods with strong growth potential." He also advises buyers to consult with trusted experts for a well-informed decision.

■ Have you resolved to buy a house this year? While it's easier said than done, planning from the get-go will allow you to meet your goal on time. From easing your property hunt to securing the best deal on a home loan, here's how you can realise your dream of homeownership.

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21-04-2025	Runwal Realty made Sonam Kapoor their brand ambassador	Sakal (Mumbai today)	Mumbai	3	Bureau
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25-04-2025	Realty goes glam: Property developers on board top Bollywood stars to attract posh customers	Mint	Mumbai Delhi Chennai Bangalore Kolkata Hyderabad Ahmedabad	7	Madhurima Nandy

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20-04-2025	Runwal Realty – Sanya Runwal	MGS	National	85	Seema Gupta

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नवभारत

QUICK NEWS

सोनम कपूर को बनाया ब्रांड एम्बेसडर

मुंबई. रियल एस्टेट की कंपनी रुनवाल ने बॉलीवुड स्टार और ग्लोबल फैशन आइकॉन सोनम कपूर का अपना ब्रांड



एम्बेसडर नियुक्त किया है. उनका मानना है कि सोनम के साथ जुड़ने से उनकी ब्रांड के प्रति लोगों में विश्वास और बढ़ेगा.

रुनवाल रियल्टी के प्रबंध निदेशक संदीप रुनवाल ने कहा कि हम मानते हैं कि हमारे काम की असल माप महज वर्ग फ़ीट में नहीं, उन ज़िंदगानियों से होती है, जिन्हें हम आकार देते हैं और उन विरासतों से होती है जिन्हें खड़ा कर रहे हैं.

Publication	Sakal
Date	21-04-2025
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सोनम कपूर 'रुणवाल'ची ब्रॅण्ड अॅम्बेसिडर

मुंबई, ता. २० : रुणवाल रिअल्टीतर्फे अभिनेत्री सोनम कपूर हिला ब्रॅण्ड अॅम्बेसिडर नियुक्त करण्यात आले आहे. रुणवालतर्फे मुंबई, ठाणे, पुणे येथे अनेक प्रकल्प उभारले जात आहेत. सध्या त्यांच्या घरांची जाहिरात केली जात असून त्यात सोनम कपूर दिसणार आहे.

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सामना

सोनम कपूर ब्रँड अॅम्बेसिडर

■ रूणवाल रिऑलिटीने सोनम कपूरची ब्रँड अॅम्बेसिडर म्हणून नियुक्ती केली आहे. रूणवाल रिऑलिटीने यावेळी 'बिल्डिंग फॉर जनरेशन्स टु कम' या नव्या फिलॉसॉफीचे अनावरण केले. गेल्या ४५ वर्षांपेक्षा जास्त कालावधीत कंपनीने निवासी, व्यावसायिक आणि रिटेल क्षेत्रात आपल्या पोर्टफोलिओचा एमएमआर व पुण्यासारख्या ठिकाणी विस्तार केला आहे. नवीन ब्रँडिंग आणि बदल रूणवाल रिऑलिटीच्या वरळी, मलबार हिल येथील आगामी लँडमार्क्सवर आणि रूणवाल २५ अवर लाइफ, ठाणे येथे दिसणार आहे.

Publication	Divya Bhaskar
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रुणवाल रियाल्टी साथे सोनम जोडाई

रियाल असेट अग्रणी रुणवाले रुणवाल रियाल्टी तरीके नवी ओणभ रजू करी छे. आ साथे ब्रान्डनी नवी इलोसोई बिल्डिंग फोर जनरेशन्स टु कम पण रजू करवामां आवी छे, जे साथे तेनी ब्रान्ड असेट तरीके अभिनेत्री सोनम कपूरने आवकारवामां आवी छे. अमडी संदीप रुणवाले जणायुं के अमारा नजरियामां घर अ इक्त लोणदेण नथी, परंतु आरंभ छे. ते माईलस्टोन छे, जे पेढीओनी वृद्धि करे छे, जोडे छे.

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Date	19-04-2025
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انقلاب

THE INQILAB

قوموں کی حیات ان کے تخیل پہ بیوقوف (اقبال)

رنوال گروپ نے سوئم کپور کو سفیر بنایا

پچھلے ۳۵ برسوں میں کمپنی نے ممبئی اور پونے میں رہائشی، تجارتی اور خوردہ ریتیل اسٹیٹ سیکٹرز میں اپنے پورٹ فولیو کو ۵۰ سے زیادہ اہم پیش رفت کے ساتھ مستقل طور پر مضبوط کیا ہے، بشمول ورنلی میں رنوال ڈی ریزرو اور لوکھنڈوالا میں رنوال ایلیگینٹ شامل ہیں۔

سندیپ رنوال، ہیڈنگ ڈائریکٹر، رنوال ریتیلیٹی نے کہا کہ ”رنوال ریتیلیٹی میں، ہم سمجھتے ہیں کہ ہمارے کام کا صحیح پیمانہ صرف مرلج ڈٹ میں نہیں ہے یہ ان زندگیوں میں ہے جو ہم تشکیل دیتے ہیں اور جو وراثت ہم تخلیق کرنے میں مدد کرتے ہیں۔ ہماری نظر میں، مکان لین دین نہیں ہوتے، یہ نئی زندگی کا آغاز ہوتے ہیں، یہ سنگ میل ہوتے ہیں۔“

ممبئی (ایجنسی): رنوال گروپ نے رنوال ریتیلیٹی کے طور پر ایک نئی شناخت کی نقاب کشائی کی ہے جو کہ ایک نئے عزم کا



اداکارہ سوئم کپور اشارہ ہے۔ نئی پہچان کے ساتھ ہی برانڈ نے اپنا نیا فلسفہ متعارف کروایا جو کہ ”آنے والی نسلوں کیلئے تعمیر“ ہے اور بلی ووڈ اسٹار سوئم کپور کو اپنے برانڈ ایمبیسیڈر کے طور پر خوش آمدید کہا ہے۔ یہ ترقی یافتہ شناخت رنوال ریتیلیٹی کے نہ صرف گھر بنانے بلکہ میراث بنانے کے عزم کی عکاسی کرتی ہے۔

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हमारा महानगर

मुंबई, पुणे और नाशिकसे एक साथ प्रकाशित

रुनवाल रियल्टी ने सोनम कपूर को ब्रांड एम्बेसडर बनाया

मुंबई। रियल एस्टेट की दिग्गज कंपनी रुनवाल ने रुनवाल रियल्टी के रूप में अपनी नई पहचान पेश की है, जो समय की कसौटी पर खरी उतरने वाली जगहों को तैयार करने की नई प्रतिबद्धता का संकेत देती है। इस नएपन के दम पर, ब्रांड ने अपना नया दर्शन प्रस्तुत किया है। “आने वाली पीढ़ियों के लिए निर्माण”, तथा बॉलीवुड स्टार और ग्लोबल फैशन आइकॉन सोनम कपूर का अपने ब्रांड एम्बेसडर के रूप में स्वागत किया है। यह विकसित पहचान रुनवाल रियल्टी की न केवल घर बनाने की प्रतिबद्धता दर्शाती है, बल्कि दूरदर्शी डिजाइन, अत्यंत सावधानीपूर्वक बनाई गई योजना, वैश्विक डिजाइन की विशेषज्ञता और गुणवत्ता पर अटूट ध्यान देने के माध्यम से पैतृक संपत्ति भी खड़ी करती है। कंपनी ग्राहक हितों को प्राथमिकता देते हुए ऐसे डेवलपमेंट करती है, जो भरोसे, समयबद्धता और विश्व स्तरीय उत्कृष्टता का प्रमाण बनते हैं – और ऐसी जगहों का निर्माण करती है, जिन्हें पीढ़ियों तक संजो कर रखा जा सके।

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दैनिक
दबंग दुनिया
निष्पक्ष नज़र, निष्पक्ष ख़बर

रुनवाल रियल्टी ने सोनम कपूर को ब्रांड एम्बेसडर बनाया

दबंग रिपोर्टर » गुंबई

रियल एस्टेट की दिग्गज कंपनी रुनवाल ने रुनवाल रियल्टी के रूप में अपनी नई पहचान पेश की है, जो समय की कसौटी पर खरी उतरने वाली जगहों को तैयार करने की नई प्रतिबद्धता का संकेत देती है। इस नएपन के दम पर, ब्रांड ने अपना नया दर्शन प्रस्तुत किया है: आने वाली पीढ़ियों के लिए निर्माण, तथा बॉलीवुड स्टार और ग्लोबल फैशन आइकॉन सोनम कपूर का अपने ब्रांड एम्बेसडर के रूप में स्वागत किया है। यह विकसित पहचान रुनवाल रियल्टी की न केवल घर बनाने की प्रतिबद्धता दर्शाती है, बल्कि दूरदर्शी डिजाइन, अत्यंत सावधानीपूर्वक बनाई गई योजना, वैश्विक डिजाइन की विशेषज्ञता और गुणवत्ता पर अटूट ध्यान देने के माध्यम से पैतृक संपत्ति भी खड़ी करती है। कंपनी ग्राहक हितों को प्राथमिकता देते हुए ऐसे डेवलपमेंट करती है, जो भरोसे, समयबद्धता और विश्व स्तरीय उत्कृष्टता का प्रमाण बनते हैं और ऐसी जगहों का निर्माण करती है, जिन्हें पीढ़ियों तक संजो कर रखा जा सके।



पिछले लगभग 45 वर्षों के दौरान, कंपनी ने एमएमआर और पुणे इलाके में रियल इस्टेट के रेजीडेंशियल, कॉमर्शियल और रिटेल क्षेत्रों में अपना पोर्टफोलियो लगातार मजबूत किया है, जिसमें 50 से ज्यादा मशहूर डेवलपमेंट्स शामिल हैं - इनमें वली के रुनवाल द रिजर्व, नेपियन सी रोड के रुनवाल द रेसिडेंस, लोखंडवाला के रुनवाल एलिगंटे और घाटकोपर के आर सिटी मॉल का नाम बड़े फख्र के साथ गिनाया जा सकता है। रुनवाल रियल्टी के मैनेजिंग डाइरेक्टर संदीप रुनवाल का कहना है, 'रुनवाल रियल्टी में, हम मानते हैं कि हमारे काम की असल माप महज वर्ग फीट में नहीं, उन ज़िंदगानियों से होती है, जिन्हें हम आकार देते हैं और उन विरासतों से होती है जिन्हें खड़ा करने में हम मदद करते हैं। हमारे विचार में, घर लेन-देन नहीं होते। वे शुरूआत होते हैं। वे मील के पत्थर और उपलब्धियाँ होते हैं। वे ऐसी जगह होती हैं जहाँ पीढ़ियाँ बढ़ती हैं, जुड़ती हैं और अपनापन महसूस करती हैं।'

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आप के साथ आप के घर

जनपथ समाचार

रुनवाल रियल्टी ने सोनम कपूर को ब्रांड एम्बेसडर बनाया

मुंबई। रियल एस्टेट की दिग्गज कंपनी, रुनवाल रियल्टी ने बॉलीवुड स्टार और ग्लोबल फैशन आइकॉन सोनम कपूर को अपने ब्रांड एम्बेसडर के रूप में स्वागत किया है। यह विकसित पहचान रुनवाल रियल्टी की न केवल घर बनाने की प्रतिबद्धता दर्शाती है, बल्कि दूरदर्शी डिजाइन, अत्यंत सावधानीपूर्वक बनाई गई योजना, वैश्विक डिजाइन की विशेषज्ञता और गुणवत्ता पर अटूट ध्यान देने के माध्यम से पैतृक संपत्ति भी खड़ी करती है।

रुनवाल रियल्टी के मैनेजिंग डायरेक्टर संदीप रुनवाल का कहना

है, पिछले लगभग 45 वर्षों के दौरान, कंपनी ने एमएमआर और पुणे इलाके में रियल एस्टेट के रेजिडेंशियल, कॉमर्शियल और रिटेल क्षेत्रों में अपना पोर्टफोलियो लगातार मजबूत किया है, जिसमें 50 से ज्यादा मशहूर डेवलपमेंट्स शामिल हैं।

हम मानते हैं कि हमारे काम की असल माप महज वर्ग फीट में नहीं, उन जिंदगानियों से होती है, जिन्हें हम आकार देते हैं और उन विरासतों से होती है जिन्हें खड़ा करने में हम मदद करते हैं।

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शिवनेर

रुणवाल रिऑलिटीतर्फे सोनम कपूर यांची ब्रँड अॅम्बेसिडरपदी नियुक्ती

रुणवाल रिऑलिटी मुंबई, ठाणे आणि पुण्यात विस्तार करण्यासाठी उत्सुक ब्रँडची नवी फिलॉसॉफी फॉर जनरेशन्स टु कम मधून रुणवाल रिऑलिटीचे चिरकाल टिकणाऱ्या वास्तू आणि वारसा उभारण्याचे उद्दिष्ट अधोरेखित

मुंबई : रिअल इस्टेट क्षेत्रातील मोठी कंपनी रुणवालने रुणवाल रिऑलिटी ही त्यांनी नव्याने तयार करण्यात आलेली ओळख लाँच केली असून त्याद्वारे कालातीत टिकणाऱ्या वास्तू उभारण्याची त्यांची बांधिलकी अधोरेखित करण्यात आली आहे. या नव्या ओळखीसह **विल्डिंग फॉर जनरेशन्स टु कम** या नव्या फिलॉसॉफीचे अनावरण करण्यात आले असून त्याचबरोबर बॉलिवूड स्टार व जागतिक स्तरावरील फॅशन आयकॉन सोनम कपूर यांचे ब्रँड अॅम्बेसिडरपदी स्वागत करण्यात आले आहे. नव्या ब्रँड ओळखीतून रुणवाल रिऑलिटीने नुसतं घरच नव्हे, तर भविष्यवेधी डिझाइन, तपशीलवार नियोजन, जागतिक डिझाइन तज्ञांचे सहकार्य व दर्जा यांच्या मदतीने चिरकाल टिकणारा वारसा तयार करण्याचे ठरवले आहे. ग्राहकाला केंद्रस्थानी ठेवत केला जाणारा प्रत्येक विकास विश्वास, कालातीतपणा आणि जागतिक दर्जाची गुणवत्ता या निकषांवर खरा ठरणारा असून या जागांचे कौतुक पुढच्या कित्येक पिढ्या करतील. गेल्या ४५ वर्षांपेक्षा जास्त कालावधीत कंपनीने निवासी, व्यावसायिक आणि रिटेल क्षेत्रात आपल्या पोर्टफोलिओचा एमएमआर व पुण्यासारख्या ठिकाणी विस्तार केला आहे. रुणवाल द रिझर्व्ह - वरळी, रुणवाल द रेसिडन्स - नेपियन सी रोड, रुणवाल एलिगंट- लोखंडवाला आणि आर सिटी मॉल- घाटकोपर यांसह ५० पेक्षा जास्त लँडमार्क इमारती कंपनीने उभारल्या आहेत.

रुणवाल रिऑलिटीचे व्यवस्थापकीय संचालक संदीप रुणवाल म्हणाले, रुणवाल रिऑलिटीसाठी खर्च काम फक्त चौरस फुटांमध्ये होत नाही तर त्यातून आम्ही ज्यांच्या जीवनाला आकार देतो आणि वाट्या



उभारण्यासाठी मदत करतो, त्यामध्ये आहे. आमच्यासाठी घरे म्हणजे व्यवहार नसतो. ती एक सुखात असते. ती एक महत्त्वाचा टप्पा असतो. घर हे असं टिकणारे आहे, जिथं पिढ्या मोठ्या होतात, नातं जोडतात आणि आपलं विश्व तयार करतात.

विल्डिंग फॉर जनरेशन्स टु कमफ या आमच्या फिलॉसॉफीचे मूळ याच विश्वासात दडलेले आहे, की आम्ही ज्या जागा तयार करतो, त्या काळाच्या कसोटीवर टिकण्या पाहिजेत. म्हणजे केवळ त्यांचं बांधकामच नव्हे, तर भावनेच्या कसोटीवरही त्या कायम राहिल्या पाहिजे. आम्ही खऱ्या अर्थाने जे महत्त्वाचं आहे त्याबाबतीत कोणतीही तडजोड करत नाही आणि ते म्हणजे कायम टिकणारे डिझाइन आणि समर्थपणे दिसून येणारा दर्जा. ब्रँड अॅम्बेसिडर सोनम कपूर कंपनीच्या लक्झरी रियल इस्टेटमधील विस्ताराचा चेहरा असतील आणि त्या रुणवाल रिऑलिटीच्या मार्केटिंग कॅम्पेनमध्ये दिसून येतील. त्यात प्रिंट जाहिराती, डिजिटल प्रमोशन्स, आउट-ऑफ-होम्स (ओओएच) आणि मल्टीप्लेक्सचा समावेश असेल.

या प्रसिद्ध ब्रँडसह करण्यात आलेल्या भागिदारीविषयी सोनम कपूर म्हणाल्या,

बदल आणि तात्पुरत्या ट्रेन्ड्सच्या या काळात कालातीत टिकणारं काहीतरी निर्माण करणं हे तुमच्या घराइतकंच खास आहे. यामुळेच रुणवाल रिऑलिटीने माझे लक्ष वेधून घेतलं. घर हे फक्त राहण्याची जागा नसते, तर ती वारसाची सुखात असते, हे त्यांचं तत्त्व मला विशेष भावलं. **फॉर जनरेशन्स टु कम** ही त्यांची फिलॉसॉफी फक्त बांधकाम किंवा सौंदर्यापुरती मर्यादित नाही, तर त्यातून त्यांचा दुसऱ्या उद्देशा दिसून येतो. या घरात कुटुंब विस्तारतं, नवे प्रयास सुरू होतात आणि कित्येक वर्षे-अगदी दशकं टिकणाऱ्या आठवणी तयार होतात. माझ्यासाठी आयुष्याची खरी जादू त्यात आहे. तुमच्यासोबत विकसित होणारी, तरीही आपलं सौंदर्य व उद्देश टिकवणारी जागा आपल्याकडे असणं, रुणवाल रिऑलिटीची ब्रँड अॅम्बेसिडर बनण्याचा निर्णय माझ्यासाठी स्वाभाविक होता, कारण घराचा खरा अर्थ म्हणजे भविष्यासाठी मनापासून उभारलेली जागा ही व्याख्या आमच्यात समान आहे. फतवीन ब्रँड आणि बदल रुणवाल रिऑलिटीच्या वरळी, मलाबार हिल येथील आगामी लँडमार्क्सवर आणि रुणवाल २५ अवर लाइफ, ठाणे येथे दिसून येणार आहे.

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रुणवाल रिऑलिटीतर्फे सोनम कपूर यांची ब्रँड अॅम्बेसिडरपदी नियुक्ती

मुंबई - रिअल इस्टेट क्षेत्रातील मोठी कंपनी रुणवालने रुणवाल रिऑलिटी ही त्यांनी नव्याने तयार करण्यात आलेली ओळख लॉच केली असून त्याद्वारे कालातीत टिकणाऱ्या वास्तू उभारण्याची त्यांची बांधिलकी अचोरेखित करण्यात आली आहे. या नव्या ओळखीसह 'बिल्डिंग फॉर जनरेशन्स टु कम' या नव्या फिलॉसॉफीचे अनावरण करण्यात आले असून त्याचबरोबर बॉलिवूड स्टार व जागतिक स्तरावरील फॅशन आयकॉन सोनम कपूर यांचे ब्रँड अॅम्बेसिडरपदी स्वागत करण्यात आले आहे. नव्या ब्रँड ओळखीतून रुणवाल रिऑलिटीने नुसतं घरच नव्हे, तर भविष्यवेची डिझाइनस, तपशीलवार नियोजन, जागतिक डिझाइन तज्ज्ञांचे सहकार्य व दर्जा यांच्या मदतीने विरकाल टिकणारा वारसा तयार करण्याचे ठरवले आहे. ग्राहकांना केंद्रस्थानी ठेवत केला जाणारा प्रत्येक विकास विश्वास, कालातीतपणा आणि जागतिक दर्जाची गुणवत्ता या निकषांवर खरा ठरणारा असून या जागांचे कौतुक पुढच्या कित्येक पिढ्या करतील.

गेल्या ४५ वर्षांपेक्षा जास्त कालावधीत कंपनीने निवासी, व्यावसायिक आणि रिटेल क्षेत्रात आपल्या पोर्टफोलिओचा एमएमआर व पुण्यासारख्या टिकाणी विस्तार केला आहे. रुणवाल द रिझर्व्ह - वरळी, रुणवाल द रॅसिडन्स - नेपियन सी रोड, रुणवाल एलिगंट - लोखंडवाला आणि आर सिटी मॉल - घाटकोपर यांसह ५० पेक्षा जास्त लॅंडमार्क इमारती कंपनीने उभारल्या आहेत.

रुणवाल रिऑलिटीचे व्यवस्थापकीय संचालक संदीप रुणवाल

■ रुणवाल रिऑलिटी मुंबई, ठाणे आणि पुण्यात विस्तार करण्यासाठी उत्सुक
■ ब्रँडची नवी फिलॉसॉफी 'फॉर जनरेशन्स टु कम' मधून रुणवाल रिऑलिटीचे विरकाल टिकणाऱ्या वास्तू आणि वारसा उभारण्याचे उद्दिष्ट अधोरेखित



म्हणाले, 'रुणवाल रिऑलिटीसाठी खर काम फक्त चौरस फुटांमध्ये होत नाही - तर त्यातून आम्ही ज्यांच्या जीवनाला आकार देतो आणि वारसा उभारण्यासाठी मदत करतो, त्यामध्ये आहे. आमच्यासाठी घर म्हणजे व्यवहार नसतो. ती एक सुरुवात असते. तो एक महत्त्वाचा टप्पा असतो. घर हे अस टिकाण आहे, जिथं पिढ्या मोठ्या होतात, नातं जोडतात आणि आपलं विश्व तयार करतात.'

'बिल्डिंग फॉर जनरेशन्स टु कम' या आमच्या फिलॉसॉफीचे मूळ याच विश्वासात दडलेले आहे, की आम्ही ज्या जागा तयार करतो, त्या काळाच्या

कसोटीवर टिकल्या पाहिजेत. म्हणजे केवळ त्याच बांधकामच नव्हे, तर भावनेच्या कसोटीवरही त्या कायम राहिल्या पाहिजे. आम्ही खऱ्या अर्थाने जे महत्त्वाचे आहे त्याबाबतीत कोणतीही तडजोड करत नाही आणि ते म्हणजे - कायम टिकणारे डिझाइन आणि समर्पण दिसून येणारा दर्जा.

ब्रँड अॅम्बेसिडर सोनम कपूर कंपनीच्या लखनौ रियल इस्टेटमधील विस्ताराचा चेहरा असतील आणि त्या रुणवाल रिऑलिटीच्या मार्केटिंग कॅम्पेनमध्ये दिसून येतील. त्यात प्रिंट जाहिराती, डिजिटल प्रमोशन्स, आउट-ऑफ-होम (ओओएच)

आणि मल्टी-मिडिया समावेश असेल. या प्रसिद्ध ब्रँडसह करण्यात आलेल्या भागिदारीविषयी सोनम कपूर म्हणाल्या, 'बदल आणि तात्पुरत्या ट्रेन्ड्सच्या या काळात कालातीत टिकाणार काहीतरी निर्माण करण हे तुमच्या घराइतकच खास आहे. यामुळेच रुणवाल रिऑलिटीने माझे लक्ष वेगून घेतलं. घर हे फक्त राहाण्याची जागा नसते, तर ती वारसाची सुरुवात असते, हे त्यांचं तत्त्व मला विशेष भावलं. 'फॉर जनरेशन्स टु कम' ही त्यांची फिलॉसॉफी फक्त बांधकाम किंवा सौंदर्यापुरती मर्यादित नाही, तर त्यातून त्यांचा दूरगामी उद्देश दिसून येतो. या घरांत कुटुंब विस्तारतं, नवे प्रवास सुरु होतात आणि कित्येक वर्षे - अगदी दशक टिकणाऱ्या आठवणी तयार होतात. माझ्यासाठी आयुष्याची खरी जादू त्यात आहे - तुमच्यासोबत विकसित होणारी, तरीही आपलं सौंदर्य व उद्देश टिकवणारी जागा आपल्याकडे असणं. रुणवाल रिऑलिटीची ब्रँड अॅम्बेसिडर बनण्याचा निर्णय माझ्यासाठी स्वाभाविक होता. कारण घराचा खरा अर्थ म्हणजे भविष्यासाठी मनापासून उभारलेली जागा ही व्याख्या आमच्यात समान आहे.'

नवीन ब्रँडिंग आणि बदल रुणवाल रिऑलिटीच्या वरळी, मलबार हिल येथील आगामी लॅंडमार्कसंघर्ष आणि रुणवाल २५ अवर लाइफ, ठाणे येथे दिसून येणार आहे.

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दैनिक
आदर्श महाराष्ट्र

महाराष्ट्राच्या सर्वांगीण लोक विकासाचे वेध घेणारे एकमेव वार्षिक

REGISTRATION NO. 100/1999/10/11

रुणवाल रिऑलिटीतर्फे सोनम कपूर यांची ब्रँड अॅम्बेसिडरपदी नियुक्ती

मुंबई : रियल इस्टेट क्षेत्रातील मोठी कंपनी रुणवालने रुणवाल रिऑलिटी ही त्यांनी नव्याने तयार करण्यात आलेली ओव्ख लॉच केली असून त्याद्वारे कालातीत टिकणाऱ्या वास्तू उभारण्याची त्यांची बांधिलकी अधोरेखित करण्यात आली आहे. या नव्या ओव्खीसह 'बिल्डिंग फॉर जनरेशन्स टु कम' या नव्या फिलॉसॉफीचे अनावरण करण्यात आले असून त्याचबरोबर बॉलिवूड स्टार व जागतिक स्तरावरील फॅशन आयकॉन सोनम कपूर यांचे ब्रँड अॅम्बेसिडरपदी स्वागत करण्यात आले आहे. नव्या ब्रँड ओव्खीतून रुणवाल रिऑलिटीने नुसतं घरच नव्हे, तर भविष्यवेधी डिझाइनस, तपशीलवार नियोजन, जागतिक डिझाइन तज्ज्ञांचे सहकार्य व दर्जा यांच्या मदतीने धिरकाल टिकणारा वारसा तयार करण्याचे ठरवले आहे.

गेल्या ४५ वर्षांपेक्षा जास्त कालावधीत कंपनीने निवासी, व्यावसायिक आणि रिटेल क्षेत्रात आपल्या पॉर्टफोलिओचा एरपआर व पुण्यासारख्या ठिकाणी विस्तार केला आहे. रुणवाल द रिझर्व्ह - वरळी, रुणवाल द रॅसिडन्स - नेपियन सी रोड, रुणवाल एलिगंट - लोखंडवाला आणि आर सिटी मॉल - घाटकोपर यांसह ५० पेक्षा जास्त लँडमार्क इमारती कंपनीने उभारल्या आहेत.

रुणवाल रिऑलिटीचे व्यवस्थापकीय संचालक संदीप रुणवाल म्हणाले, 'रुणवाल रिऑलिटीसाठी खर्च काम फक्त बौरस कुटांमध्ये होत नाही : तर त्यातून आम्ही ज्यांच्या जीवनाला आकार देतो आणि वारसा उभारण्यासाठी मदत करतो, त्यामध्ये आहे. आमच्यासाठी घरं म्हणजे व्यवहार नसतो. ती एक सुरुवात असते. तो एक महत्त्वाचा टप्पा असतो. घर हे अर्से ठिकाण आहे, जिथं पिढ्या मोठ्या होतात, नातं जोडतात आणि आपलं विश्व तयार करतात.' या प्रसिद्ध ब्रँडसह करण्यात आलेल्या भागीदारीविषयी सोनम म्हणाल्या, 'बदल आणि तान्दुरत्या टूँडसच्या या काळात कालातीत टिकणारं काहीतरी निर्माण करणं हे तुमच्या घरादत्तकच खास आहे.'

यामुळेच रुणवाल रिऑलिटीने माझे लक्ष वेधून घेतलं. घर हे फक्त राहाण्याची जागा नसते, तर ती वारसाची सुरुवात असते, हे त्यांचं तत्त्व मला विशेष भावतं. 'फॉर जनरेशन्स टु कम' ही त्यांची फिलॉसॉफी फक्त बांधकाम किंवा सौंदर्यापुरती मर्यादित नाही, तर त्यातून त्यांचा



दूरगामी उद्देश दिसून येतो. या घरांत कुटुंब विस्तारतं, नवे प्रवास सुरू होतात आणि कित्येक वर्षे - अगदी दशकं टिकणाऱ्या आदरणी तयार होतात.

माझ्यासाठी आयुष्याची खरी जादू त्यात आहे : तुमच्यासोबत विकसित होणारी, तरीही आपलं सौंदर्य

व उद्देश टिकवणारी जागा आपल्याकडे असणं. रुणवाल रिऑलिटीची ब्रँड अॅम्बेसिडर बनण्याचा निर्णय माझ्यासाठी स्वाभाविक होता, कारण घराचा खरा अर्थ म्हणजे भविष्यासाठी मनापासून उभारलेली जागा ही व्याख्या आमच्यात समान आहे.'

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Realty cheers!

RBI rate cut will lead to cheaper home loan encouraging more buyers to invest in realty

JADAV KAKOTI
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Bringing more positives vibes in the already vibrant real estate market, RBI reduced the Repo rate by 25 bps to 6.0 per cent. The two consecutive policy rate reductions by the RBI, of 25 basis points each, are expected to significantly benefit home buyers. Earlier, the apex bank cut the repo rate by 25 basis points in the February policy meeting, bringing it from 6.50 per cent to 6.25 per cent.

Boost for consumer trust

Developers have welcomed the rate cut, the second such move in a gap of two months. Boman Irani, president, CREDAI National, says, "The rate cut is well-timed to uplift consumer sentiment and enhance borrowing capacity—especially in the housing sector. It is likely to improve home loan affordability, stimulate housing demand, and provide a strong impetus to the mid-income and affordable segments, where interest rate sensitivity remains high."

Similarly, Avneesh Sood, director of Eros Group, says, "For the Indian real estate sector, the rate cut is not just about cheaper loans — it's about reinforcing trust in long-term asset classes like housing. This clarity will unlock capital flows into underpenetrated Tier-II and Tier-III markets, where aspiration meets affordability."

Developers across segments also stand to benefit from likely lowering of financing costs. Pratap Singh Ahirwar, founder and CMD of Pranshi Infra Advisor Pvt Ltd, says, "The

prospective buyers who had been cautiously observing the market are now likely to take a decisive step towards purchasing their dream homes. Simultaneously, the reduction in rates will lower borrowing costs for developers, encouraging them to launch more projects in the coming quarters to meet anticipated demand."

This dual impact is expected to stimulate both housing demand and supply, providing a positive momentum to the real estate sector.

Saurabh Riwaj, director, Riwaj Realty, says, "The repo rate cut by the RBI will significantly enhance consumer confidence, especially in the residential sector. With home loan interest rates now expected to trend around 8 per cent, this will translate into lower EMIs — a key trigger for purchase decisions in the current environment. In luxury and premium housing, where ticket sizes

are higher, even a marginal dip in interest rates can lead to substantial savings over the loan tenure. For instance, on a ₹5 crore home loan, a 25-bps reduction could mean a saving of ₹15-20 lakh over 20 years. That is meaningful in the high-value segment, particularly for buyers who are financially savvy and waiting for the right opportunity. This move also reinforces long-term stability in the economy, which is a major confidence booster for HNIs and NRIs exploring real estate as an investment class. Overall, this rate cut acts as a sentiment driver, reassuring buyers that it is an opportune time to invest in quality real estate. It sets the stage for a more buoyant 2025 even with the ongoing tariffs uncertainty."

With home loan interest rates now expected to trend around 8 per cent, this will translate into lower EMIs

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rate cut by RBI augured well both for the buyers as well as investors. Even the developers will be benefited as their financial costs will come down. The rate cut will go a long way to reinforce trust in real estate. This will lead to more flow of funds into Tier-II and Tier-III markets, where property rates are relatively more affordable."

Homebuyer sentiment

Vimal Nadar, head of Research at Colliers India, says, "Consecutive re-

Rahul Thomas, whole time director, Suraj Estate Developers, says, "The RBI's decision to cut the repo rate is a strong signal towards an accommodative monetary stance — one that benefits homebuyers and strengthens confidence in the real estate market. A rate cut acts as a significant catalyst for buyers and investors. Combined with stable pricing in luxury markets, this rate cut makes for a compelling buying opportunity. More importantly, lower borrowing costs restore buyer



Global (India) Ltd, says, "This move is expected to significantly boost homebuyer sentiment, as reduced interest rates translate into improved affordability, thereby encouraging a larger number of people to consider investing in real estate. On the developer front, the lower cost of borrowing will offer a much-needed cushion, enabling them to fast-track project launches, expand their portfolios, and cater to the anticipated rise in housing demand." Ashok Kapur, chairman, Krishna Group and Krisumi Corporation, says, "Many

growth are likely to be on the upswing, given the anticipation of further easing in monetary policy. However, global headwinds and trade frictions will remain a key monitorable for all economic sectors including real estate. Rate cut will lead to an acceleration in new construction projects. Pradeep Aggarwal, founder and chairman, Signature

"For the real estate sector, particularly the housing market participants this is a positive development. This will encourage homebuyers' sentiment in mid-segment, often seen as the major category within the housing market demand." Anura Mathur, CEO, Savills India, avers "The rate cut will lead to reduced borrowing costs that would encourage credit flow, making home loan more affordable for homebuyers. This will, in turn, boost consumption and investment by incentivizing all real estate stakeholders."

just value appreciation but also lifestyle stability. With improved affordability and strong market fundamentals, we expect this rate cut to encourage and support sustained buyer interest across well located, high-quality developments.

Anshul Jain, chief executive, India, SEA & APAC Tenant Representation, Cushman & Wakefield, says,

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Developers sign up top Bollywood stars to push luxury projects

Madhurima Nandy & Pratihtha Bagai

BENGALURU/MUMBAI

Property developers are signing up Bollywood stars such as Shah Rukh Khan and Kareena Kapoor Khan for hefty endorsement fees, as they seek to carve a distinct brand identity and attract affluent customers in a highly competitive market.

Realty firms are associating with celebrities having a wide appeal and strong social media presence that enable them to

also double as influencers for the firms and luxury projects.

Developers that onboarded Bollywood A-listers this year are Elan Group-Shah Rukh Khan, Runwal Realty-Sonam Kapoor, Casagrand-Hrithik Roshan, and JP Infra Mumbai-Kareena Kapoor Khan, among others. Gurugram-based Elan Group has signed a Bollywood celebrity for the first time, and expects Khan's presence to amplify the aspirational value across its project portfolio. Khan was appointed after the developer launched ultra-luxury project Elan The Emperor

on Dwarka Expressway, where 4,200-6,000 sq ft homes cost ₹10-15 crore each. "Shah Rukh Khan has been onboarded as part of a multi-year brand association. It isn't a one-off campaign but a long-term strategic alignment. It isn't just a marketing move. His journey resonates with millions worldwide," Akash Kapoor, director of Elan Group, said. Chennai's Casagrand had

Celebrities with wide appeal and strong social media presence are being chosen for endorsing housing projects

appointed Sourav Ganguly last year as national brand ambassador. While it continues, the developer recently partnered with actor Hrithik Roshan to endorse a luxury project 'Casagrand Mercury' in the southern city. "Casagrand Mercury's luxury appeal found a natural fit with Hrithik Roshan, with his positioning as a style icon and connect with premium audiences. Our campaign was rolled

out in March and amplified the project's reach, drove engagement, and contributed positively to sales," said Diptakirti Chaudhuri, its chief marketing officer. "Importantly, it strengthened premium perception of the brand, elevated customer confidence, and differentiated the project in a highly competitive segment." Stars create the right buzz lending credibility to a project, and sourcing customers. "But, project sales depend on quality of a product being sold," said Anuj Puri, chairman of property advisory Anarock Group.

Actor Sonam Kapoor, with 34.7 million Instagram followers, shared a video as the first-ever brand ambassador for Runwal Realty. The Mumbai-based firm, in the realty business for four decades, recently rebranded and Kapoor will spearhead its foray into luxury real estate. "Until now, our legacy spoke for itself. But with the brand evolving, we felt the time was right to complement our values with a voice reflecting them," said retail director Sanya Runwal. madhurima.n@htlive.com
For an extended version of the story go to [livemint.com](https://www.livemint.com)

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MGS Modern Green Structures & Architecture + Building Products

Runwal Realty



“By embedding sustainability at every stage of construction lifecycle, we uphold the highest industry standards, delivering projects that are of superior quality, high functionality, and environmentally responsible.”

Sanya Runwal
Director - Marketing & Retail

We implement a structured, industry-leading approach to minimize construction material wastage, ensuring operational efficiency, sustainability, and environmental responsibility. Our process begins with precise material forecasting and quantity estimation, supported by regular inventory audits to mitigate over-ordering and prevent material deterioration. Adherence to optimized storage procedures and precision-cutting techniques further minimize waste generation at the source.

On-site, we have a comprehensive waste management framework that includes systematic segregation, recycling, and material reuse. Construction debris is repurposed into durable paver blocks, reducing landfill dependency and contributing to circular economy initiatives. We integrate reclaimed materials wherever feasible to lower the demand for virgin resources. To ensure effective implementation, we provide training programs for our workforce, fostering awareness and adherence to waste reduction best practices.

Our project '25 Hour Life' in Thane, spanning 21 acres, is a mixed-use development, designed as a self-sustaining ecosystem, integrating residential, commercial, and retail spaces. With 4.5 acres of open space, the project fosters a green, community-centric environment. We employ aluminium framework construction, a method that enhances durability, minimizes material wastage, and promotes recyclability.

The residences are built intelligently to optimize cross-ventilation and natural daylight. Energy-efficient fixtures and well-ventilated common areas further enhance overall energy performance. Our comprehensive water conservation strategy includes rainwater harvesting, high efficiency plumbing fixtures, an advanced irrigation system, and an on-site Sewage Treatment Plant (STP).

Sustainability extends to land conservation and waste management. The project transplants approx. 44% of existing trees, preserving natural biodiversity and contributing to urban greenery. We have also adopted land contouring techniques to maintain the natural topography,

enhance soil stability, and improve water percolation. An Organic Waste Converter (OWC) further ensures efficient processing of organic waste.

Recognized with an IGBC Gold pre-certification, '25 Hour Life' is built to industry-leading green building standards, ensuring that sustainable practices are integrated at every stage—from design to execution, setting a benchmark for eco-conscious urban living.



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साक्षात्कार | रुनवाल रियल्टी के निदेशक सौरभ की 'नवभारत' से बातचीत, क्वालिटी लिविंग के प्रति लोगों का बढ़ा झुकाव

मुंबई और पुणे के रियल एस्टेट क्षेत्र में बनी रहेगी मांग

■ मुंबई. 47 वर्ष की विरासत, 50 से अधिक आलीशान प्रोजेक्ट पूर्ण करने का शानदार रिकॉर्ड और 50,000 से अधिक परिवारों को आधुनिक सुविधाओं युक्त आवास उपलब्ध कराने वाली मुंबई स्थित अग्रणी कंपनी रुनवाल रियल्टी के रूप में अपनी नई पहचान पेश की है, जो समय की कसौटी पर खरी उतरने वाली जगहों को तैयार करने की नई प्रतिबद्धता का संकेत देती है। नवभारत के वरिष्ठ संवाददाता रजनीकांत त्रिपाठी ने रुनवाल रियल्टी के निदेशक सौरभ रुनवाल से कंपनी की नई पहचान, रियल एस्टेट उद्योग के भावी परिदृश्य, कंपनी की भावी रणनीति और योजनाओं को लेकर बातचीत की। प्रस्तुत है बातचीत के प्रमुख अंश:



नवभारत संवाद

5 वर्षों में मुंबई और पुणे के रियल्टी क्षेत्र में आपको किस तरह के प्रदर्शन की उम्मीद है?

देखिए, कोरोना के बाद गत 4 वर्षों में खासकर मुंबई एवं पुणे में मूल्य और मात्रा दोनों दृष्टि से अच्छी वृद्धि देखी गई। किमत स्थिर रहने के साथ शहरी मांग खासकर मुंबई एवं पुणे में इसलिए अच्छी दिखाई दे रही है, क्योंकि अब वास्तविक खरीददार आवास खरीद रहे हैं। लोगों में अच्छे और लक्ष्मी आवास के प्रति रुचि और क्वॉलिटी लिविंग के प्रति लोगों का झुकाव बढ़ा है। बिक्री और नए प्रोजेक्ट

की दृष्टि से गत वर्ष काफी अच्छा रहा, लक्ष्मी हाउसिंग में तो 20-30% की वृद्धि देखी गई, वहीं मुंबई में 5-20% का उछाल देखा गया, हम अगले 5 वर्षों में भी 8-9% वृद्धि की उम्मीद कर रहे हैं, बिक्री और नए लॉन्च के मामले में रिकॉर्ड प्रदर्शन के बाद वर्ष 2025 में भी बढ़ते शहरीकरण के स्तर, बुनियादी ढांचे के विकास और उपभोक्ताओं की बदलती जीवनशैली प्राथमिकताओं और उच्च डिस्पोजेबल आय स्तरों से प्रेरित प्रीमियम घरों की मांग के बीच उद्योग को अच्छे प्रदर्शन की उम्मीद है।

रियल एस्टेट क्षेत्र में क्या बदलाव हो रहे हैं?

आगामी वर्षों में मुंबई एवं पुणे जैसे शहरों में खरीदारों की बढ़ती मांग के चलते बाजार परिदृश्य में भारी बदलाव की उम्मीद है। आगामी वर्षों में रियल एस्टेट बाजार में रु या रु २ य और कि ट ने स स्पर्स केंद्र में होंगे।

रियल एस्टेट डेवलपर अब ऐसे विस्तृत लेआउट बनाने पर ध्यान केंद्रित कर रहे हैं, जो स्वास्थ्य और निष्ठा को प्राथमिकता देते हैं, विशाल बालकनी, गृह कार्यालय और फिटनेस सेंटर जैसी सुविधाएं उच्चस्तरीय रियल एस्टेट विकसकों की आवश्यक विशेषताएं बन रही हैं, क्योंकि खरीददार ऐसे घरों की तलाश करते हैं, जो आराम और वेल्नेस प्रदान करती हैं, यही कारण है कि हमारे प्रोजेक्ट्स 15 एकड़ से अधिक भूभाग पर निर्मित हो रहे हैं, जो आधुनिकता, खूबसूरती, बेजोड़ स्पेशियस डिजाइन के बेजोड़ उदाहरण हैं, रियल एस्टेट विकास में पर्यावरणीय शाश्वतता प्रमुख घटक बन रही है।

रुनवाल रियल्टी औरों से अलग कैसे है?

देखिए, पिछले लगभग 47 वर्षों के दौरान, कंपनी ने एमएएमआर और पुणे इलाके में रियल एस्टेट के आवासीय, कमर्सियल और रिटेल क्षेत्रों में अपना पोर्टफोलियो लगातार मजबूत किया है, जिसमें 50 से ज्यादा लीडमार्क डेवलपमेंट्स हैं, इनमें वर्ल्ड के ट रिजर्व, मेथियन सी सेंद्र के रुनवाल ट रिजर्व, लोखंडवाला के रुनवाल एलिगान्ते और घाटकोपर के आर सिटी मॉल का नाम बड़े फण्ड के साथ लिया जा सकता है, हमारा मानना है कि रुनवाल रियल्टी में हमारे काम की असल माप महज वर्ग फीट में नहीं, बल्कि उन डिजाइनियों और आलीशान परियोजनाओं से होती है, जिन्हें हम आकार देते हैं और उन

विरासतों से होती हैं, जिन्हें खड़ा करने में हम मदद करते हैं, हमारी विरासतों 'आने वाली पीढ़ियों के लिए निर्माण' इस वक्रीन पर आधारित है कि हमारे द्वारा बनाई गई हर जगह समय की कसौटी पर खरी उतरे और अवल हो, जब बात उत्कृष्टता और मायने रखने वाली चीजों की आती है तो हम किसी तरह का समझौता नहीं करते, हमारी बेजोड़ स्पेशियस डिजाइन, टिकाऊ निर्माण, खुला वातावरण और विश्वस्तरीय गुणवत्ता हमें औरों से अलग करती है, सोनम कपूर बॉड एग्जिक्यूटिव के रूप में कंपनी के व्यापक प्रसार का चेहरा है।

रुनवाल रियल्टी का आगले पांच वर्षों के लिए क्या विजन है?

रुनवाल रियल्टी मुंबई, पुणे और पुणे में अपनी मौजूदगी बढ़ाने पर ध्यान केंद्रित करेगी, हम कई नई लॉन्गिंग करने जा रहे हैं, हम होटल उद्योग में भी उतरना चाहते हैं, उद्योग में हम 50 एकड़ में विकास कार्य कर रहे हैं तो वहीं लक्ष्मी और बालकेश्वर में अल्ट्रा लक्जरी प्रोजेक्ट शुरू करने जा रहे हैं, हमारे अगोस्टेबल प्रोजेक्ट श्री अपने क्षेत्र में लक्जरी होते हैं, 26 एकड़ में हम पुणे में रुनवाल ट सेंद्र पार्क बना रहे हैं, हमारे निर्माणधीन प्रोजेक्ट में रुनवाल 25 आउर लाइफ, रुनवाल लैडस एंड, रुनवाल जेनिय, रुनवाल इंडीन, रुनवाल सेंद्री, रुनवाल टाइमलेस, रुनवाल एलिगान्ते आदि शामिल हैं।



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• मुंबई • रायगड • ठाणे • पालघर • वेरुळ • एकाच दिवशी प्रकाशित होणारे दैनिक

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आपले साम्राज्य

रुग्णवाला रिऑलिटीतर्फे रुग्णवाला रायासह लवझरीचा नवा केंद्रबिंदू

■ वरळीच्या मध्यवर्ती भागात 4 एकर जमिनीवर वसलेला प्रकल्प
■ खासगी निवासस्थानांचा समावेश असलेले 2 टॉवर्स देणार लवझरी आणि खासगी जीवनशैली
■ मुंबई कोस्टल रोड प्रकल्प, मेट्रो लाइन 3 आणि वरळी- शिवडी कनेक्टरपासून 30 मिनिटांवर

मुंबई - मुंबईतील प्रमुख ठिकाणी आपला वारसा तयार करणाऱ्या रुग्णवाला रिऑलिटीने रुग्णवाला राया हा आपला नवीन लवझरी रेसिडेंशियल प्रकल्प लॉन्च केला आहे. आकर्षक डिझाइन, उच्च दर्जा आणि आधुनिकता यांचे मिश्रण असलेला रुग्णवाला राया हा प्रकल्प कंपनीच्या लवझरीबाबत कोणतीही तडजोड न करण्याच्या तत्वाशी सुसंगत आहे. राया हे नाव संस्कृत भाषेतून घेण्यात आले असून त्यात या लँडमार्क प्रकल्पाचे खरे सत्व - राजेशाहीपणा, भव्यता आणि प्रतिष्ठा दडलेले आहे. हा प्रकल्प जगण्याचा नवा आयाम तयार करणारा आहे.

निवासस्थाने आणि समिन्न स्वरूपाच्या जागा असलेल्या दोन टॉवर्सचा यात

समावेश करण्यात आला असून हा प्रकल्प वरळीमधल्या लोकप्रिय भागात 4 एकर जमिनीवर वसलेला आहे. त्यामध्ये 3, 4 आणि 5 वीएचके घरांचा समावेश असून प्रत्येक घर परफेक्शनसह तयार करण्यात आले आहे. त्यात खासगी एलेव्हेटर्स आणि लॉबीज, सुरक्षाशास्त्रे डेवस, वॉक- इन वॉर्डरोब आणि समुद्र व शहराचे विहंगम दृश्य यांचा समावेश आहे. याच आर्किटेक्चर बारकाईने तयार करण्यात आले आहे, व ते मुंबईच्या सर्वात दिमाखदार व प्रतिष्ठित परिसरातही खासगीपणा व मन:शांती जपणार आहे.

या प्रकल्पाचे आर्किटेक्चर ब्रॉडवे माल्यान यांनी प्रत्यक्षात साकार केले आहे. जागतिक स्तरावर प्रसिद्ध असलेल्या या

स्टुडिओने सर्वसमावेशक शहरी जीवन आणि सार्वजनिक जागांचे रूपांतरण या क्षेत्रात मापदंड प्रस्थापित केले आहेत.

इथला वेल्नेसवर भर देणारा लँडस्केप एसटीएक्स यांनी डिझाइन केला असून त्याच्या पोर्टफोलिओमध्ये जीवनशैलीवर आधारित डिझाइन व त्याला पूरक वातावरण तयार करण्याचे सखोल आकल्पन दिसून येते.

मुंबईतल्या प्रतिष्ठित परिसरात वसलेल्या रुग्णवाला रायाची कनेक्टिव्हिटी असामान्य आहे. मुंबई कोस्टल रोड प्रोजेक्ट, मेट्रो लाइन 3 आणि वरळी- शिवडी कनेक्टर यांसह या प्रकल्पापासून सगळ्या मुंबईत कुठेही 30 मिनिटांत पोहोचता येते. सतत धावपळीत असलेल्या या महत्वाकांक्षी शहरात हे वैशिष्ट्य असलेला प्रकल्प दुर्मीळ म्हणावा लागतो.

या प्रकल्पात अत्याधुनिक सोयी देण्यात आल्या असून त्यात मोठे वलब हाऊस, अंदाजे 2 एकरांवर तयार करण्यात आलेले वेल्नेसवर लक्ष केंद्रित करणारे हिरवेगार लँडस्केप, इनडोअर आणि आउटडोअर वेल्नेस झोन्स, स्पोर्ट्स रिट्रीट, बिझनेस लाउंज, लायब्ररी कॅफे, प्रायव्हेट थिएटर, मुल्लासाठी जागा, स्पोर्ट्स कोर्ट्स आणि इतर बऱ्याच सुविधांचा समावेश आहे. यामुळे रुग्णवाला राया घराबरोबरच समग्र जीवनशैली देणारा प्रकल्प ठरला आहे.

या नव्या आयडेंटिटीसह ब्रॅंडने आपल्या नव्या फिलॉसॉफीचेही अनावरण केले आहे आणि ती म्हणजे, 'बिल्डिंग फॉर जनरेशनस टु कम.' त्याचामागे ब्रॅंडने बॉलिवूड स्टार व जागतिक फॅशन आयकॉन सोनम कपूर यांचे ब्रॅंड अॅम्बेसिडरपदी स्वागत केले आहे.

'रुग्णवाला रिऑलिटीमध्ये आम्ही फक्त बांधकामावर भर देत नाही, तर भविष्यवेधी कारागिरीवर लक्ष केंद्रित करतो आणि जगण्याचे असामान्य समीकरण नव्यानं तयार करण्यासाठी आम्ही बांधील आहोत,' असे रुग्णवाला रिऑलिटीचे व्यवस्थापकीय संचालक संदीप रुग्णवाला म्हणाले. 'रुग्णवाला रायासह आम्ही तेच तत्व प्रत्यक्षात आणत आहोत - आम्हाला प्रत्येक बारकायातून गुणवत्तापूर्ण विकास घडवायचा आहे, जो कित्येक पिढ्या टिकून राहील. आमचा ब्रॅंड नेहमीच लवझरीचं प्रतीक राहिल असून रुग्णवाला राया त्याचा कळस आहे. या प्रकल्पाच्या लोकेशनपासून आर्किटेक्चरपर्यंत प्रत्येक घटक, प्रत्येक प्लॅन अभिजात डिझाइनसह तयार करण्यात आला आहेस,' असेही ते म्हणाले.

45+ वर्षांपेक्षा जास्त जुना वारसा, 50,000+ आनंदी कुटुंबे आणि 50+ लँडमार्क प्रकल्प यांसह रुग्णवाला रिऑलिटी मुंबईच्या स्कायलाइनला आकार देत आहे. रुग्णवाला राया हा केवळ प्रकल्प नाही, तर तर तो एक वारसा आहे.

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रुडुडवल रलरलटी नवु अधुडलड उडरे डे

रुडुडवल रलरलटीअे वरलीडलं रुडुडवल रलरल रशु कुरुडु डे. नलवलसी अने डलशुरलत उपडुडुगनल डेलडडनेंटनल डे लकुकरी टलवर सलथे ते 4 अेकरडलं डथरलडेडुं डे, डेडलं 3, 4 अने 5 डीअेडके डुरलडवेट रेसलडेन्सीस डे, स डे डरेक डर डुरलडवेट अेलीवेटर, लुडुडु, सन कलसुड डेकस, वुक-डन वुडरुडुड, शडेर अने सडुडुरनल डनुडरडुड नशरल सलथे सलकलर करवलडलं अवुडल डे.

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Page	04

शिवनेर

रुग्णवाल रिऑलिटीतर्फे रुग्णवाल रायासह लक्झरीचा नवा केंद्रबिंदू

वरळीच्या मध्यवर्ती भागात ४ एकर जमिनीवर वसलेला प्रकल्प

खासगी निवासस्थानांचा समावेश असलेले २ टॉवर्स देणार लक्झरी आणि खासगी जीवनशैली मुंबई कोस्टल रोड प्रकल्प, मेट्रो लाइन ३ आणि वरळी- शिवडी कनेक्टरपासून ३० मिनिटांवर

मुंबई : मुंबईतील प्रमुख ठिकाणी आपला वारसा तयार करणाऱ्या रुग्णवाल रिऑलिटीने रुग्णवाल राया हा आपला नवीन लक्झरी रेसिडेन्शियल प्रकल्प लॉन्च केला आहे. आकर्षक डिझाइन, उच्च दर्जा आणि आधुनिकता यांचे मिश्रण असलेला रुग्णवाल राया हा प्रकल्प कंपनीच्या लक्झरीबाबत कोणतीही तडजोड न करण्याच्या तत्वाशी सुसंगत आहे. राया हे नाव संस्कृत भाषेतून घेण्यात आले असून त्यात या लँडमार्क प्रकल्पाचे खरे सत्व, राजेशाहीपणा, भव्यता आणि प्रतिष्ठा दडलेले आहे. हा प्रकल्प जगण्याचा नवा आयाम तयार करणारा आहे.

निवासस्थाने आणि संमिश्र स्वरूपाच्या जागा असलेल्या दोन टॉवर्सचा यात समावेश करण्यात आला असून हा प्रकल्प वरळीमधल्या लोकप्रिय भागात ४ एकर जमिनीवर वसलेला आहे. त्यामध्ये ३, ४ आणि ५ बीएचके घरांचा समावेश असून प्रत्येक घर परफेक्शनसह तयार करण्यात आले आहे. त्यात खासगी एलव्हेटर्स आणि लॉबीज, सूर्यप्रकाशातले डेक्स, वॉक- इन वॉर्डरोब्स आणि समुद्र व शहराचे विहंगम दृश्य यांचा समावेश आहे. यांचे आर्किटेक्चर बारकाईने तयार करण्यात आले आहे, व ते मुंबईच्या सर्वात दिमाखदार व प्रतिष्ठित परिसरातही खासगीपणा व मनःशांती जपणारे आहे.

या प्रकल्पाचे आर्किटेक्चर ब्रँडचे माल्यान यांनी प्रत्यक्षात साकार केले

आहे. जागतिक स्तरावर प्रसिद्ध असलेल्या या स्टुडिओने सर्वसमावेशक शहरी जीवन आणि सार्वजनिक जागांचे रूपांतरण या क्षेत्रात मापदंड प्रस्थापित केले आहेत. इथला वेलनेसवर भर देणारा लँडस्केप एसटीएक्स यांनी डिझाइन केला असून त्यांच्या पोर्टफोलिओमध्ये जीवनशैलीवर आधारित डिझाइन व त्याला पूरक वातावरण तयार करण्याचे सखोल आकलन दिसून येते.

मुंबईतल्या प्रतिष्ठित परिसरात वसलेल्या रुग्णवाल रायाची कनेक्टिव्हिटी असामान्य आहे. मुंबई कोस्टल रोड प्रोजेक्ट, मेट्रो लाइन ३ आणि वरळी- शिवडी कनेक्टर यांसह या प्रकल्पापासून सगळ्या मुंबईत कुठेही ३० मिनिटांत पोहोचता येते. सतत धावपळीत असलेल्या या महत्त्वाकांक्षी शहरात हे वैशिष्ट्य असलेला प्रकल्प दुर्मिळ म्हणावा लागतो.

या प्रकल्पात अत्याधुनिक सोयी देण्यात आल्या असून त्यात मोठे क्लब हाऊस, अंदाजे २ एकरांवर तयार करण्यात आलेले वेलनेसवर लक्ष केंद्रित करणारे हिरवेगार लँडस्केप, इनडोअर आणि आउटडोअर वेलनेस झोन्स, रूफटॉप रिट्रीट, बिझनेस लाउंज, लायब्ररी कॅफे, प्रायव्हेट थिएटर, मुलांसाठी जागा, स्पोर्ट्स कोर्ट्स आणि इतर बऱ्याच सुविधांचा समावेश आहे. यामुळे रुग्णवाल राया घराबरोबरच समग्र जीवनशैली देणारा प्रकल्प ठरला

आहे. या नव्या आयडेंटिटीसह ब्रँडने आपल्या नव्या फिलॉसॉफीचेही अनावरण केले आहे आणि ती म्हणजे, मॅक्सिमिझिंग फॉर जनरेशनस टु कम. फक्त्याचप्रमाणे ब्रँडने बॉलिवूड स्टार व जागतिक फॅशन आयकॉन सोनम कपूर यांचे ब्रँड अॅम्बेसिडरपदी स्वागत केले आहे.

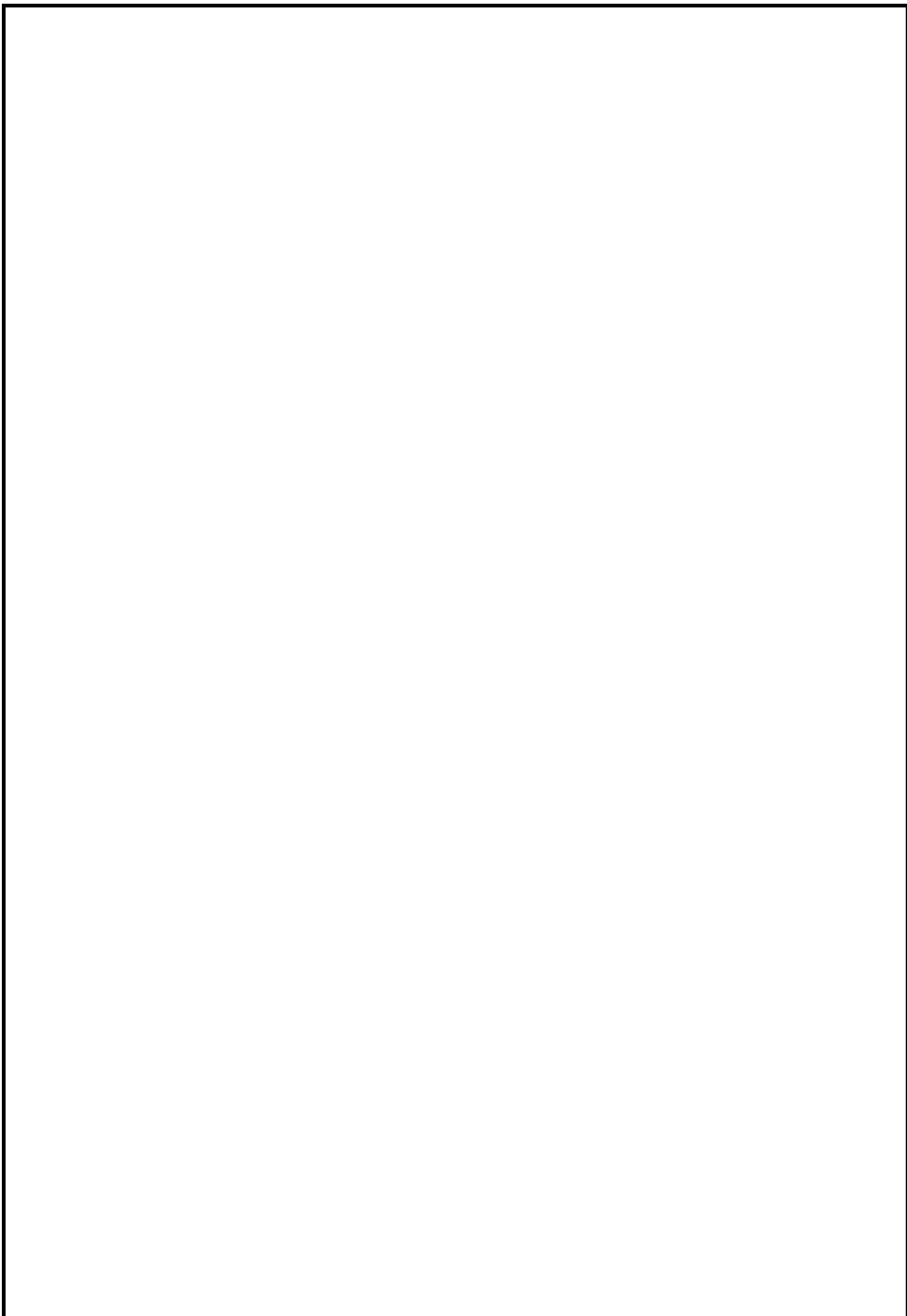
रुग्णवाल रिऑलिटीमध्ये आम्ही फक्त बांधकामावर भर देत नाही, तर भविष्यवेधी कारागिरीवर लक्ष केंद्रित करतो आणि जगण्याचे असामान्य समीकरण नव्यानं तयार करण्यासाठी आम्ही बांधील आहोत, फ असे रुग्णवाल रिऑलिटीचे व्यवस्थापकीय संचालक संदीप रुग्णवाल म्हणाले. रुग्णवाल रायासह आम्ही तेच तत्व प्रत्यक्षात आणत आहोत, आम्हाला प्रत्येक बारकायांतून गुणवत्तापूर्ण विकास घडवायचा आहे, जो कित्येक पिढ्या टिकून राहील. आमचा ब्रँड नेहमीच लक्झरीचे प्रतीक राहिला असून रुग्णवाल राया त्याचा कळस आहे. या प्रकल्पाच्या लोकेशनपासून आर्किटेक्चरपर्यंत प्रत्येक घटक, प्रत्येक पैलू अभिजात डिझाइनसह तयार करण्यात आला आहेस, फ असेही ते म्हणाले.

४५+ वर्षांपेक्षा जास्त जुना वारसा, ५०,०००+ आनंदी कुटुंबे आणि ५०+ लँडमार्क प्रकल्प यांसह रुग्णवाल रिऑलिटी मुंबईच्या स्कायलाइनला आकार देत आहे. रुग्णवाल राया हा केवळ प्रकल्प नाही, तर तर तो एक वारसा आहे.

June 2025

INDEX

<u>Date</u>	<u>Headline</u>	<u>Publication</u>	<u>Edition/Link</u>	<u>Page No.</u>	<u>Journalist</u>
<u>Industries Stories</u>					
<u>29.06.2025</u>	<u>The Fantastic Facade Story.</u>	<u>Times Property</u>	<u>Vadodra</u>	<u>03</u>	<u>Jadav Kakoti</u>
<u>Magazine</u>					
<u>15.06.2025</u>	<u>Tall buildings not only address housing demand but also create iconic landmarks that define a city's identity</u>	<u>The Construction Times</u>	<u>June Edition</u>	<u>80-81</u>	<u>Sudheer</u>



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Edition	Vadodara
Page	03



THE TIMES OF INDIA

The fantastic façade story

The façade is where design meets responsibility. A façade must serve the people inside while also respecting the environment outside and enhancing the built form in lasting ways

A façade, the exterior face or front of a building, typically the side visible from the street or public space, is a key component of a building or an apartment. A façade encompasses the entire exterior design, including windows, doors, and decorative elements, serving both aesthetic and functional purposes, acting as a protective shield against the elements while also contributing to the building's overall style and character.

Elaborating further about the importance of a

façade, Saurabh Runwal, director, Runwal Realty, says, "Façade is not just as an aesthetic layer but as a strategic interface be-

tween the building and its environment. A well-designed façade allows us to integrate climate responsiveness, acoustic insulation, structural integrity, and brand positioning into one cohesive envelope. For instance, in Mumbai's coastal microclimate, material selection for façades directly affects long-term weather resilience and maintenance cycles. It also becomes a tool to create visual hierarchy—distinguishing premium towers in a developed location. The façade is where architecture, engineering, and brand expression converge. The façade heavily influences the structural walls, beams, and columns can be placed without compromising the visual rhythm from the outside. This has a cascading effect on apartment planning — impacting room dimensions, circulation flow, and even duct routing."

The façade is not an afterthought — it's embedded into the earliest stages of design to ensure that interior layouts, services, and structural grids all work in seamless synergy.

Sanjay Gupta, co-founder – Parallel Doors and Windows, says, "The façade of a building or apartment plays a critical role

in both aesthetic and functional aspects of architectural design. It serves as the visual identity of the structure, often becoming the first impression for visitors, residents, or potential buyers. A thoughtfully designed façade enhances the curb appeal and can significantly impact the market value of the property. From a design perspective, the façade is not just about appearance—it reflects the architectural style, era, and character of the building."

A thoughtfully designed façade enhances the curb appeal and can significantly impact the market value of the real estate property

A façade also allows architects to creatively inte-

maintain internal temperatures, reducing energy consumption," adds Gupta.

A well-planned façade ensures optimal views, privacy, and spatial coherence. It can also incorporate smart design features like shading devices, rainwater harvesting elements, or green walls, aligning with sustainable building practices. In summary, the façade is far more than just the "face" of a building. It is a vital architectural component that integrates visual appeal, structural performance, and environmental responsiveness. A well-designed façade not only elevates the building's image but

ing, natural ventilation, and internal temperature regulation. This not only enhances occupant comfort but also reduces reliance on artificial lighting and heating, ventilation and air conditioning (HVAC) systems, driving energy efficiency in both homes and workplaces.

"Modern façade design also reflects a deeper engagement with climate responsiveness. In cities with fluctuating weather and increasing urban heat, façades act as thermal and acoustic buffer, balancing environmental exposure with indoor wellbeing. Their design must therefore be contextual, consid-



grate local cultural elements, modern trends, or sustainability features. Materials, textures, colours, and patterns used in the façade contribute to the building's uniqueness and charm. "Functionally, façades act as a protective barrier between the interior and external environment. They regulate natural light, ventilation, and thermal comfort, thereby influencing the energy efficiency of the apartment. For instance, large windows or glass façades bring in daylight and reduce the need for artificial lighting, while insulated cladding materials help

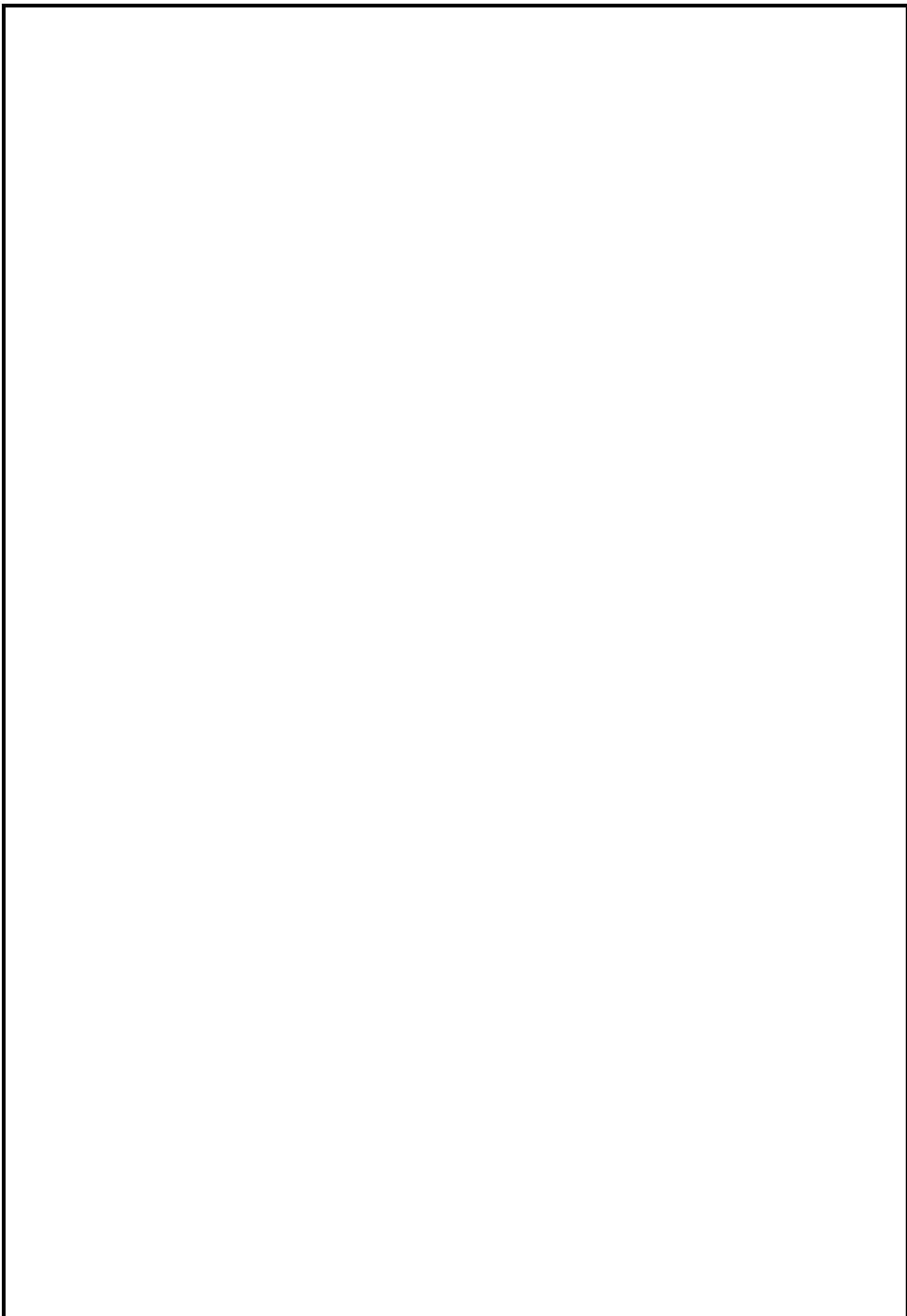
also enhances the comfort and quality of life for its occupants.

Piyush Gandhi, managing partner, ANJ Group, says, "A building's façade is its defining identity, a critical performance layer, and an architectural narrative. As the most visible part of a structure, the façade shapes the first impression, subtly conveying the intent, personality and purpose of the space within."

A well-conceived façade directly influences the overall layout and function of a building. Strategic positioning of windows, balconies and shading devices contributes to optimal daylight-

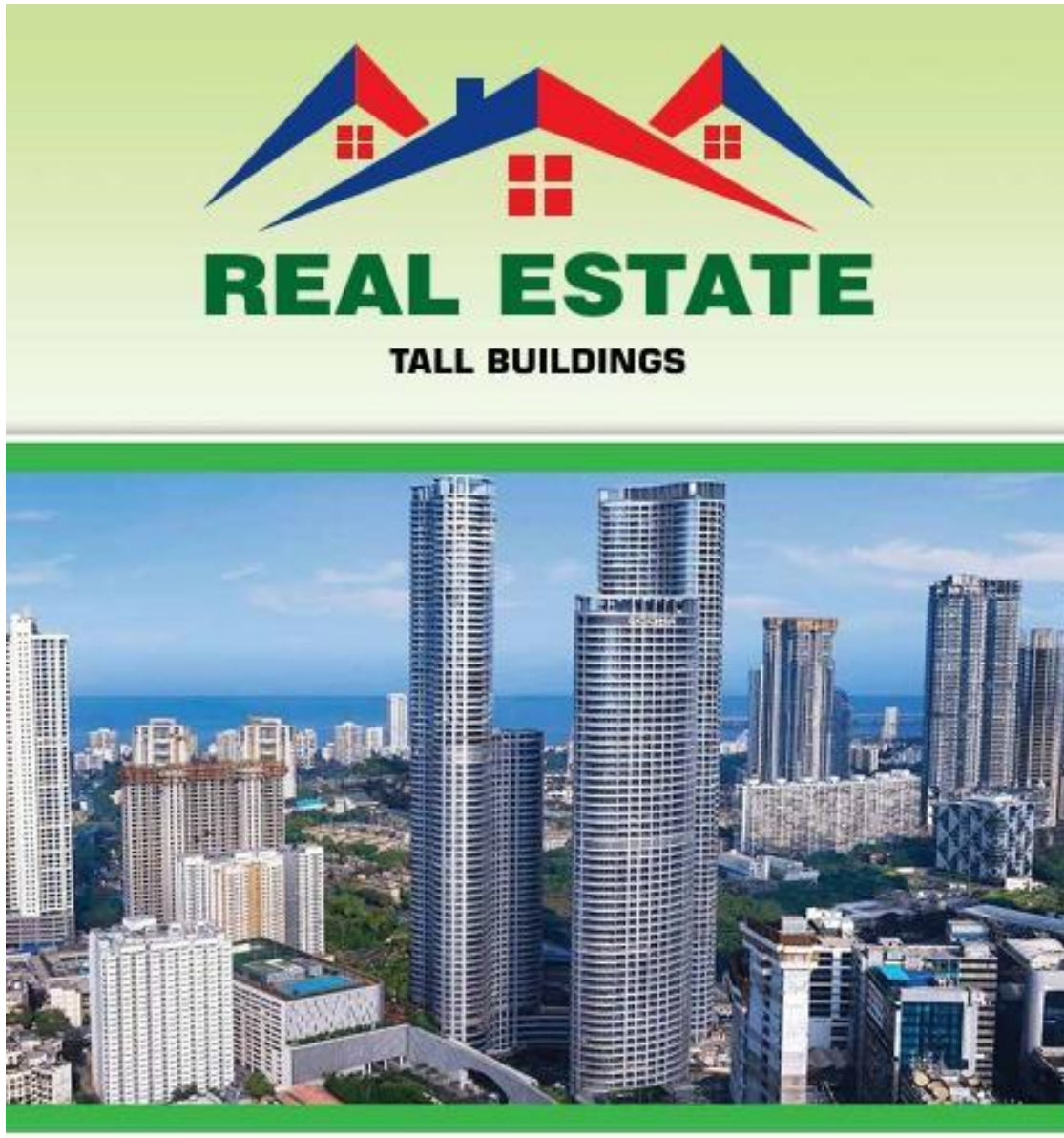
ing orientation, materials and usage patterns right from the planning stage. From a spatial planning perspective, the façade is intricately tied to the building's layout. Circulation spaces, room placements and even structural grids are influenced by how the façade is envisioned. It becomes a tool to harmonise functions with aesthetics," says Gandhi.

Today, technological innovation is pushing the boundaries of façade design. High-performance materials, modular assemblies and adaptive systems not only improve performance but also redefine architectural expression.



<u>Publication</u>	The Construction Times Magazine
<u>Date</u>	June Editon
<u>Edition</u>	National
<u>Page</u>	80-81

CONSTRUCTION TIMES



Urban real estate projects in India are growing vertically, focusing more on structures that are elevated in design, sustainability, and overall experience.

RUNWAL REALTY ADDS A NEW CHAPTER TO LUXURY WITH RUNWAL RAAYA

Runwal Realty has launched its latest luxury residential development — Runwal Raaya. A rare blend of thoughtful design, enduring quality, and modern elegance, Runwal Raaya stays true to the brand's belief in uncompromised luxury and building for generations.

With two luxury towers for residences and a mixed-use development, this is Worli's least populated enclave spread across 4 acres.



Urban real estate projects in India are growing vertically, focusing more on structures that are elevated in design, sustainability, and overall experience. **Construction Times** presents the vertical transformation.

India's tall buildings market is gaining pace. Earlier centred around the cities like Mumbai and Delhi NCR, tall buildings and sky-scrapers are gradually expanding into other tier 1 cities and even tier 2 cities. Growing urbanization and population is driving the development of tall buildings in India. Diminishing land availability and growing land prices in urban regions are pushing the developers to go for vertical development in these cities.

RISING LIVING STANDARDS

As city real estate is growing vertically, more high-rise developments are happening across the metropolitan cities. Across the country there is a vertical shift in urban development, driven by land scarcity, rising land values and evolving consumer preferences. Also, people's expectations from their homes have changed. As **Sarveshaa SB, Chairman & MD, BHADRA Group**, highlights, "Today's homebuyers are seeking spaces that are



not only luxurious but intelligent—homes with smart technology, integrated sustainability, and access to curated amenities. With the expansion of metro connectivity and the influx of global businesses, high-rise living offers unmatched convenience and lifestyle benefits."

This growth is also propelled by policy reforms like the Unified Development Control and Promotion Regulations (UDCPR) and increased Floor Space Index (FSI) allowances, facilitating the construction of taller structures.

Sanjay Sharma, Director Operations, Runwal

Realty, says, "In Mumbai, the demand for luxury high-rises is especially pronounced, driven by limited land availability and a clientele seeking premium amenities with panoramic city views. Furthermore, transit-oriented development (TOD) policies and metro network expansions are encouraging vertical growth around infrastructure hubs."



According to **Anshuman Magazine, Chairman & CEO, India, Southeast Asia, Middle East &**



Tall buildings not only address housing demand but also create iconic landmarks that define a city's identity.

SANJAY SHARMA
Director Operations, Runwal Realty

How is the tall buildings market progressing in the country? What are the key policy measures that support the construction of tall buildings?

India's urban centers, particularly Mumbai, are witnessing significant uptick in vertical development. This growth is propelled by policy reforms like the Unified Development Control and Promotion Regulations (UDCPR) and increased Floor Space Index (FSI) allowances, facilitating the construction of taller structures. In Mumbai, the demand for luxury high-rises is especially pronounced, driven by limited land availability and a clientele seeking premium amenities with panoramic city views. Furthermore, transit-oriented development (TOD) policies and metro network expansions are encouraging vertical growth around infrastructure hubs.

How are Indian cities experiencing the trend of tall buildings?

Across the country there is a vertical shift in urban development, driven by land scarcity, rising land values and evolving consumer preferences. The expansion of permissible FSI under DCPR 2034 has incentivized vertical

construction, while redevelopment of ageing structures is unlocking prime plots for luxury high-rises. Improved infrastructure—like metro corridors and coastal roads—has further supported this growth. Simultaneously, advancements in construction technology and growing demand among HNIs for privacy, skyline views and integrated sky amenities have made tall buildings the preferred format for urban luxury living.

Constructing tall buildings poses many challenges. How do you meet the requirements of safety, structural stability, fire safety, and space utilization?

Safety and structural integrity are non-negotiable in tall building construction. We partner with globally reputed architects and structural consultants and employ advanced wind tunnel testing, seismic analysis, and robust load-bearing design protocols to ensure stability. Efficient vertical transportation is facilitated through high-speed elevators, ensuring smooth movement within the building.

Space utilization is optimized through intelligent floor planning, providing residents with both functionality and luxury.

What are the innovative technologies and materials being used to meet the specific requirements of quality and safety in tall buildings?

The construction of tall buildings today relies heavily on cutting-edge technologies and advanced materials to ensure both performance and safety. High-strength concrete, advanced steel reinforcement, and engineered façades are commonly used to support vertical loads and withstand environmental forces like wind and seismic activity.

Additionally, modern fire-rated materials,





smart building systems, energy-efficient glass, and integrated vertical transportation solutions are playing a key role in enhancing occupant safety, comfort, and overall sustainability in tall structures.

Which are the new and upcoming tall building projects of the company? What are the key features of these projects?

Our latest high-rise development, Runwal Raaya, launched in association with our brand ambassador Sonam Kapoor, is a statement of refined living — set on a coveted 4-acre land parcel in Worli. Comprising two elegant towers, the project is designed to offer true privacy with limited residences, private elevators, and expansive layouts across 3, 4, and 5 BHK formats. The residences are crafted with sunlit decks, walk-in wardrobes, and panoramic city and sea views — all coming together to define a new standard of luxury living in South Mumbai.

Runwal Raaya's architecture, designed by the globally acclaimed Broadway Malyan, emphasizes timeless elegance and intelligent spatial planning. Complementing this is a wellness-led landscape designed by STX, with approx. 2 acres of curated greens, rooftop

retreats, indoor and outdoor wellness zones, and thoughtfully designed lifestyle spaces including a clubhouse, business lounge, library café, private theatre, and more.

With Runwal Raaya, we are not just building tall towers — we are creating a rare vertical enclave that blends privacy, connectivity, design excellence, and lifestyle into one cohesive, future-ready address.

How do you look at the future market opportunities for tall buildings?

The future of tall buildings in India is promising. With increasing urban migration, the only way to grow is upward. Tall buildings not only address housing demand but also create iconic landmarks that define a city's identity.

From a developer's perspective, the combination of smart zoning, infrastructure expansion (like metro and coastal roads), and demand for high-lifestyle, community-driven spaces ensures sustained growth in this segment. Additionally, with the integration of sustainability norms and green building practices, tall buildings are also aligning with global ESG goals — making them future-ready in every sense. ■

July 2025

Date	Headline	Publication	Edition/Link	Page No.	Journalist
04.07.2025	The VoracioVisual	Bombay Times	Mumbai	2	Bureau
04.07.2025	Things to do Today	Mumbai Mirror	Mumbai	11	Bureau
05.07.2025	The Fantastic Facade	Times Property	Chennai	6	Jadhav Kakoti

Publication	Times Property
Date	05-07-2025
Edition	Chennai

The fantastic façade story

The façade is where design meets responsibility. A façade must serve the people inside while also respecting the environment outside and enhancing the built form in lasting ways

JADAV KAKOTI
@timesofindia.com

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Talking about the importance of a façade, Saurabh Runwal, director, Runwal Realty, says, "Façade is not just an aesthetic layer but a strategic interface between the building and its environment. A well-designed façade allows the developer to integrate climate responsiveness, acoustic insulation, structural integrity, and brand positioning into one cohesive envelope. For instance, in Mumbai's coastal microclimate, material selection for façades directly affects long-term weather resilience and maintenance cycles. It also becomes a tool to create visual hierarchy, distinguishing premium towers in a developed location. The façade is where architecture, engineering, and brand expression converge. The façade heavily influences the internal grid. It determines where structural walls, beams, and columns can be placed without compromising the visual rhythm from the outside. This has a cascading effect on apartment planning, impacting room dimensions, circulation flow, and even duct routing."

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Piyush Gandhi, managing partner, ANJ Group, says, "A building's façade is its defining identity, a critical performance layer, and an architectural narrative. As the most visible part of a structure, the façade shapes the first impression, subtly conveying the intent, personality and purpose of the space within."

A well-conceived façade directly influences the overall layout and function of a building. Strategic positioning of windows, balconies and shading devices contributes to optimal daylighting, natural ventilation, and internal temperature regulation.

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Today, technological innovation is pushing the boundaries of façade design. High-performance materials, modular assemblies and adaptive systems not only improve performance but also redefine architectural expression.

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August 2025

Publication	The Times of India
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THE TIMES OF INDIA

The fantastic façade story

The façade is where design meets responsibility. A façade must serve the people inside while also respecting the environment outside and enhancing the built form in lasting ways

JADAV KAKOTI
@timesofindia.com

A façade, the exterior face or front of a building, typically the side visible from the street or public space, is a key component of a building. A façade encompasses the entire exterior design, including windows, doors, and decorative elements, serving both aesthetic and functional purposes, acting as a protective shield against elements while also contributing to the building's overall style and character.

A thoughtfully designed façade enhances the curb appeal and can significantly impact the market value of the real estate property

It serves as the visual identity of the structure, often becoming the first impression for visitors, residents, or potential buyers. A thoughtfully designed façade enhances the curb appeal and can significantly impact the market value of the property. From a design perspective, the façade is not just about appearance, it also reflects the architectural style, era, and character of the building.

A façade also allows architects to creatively integrate local cultural elements, modern trends, or

A well-planned façade ensures optimal views, privacy, and spatial coherence. It can also incorporate smart design features like shading devices, rainwater harvesting elements, or green walls, aligning with sustainable building practices. In summary, the façade is far more than just the "face" of a building. It is a vital architectural component that integrates visual appeal, structural performance, and environmental responsiveness. A well-designed façade not only elevates the building's image but also enhances the comfort and quality of life for

This not only enhances occupant comfort but also reduces reliance on artificial lighting and heating, ventilation and air conditioning (HVAC) systems, driving energy efficiency in both homes and workplaces.

Modern façade design also reflects a deeper engagement with climate responsiveness. In cities with fluctuating weather and increasing urban heat, façades act as thermal and acoustic buffer, balancing environmental exposure with indoor well-being. Their design must therefore be contextual, considering orientation, materials and

Talking about the importance of a façade, Saurabh Runwal, director, Runwal Realty, says, "Façade is not just an aesthetic layer but a strategic interface between the building and its environment. A well-designed façade allows the developer to integrate climate responsiveness, acoustic insulation, structural integrity, and brand positioning into one cohesive envelope. For instance, in Mumbai's coastal microclimate, material selection for façades directly affects long-term weather resilience and maintenance cycles. It also becomes a tool to create visual hierarchy, distinguishing premium towers in a developed location. The façade is where architecture, engineering, and brand expression converge. The façade heavily influences the internal grid. It determines where structural walls, beams, and columns can be placed without compromising the visual rhythm from the outside. This has a cascading effect on apartment planning, impacting room dimensions, circulation flow, and even duct routing."

The façade is not an afterthought, it's embedded into the earliest stages of design to ensure that interior layouts, services, and structural grids all work in seamless synergy.

Sanjay Gupta, co-founder, Parallel Doors and Windows, says, "The façade of a building or apartment plays a critical role in both aesthetic and functional aspects of architectural design.

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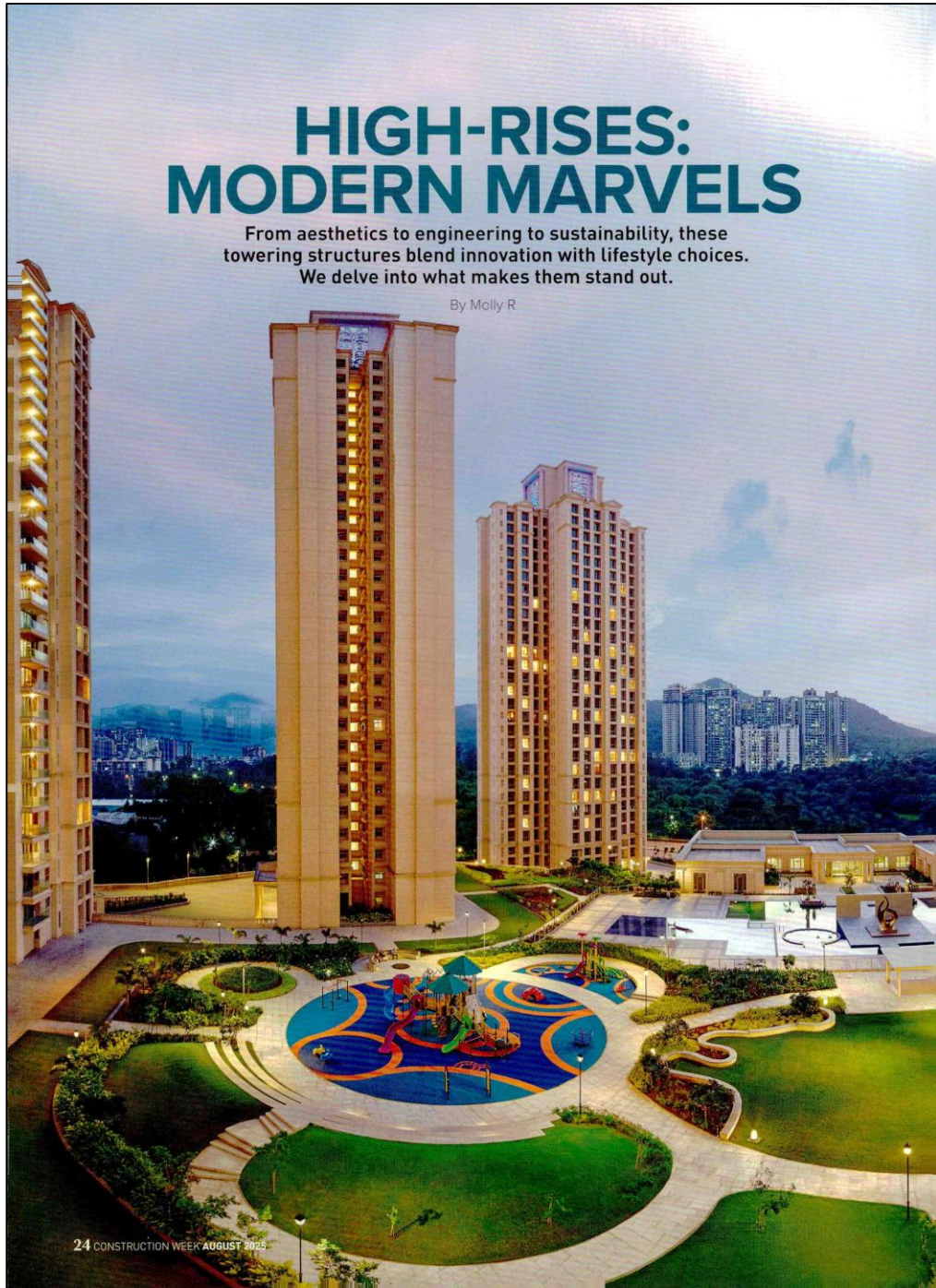
Publication	Construction Week
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Construction Week

HIGH-RISES: MODERN MARVELS

From aesthetics to engineering to sustainability, these towering structures blend innovation with lifestyle choices. We delve into what makes them stand out.

By Molly R



24 CONSTRUCTION WEEK AUGUST 2025



A well-articulated façade not only enhances aesthetic appeal but also communicates the brand philosophy. A thoughtfully designed façade enhances the building's visual appeal, maximises natural light, and elevate overall living comfort.

layouts, we first used this style to design tall vertical towers. The use of domes, jaalis, and columns served a dual purpose of being aesthetically pleasing and providing functionality. These elements also ensured the towers are instantly recognizable and conveyed timeless elegance. We take conscious steps to protect the local ecology by planting indigenous tree species and integrating ample open and green spaces within our developments. We have planted over 70,000 trees across our projects. Facade design is never just a cosmetic decision. Excessive use of glass increases heat gain, leading to higher dependency on artificial cooling and, in turn, increased energy consumption. It may look sleek, but it compromises on thermal comfort, privacy, and sustainability.

Sunny Bijlani, director, Supreme Universal: The design of a high-rise is never driven solely by density or yield. It is anchored in a deep understanding of how people inhabit space over time. At Supreme Boulevard, despite a 5-acre land parcel, we chose to limit development to four 34-storey towers with four units per floor. This decision reflects our belief that privacy, scale, and lifestyle experience must remain uncompromised. The increasing emphasis on residential facades is a welcome shift. It brings architectural intent to the forefront, but it must be balanced with contextual sensitivity and technical feasibility.

SUSTAINABILITY AND REGULATORY

High-rise construction in dense neighbourhoods presents logistical and environmental challenges. Scarcity of land and confined site area make staging construction equipment, material storage, and workforce movement difficult. Quick sales stem from a blend of product-market fit, strong brand positioning, and smart pricing. Projects must offer value that resonates with the target segment—whether it's location, amenities, or sustainability. Digital marketing, engaging walkthroughs, customer testimonials, and faster site visits convert interest into sales. Developer reputation, clear paperwork, and timely delivery assurance also significantly boost buyer confidence and closure rates.

As homebuyers become more design-aware, aesthetic identity matters. Unique facades improve brand recognition, project memorability, and perceived value per square foot, especially in the premium segment. The use of modern facade systems (HPL panels, screens, double-skin facades) can lower long-term maintenance costs and align with sustainability certifications (IGBC, EDGE, GRIHA), boosting ESG credentials.

Saurabh Runwal, director, Runwal Realty: The constraints of FAR, coastal zone regulations and height restrictions near airport zones are constant pressure points. The solution lies in early-stage



High-rises are often built on urban peripheries where civic infrastructure takes time to catch up. This leads to considerations like fire safety response times, elevator density for population load, and pressure on utilities.

True liveability extends beyond individual homes; it depends on fostering community well-being.

collaboration with structural consultants, pre-clearance simulation with governing authorities and the use of modular construction where feasible. Digitisation also helps, as BIM-led coordination reduces design conflicts and accelerates approval processes. Sustainability is most cost-effective when embedded from the concept stage. In high-rises, vertical green systems, passive solar design, low-flow water systems and high-efficiency heating, ventilation and air conditioning (HVAC) setups offer long-term savings.

Madhusudan G, CMD at Sumadhura Group: Issues such as structural integrity, and integration of fire safety and evacuation systems become key complexities in high-rise development. These can be addressed using high-strength concrete and strict adherence to construction guidelines. Further, collaboration with expert engineers and experienced contractors also play a critical role by ensuring technical precision, minimizing on-site risks, and implementing best practices tailored to high-density urban environments. At Sumadhura's Palais Royale, we have developed an architecture which gives high importance to bio philia with 85% landscape area, offering a blend of nature

and light such as the Miyawaki Forest Walk forms. Additionally, Palais Royale incorporates evaporative cooling and Energy Recovery Ventilation (ERV) technology.

Ashka Pandit, director, Sri Lotus Developers and Realty: There is a common perception that sustainable design drives up costs, but when implemented correctly from the outset, it delivers long-term operational benefits. Integrating sustainable designs on the drawing board is the first step to creating a well-functioning green ecosystem. Understanding natural ventilation systems, high performance façade systems, smart HVAC systems or sensor & usage driven lighting systems can all be tackled at the beginning of the project to help reduce reliance on heavy equipment that add to sustainability. Many regulators such as the MOEF require larger projects to incorporate many sustainable aspects.

Dhiren Tharwani, director, Tharwani Realty: The key to sustainable architecture is to integrate it with the design blueprint rather than considering sustainability as an add-on. In our designs we include rainwater harvesting, solar panels to power common areas, low-flow plumbing as standard

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Published Date	2 Oct 2025	Publication	The Economic Times
Edition	New Delhi, Mumbai	Page No	12, 12
Journalist:	Bureau		

THE ECONOMIC TIMES

■ Eight Companies File IPO Papers with Sebi

MUMBAI Eight companies, including Runwal Developers, Rays Power Infra, Lalbaba Engineering, Augmont Enterprises, CJ Darcl Logistics, Pride Hotels, Sterlite Electric, and Jerai Fitness, have filed their draft red herring prospectus (DRHP) with Sebi to raise funds through IPO.

Rays Power Infra's IPO comprises a fresh issue of ₹900 crore and an offer for sale of ₹250 crore.

Lalbaba Engineering's IPO consists of a fresh issue of ₹630 crore and an offer for sale of ₹370 crore.

Augmont Enterprises' initial share sale comprises a fresh issue of ₹620 crore and an offer for sale of ₹180 crore.

CJ Darcl Logistics' IPO consists of a fresh issue of 2.64 crore shares and an offer for sale of 99.05 lakh shares.

Pride Hotels' IPO consists of a fresh issue of ₹260 crore and an offer for sale of 3.92 crore shares.

Sterlite Electric, formerly known as Sterlite Power Transmission, plans an IPO comprising a fresh issue of 77.9 lakh shares and an offer for sale of 77.9 lakh shares.

Jerai Fitness' IPO is solely an offer for sale of 43.9 lakh shares.

Published Date	2 Oct 2025	Publication	The Economic Times
Edition	Mumbai	Page No	9
Journalist:	Kailash Babar		

THE ECONOMIC TIMES

Runwal Realty Plans ₹2k-cr IPO

Building Up

Issue size: Up to **₹2,000 crore**

Fresh issue: **₹1,700 crore** OFS: **₹300 crore**

Project Pipeline: 35 completed, 17 ongoing (9.54 mn sq ft), 24 upcoming (35.15 mn sq ft)

Segments: Residential, commercial, retail, and upcoming hospitality (3 hotels in Worli, Thane, Pune)



Kailash Babar

Mumbai: Real estate developer Runwal Realty is looking to raise up to ₹2,000 crore through an initial public offer (IPO) and has filed its draft red herring prospectus for the same.

The total fund raising will consist of fresh issue size worth up to ₹1,700 crore and offer-for-sale worth up to ₹300 crore.

The Mumbai-based developer may consider a pre-IPO placement, aggregating up to ₹340 crore. This pre-IPO placement, if undertaken, will not exceed 20% of the size of the fresh issue, said the company's draft red herring prospectus filed on Wednesday.

Runwal Realty is planning to utilise the net proceeds from the fresh issue towards part or full prepayment and repayment of certain outstanding borrowings availed by the company and its subsidiaries and for general corporate purposes.

These group entities include Runwal Construction, Aethon

Developers, R Retail Ventures, R Mall Developers and Histyle Retail. As of August end, the company's outstanding debt stood at ₹3,304 crore at interest rates ranging from 7.10% to 12.91%, showed the draft prospectus.

Started in 1978, the company has so far completed 35 projects spread over 11.22 million sq ft across residential, commercial and retail segments, and is currently developing 9.54 million sq ft across 17 ongoing projects.

The upcoming project pipeline includes 35.15 million sq ft space under 24 upcoming projects in residential, commercial, hospitality and retail segments. These projects are spread across key locations of Mumbai Metropolitan Region and Pune property markets across ultra-luxury to mid-income categories. In addition to its nearly fully occupied commercial office and retail properties, Runwal Realty is planning to expand into the hospitality segment through development of three upcoming hotels in Worli, Thane and Pune under management contracts.

Published Date	2 Oct 2025	Publication	The Economic Times
Edition	Ahmedabad	Page No	13
Journalist:	Kailash Babar		

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ICICI Securities, BOB Capital Markets, JM Financial and IIFL Capital are the book running lead managers to the issue.

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Published Date	2 Oct 2025	Publication	Business Standard
Edition	New Delhi, Mumbai, Ahmedabad, Hyderabad	Page No	14, 14, 14, 1

Business Standard

Runwal Developers files draft papers for IPO

PRACHI PISAL
Mumbai, 1 October



WATCH
mybs.in/ipo

Runwal Developers (which operates under the brand Runwal Realty) has filed a draft red herring prospectus (DRHP) with the Securities and Exchange Board of India (Sebi) to raise ₹2,000 crore via an initial public offering (IPO). The offer comprises a fresh issue of ₹1,700 crore and an offer for sale (OFS) component of ₹300 crore. The company's promoter, Sandeep Runwal, will offload

some of his stake via the proposed OFS. As of the date of the DRHP, he held a 72.76 per cent stake in the company.

The company aims to utilise the proceeds of the fresh issue for the prepayment/repayment of certain outstanding borrowings and general corporate purposes. The company's net debt as of financial year 2025 (FY25) stood at ₹3,160.52 crore, while its net debt to

equity ratio was 0.98x.

Runwal's revenue from operations in FY25 stood at ₹1,163.23 crore against ₹539.44 crore in FY24. Its adjusted earnings before interest, taxes, depreciation, and amortisation (Ebitda) for FY25 were ₹542.2 crore, up by almost 105 per cent year on year (Y-o-Y). Its adjusted Ebitda margin, however, declined from 49.02 per cent in FY24 to 46.61 per cent in FY25.

Published Date	2 Oct 2025	Publication	Financial Express
Edition	New Delhi, Mumbai, Ahmedabad, Hyderabad	Page No	4, 4, 4, 4



Runwal files draft papers for ₹2k-cr IPO

FE BUREAU
Mumbai, October 1

REAL ESTATE COMPANY Runwal Developers has submitted its draft papers with markets regulator Sebi for raising ₹2,000 crore through its initial public offering (IPO).

The Mumbai-based company's maiden public offering comprises a fresh issue of shares worth ₹1,700 crore and an offer for sale (OFS) component of ₹300 crore by promoter — Sandeep Subhash Runwal, according to the draft red herring prospectus (DRHP) filed on Tuesday.

Proceeds from its fresh issuance to the tune of ₹1,300 crore will be utilised for payment of debt availed by the company and its subsidiaries and general corporate purposes.

The company may consider a pre-IPO placement for up to ₹340 crore. If such placement is completed, the fresh issue size will be reduced.

Founded in 1988, the company is a real estate development company with a focus on a diversified portfolio.

Published Date	3 Oct 2025	Publication	Financial Express (Gujarati)
Edition	Ahmedabad	Page No	11
Journalist:	PTI		

FINANCIAL EXPRESS

Read to Lead

રૂનવાલ ડેવલપર્સે આઇપીઓથી ફંડ ઉભું કરવા માટે પેપર્સ સુપ્રત કર્યા

પીટીઆઇ
નવી દિલ્હી, તા. ૨

રિયલ્ટી કંપની રૂનવાલ ડેવલપર્સે તેના પ્રારંભિક જાહેર ઓફર (આઇપીઓ) દ્વારા રૂપિયા ૨,૦૦૦ કરોડ ઉભા કરવા માટે મુડી બજારના નિયામક સિક્યુરિટીઝ એન્ડ એક્સચેન્જ બોર્ડ ઓફ ઇન્ડિયા (સેબી)ને ડ્રાફ્ટ પેપર્સ સબમિટ કર્યા છે.

મંગળવારના રોજ ફાઇલ કરાયેલા ડ્રાફ્ટ રેડ હેરિંગ પ્રોસ્પેક્ટસ (પ્રીઆરએચપી) અનુસાર, મુંબઇ સ્થિત કંપની પ્રથમ જાહેર ઓફરમાં રૂ. ૧,૭૦૦ કરોડનો નવો ઇશ્યુ અને સ્થાપક સંદીપ સુભાષ રૂનવાલ દ્વારા રૂ. ૩૦૦ કરોડનો ઓફર ફોર સેલ (ઓએફએસ)ના ઘટકનો સમાવેશ થાય છે.

કંપની અને તેની પેટા કંપનીઓ દ્વારા લેવામાં આવેલા દેવાની ચુકવણી અને સામાન્ય કંપનીજગત હેતુ માટે રૂ. ૧,૩૦૦ કરોડના નવા ઇશ્યુમાંથી મળેલી રકમનો ઉપયોગ કંપની અને તેની પેટા કંપનીઓ દ્વારા લેવામાં આવેલા દેવાની ચુકવણી અને સામાન્ય કંપની જગત હેતુઓ માટે કરવામાં આવશે. કંપની રૂ. ૩૪૦ કરોડ સુધીના પ્રી-આઇપીઓ પ્લેસમેન્ટ પર વિચાર કરી શકે છે. જો આવી પ્લેસમેન્ટ પૂર્ણ થાય છે તો નવા ઇશ્યુનું કદ ઘટાડી દેવામાં આવશે. ૧૯૮૮માં સ્થપાયેલી કંપનીએ રિયલ્ટી ડેવલપમેન્ટ કંપની છે, જે મહારાષ્ટ્ર મુંબઇ મેટ્રોપોલિટન રિજન (એમએમઆર) અને પુનામાં રહેણાંક કોમર્શિયલ અને સંગઠીત રિટેલ પ્રોજેક્ટને આવરી લેતાં વિવિધસભર પોર્ટફોલિયો પર ધ્યાન કેન્દ્રિત કરે છે. ૩૦ જૂન, ૨૦૨૫ સુધીમાં કંપની પાસે એમએમઆર અને પુનામાં પૂર્ણ થયેલા ૩૫ પ્રાજેક્ટો, ૧૭ ચાલુ પ્રોજેક્ટો અને ૨૪ આવનારા પ્રોજેક્ટ છે. કંપનીની કામગીરીમાંથી આવક ૨૦૨૪-૨૫ દરમિયાન રૂ. ૧.૧૬૩ કરોડ અને ચોખ્ખો નફો રૂ. ૧૩૭.૪ કરોડે રહ્યો હતો.

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Journalist:	Ravi Ranjan Prasad		

Slew of IPOs set for Oct. to raise ₹30,000 crore

RAVI RANJAN PRASAD
MUMBAI, OCT. 1

The initial public offerings (IPOs) wave in October is expected to result in over ₹30,000 crore fund raise in primary market by LG Electronics India (₹11,607 crore), Tata Capital (₹15,512 cr) and Wework India (₹3,000 cr) along with other mid size and SME platform IPOs by second week only.

LG Electronics India announced ₹11,607 crore IPO in the price band of ₹1,080 to ₹1,140 per equity share. The IPO opens on Oct. 7 and closes on Oct. 9. "LG will invest \$600 million in its third manufacturing plant to in its third manufacturing plant

being set up in Andhra Pradesh which will become operational as LG's global manufacturing hub by 2026," LG Electronics India chief sales officer Sanjay Chitkara said.

Anantam Highways Trust also announced ₹400 crore InvIT in price band of ₹98-₹100 per unit.

Meanwhile hectic DRHP filing with Sebi continued Vedanta Electric, Runwal Developers (₹2,000 crore), Augmont Enterprises (₹800 crore), Lalbaba Engineering (₹1,000 crore), Premier Industrial, Vishvaraj Environment (₹2,250 crore), CJ Darcl Logistics, Ardee Industries and Jerai Fitness have filed DRHPs for their proposed IPOs.

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**Runwal
Developers
files IPO papers**

Runwal Developers has submitted its draft papers with markets regulator Sebi for raising Rs 2,000 crore through its IPO. The company's maiden public offering comprises a fresh issue of shares worth Rs 1,700 crore and an OFS component of Rs 300 crore by promoter -- Sandeep Subhash Runwal, according to the DRHP filed on Tuesday.

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Runwal Developers files for ₹2,000 crore IPO

MUMBAI: City-based real estate firm Runwal Developers has filed the papers with the Sebi for a ₹2,000-crore primary share sale—a fresh issue of ₹1,700 crore and a secondary equity sale component of ₹300 crore by promoter Sandeep Subhash Runwal. As much as ₹1,300 crore from the fresh issue will be used to repay debt availed by the firm and its subsidiaries Runwal Construction, Aethon Developers, R Retail Ventures, R Mall Developers, and Histyle Retail

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આઈટી, બેન્કિંગ શેરોની આગેવાનીએ નિફ્ટીએ રૂ.૫,૦૦૦ની સપાટી પુનઃ હાંસલ કરી, સેન્સેક્સ ૫૮૩ પોઇન્ટ ઊંચળ્યો

મુંબઇ: આઈટી અને ફાઇનાન્સિયલ શેરોમાં વેલ્યુ બાઇંગ સાથે બજારને ટેકો મળતાં સતત ત્રીજા સત્રની આગેકૂચમાં નિફ્ટીએ ૨૫,૦૦૦ પોઇન્ટની સપાટી ફરી હાંસલ કરી છે, જ્યારે સેન્સેક્સે ૫૮૩૬ પોઇન્ટનો વધારો નોંધાવ્યો છે. સેન્સેક્સ સત્ર દરમિયાન ૬૩૯ પોઇન્ટ સુધી ઉચળીને અંતે ૫૮૨.૯૫ પોઇન્ટ અથવા તો ૦.૭૨ ટકાના વધારા સાથે ૮૧.૭૯૦.૧૨ પોઇન્ટની સપાટીએ અને નિફ્ટી ૧૮૩.૪૦ પોઇન્ટ અથવા તો ૦.૭૪ ટકાના સુધારા સાથે ૨૫,૦૭૭.૬૫ પોઇન્ટની સપાટીએ પહોંચ્યો છે.

સેન્સેક્સના શેરોમાં ટાટા કન્સ્ટ્રક્શન સર્વિસિસ, ટેક મહિન્દ્રા, એક્સિસ બેન્ક, બજાજ ફાઇનાન્સ, ઇન્ટર્નલ, ઇન્ફોસિસ, કોટક મહિન્દ્રા બેન્ક અને બજાજ ફિનાન્સિયલ ટોપ ગેઇનર રહ્યા હતા. જ્યારે ટાટા સ્ટીલ, અગાણી પોર્ટ, પાવર ગ્રાઇડ અને ટાઇટન ટોપ લુઝર શેરોમાં સામેલ હતા. કોર્પોરેટ પરિણામની મોસમ શરૂ થતાં પહેલા આઈટી શેરોમાં આકર્ષણ જોવા મળ્યું હતું. જ્યારે બેન્કોના મજબૂત અપેરેટ્સને કારણે બેન્ક શેરોમાં લેવાલી જોવા મળી હતી.

કેનેરા રોબોટ એસેટ મેનેજમેન્ટ કંપનીએ તેના રૂ. ૧૩૨૬ કરોડના આઇપીઓ માટે રૂ. ૨૫૩ થી રૂ. ૨૬૬

પ્રતિ શેરની પ્રાઇસ બેન્ડ નક્કી કરી છે. આઇપીઓ નવમી ઓક્ટોબરથી ૧૩મી ઓક્ટોબર સુધી ખુલ્લો રહેશે, જે સંપૂર્ણપણે ૪.૯૮ કરોડ ઇક્વિટી શેરની ઓફરને ધરાવે છે. ફાઇવણી ૧૪મી ઓક્ટોબરે અને એનએસઇ તથા બીએસઇ પર લિસ્ટિંગ ૧૬મી ઓક્ટોબરે થશે. મિનિમમ લોટ ૨૬ શેરનો છે.

ટાટા કેપિટલના આઇપીઓમાં પહેલી પરચીસ મિનિટમાં જ એક લાખથી વધુ અરજી મળી હોવાની બજારમાં ચર્ચા હતી. પેસ ડિજીટલ ચાર ટકા પ્રીમિયમ સાથે લિસ્ટ થયો હતો. પેસીવ મ્યુચ્યુઅલ ફંડની એસેટ અંડર મેનેજમેન્ટ ૨૦૨૨ પમાં ઝડપી વૃદ્ધિ સાથે રૂ. ૧૨.૨૦ લાખ કરોડની સ્તરે પહોંચી છે, જે ૨૦૧૯ના રૂ. ૧.૯૧ લાખ કરોડ સામે, એટલે કે છ વર્ષમાં છગણી વૃદ્ધિ દર્શાવે છે. માર્ચ ૨૦૨૩ થી બે વર્ષમાં એસેટ બેઝમાં ૧.૭૦ ગણો વધારો થયો છે.

સર્વેશર ફૂડ્સ લિમિટેડ, સિંગાપોર સ્થિત ડેલવેર યુએસએની એઝી સર્વિસીસ એન્ડ ટ્રેડ એક્સચેન્જ, પાસેથી તેની સંપૂર્ણ માલિકીની પેટાકંપની ગ્રીન પોઇન્ટ પ્રાઇવેટ લિમિટેડ, સિંગાપોર મારફત રૂ. ૨૬૬ મિલિયનના મૂલ્યનો નિકાસ ઓર્ડર મેળવ્યો છે. પાછલા બે મહિનામાં કંપનીનો નિકાસ માટે મળેલો આ ત્રીજો

નિકાસ ઓર્ડર છે. રૂબીકોન રિસર્ચ લિમિટેડનો રૂ. ૧.૩૭૭.૫૦ કરોડના બુક બિલ્ડ ઇશ્યુ સાથે નવમી ઓક્ટોબરના રોજ સબસ્ક્રિપ્શન માટે ખુલશે અને ૧૩ ઓક્ટોબરના રોજ બંધ થશે. શેરની ફાઇવણી ૧૪ ઓક્ટોબરના રોજ અને એનએસઇ તથા બીએસઇ પર લિસ્ટિંગ તારીખ ૧૬ ઓક્ટોબરના રોજ પ્રાઇસ બેન્ડ રૂ. ૪૬૧ થી રૂ. ૪૮૫ પ્રતિ શેર છે. અરજી માટે લોટ સાઈઝ ૩૦ છે.

ડાઇવર્સિફાઇડ રિટેલ અને ફૂડ પ્રોસેસિંગ કંપની પટેલ રિટેલ લિમિટેડ તેની મુખ્ય શ્રાવ્ય ઇન્વેસ્ટમેન્ટ યાદીમાં ચીક એકિઝિટિવ ઓફિસર (સીઇઓ) તરીકે સંજય કુમાર નિગમને નિયુક્ત કર્યા હોવાની જાણ કરી છે, જે પાંચમી ઓક્ટોબરથી અમલમાં આવશે. આ નિમણૂક સાથે, કંપની સમગ્ર ભારતમાં શ્રાવ્યની હાજરીને વિસ્તૃત કરવાનો લક્ષ્ય ધરાવે છે.

મંગળવારે મેઇનબોર્ડના ત્રણ ઇશ્યુ એક સાથે ઇશ્યુભાવ સામે નેગેટિવ ઝાનમાં સરી ગયા બાદ ઇપેક પ્રિફેબ ટેકનોલોજીસ બુધવારે તેના ઇશ્યુ ભાવ સામે લગભગ ૧૦ ટકા ડિસ્કાઉન્ટ સાથે લિસ્ટેડ થયો. જ્યારે જૈન રિસોર્સિસ રિસાઇકલિંગનો શેર બુધવારે તેના ઇશ્યુ ભાવ સામે ૧૪ ટકા પ્રીમિયમ સાથે લિસ્ટેડ થયો હતો. અનંતમ ઇલેક્ટ્રોનિક્સ આઇપીઓ અને

એલજી ઇલેક્ટ્રોનિક્સનો આઇપીઓ સાતમી ઓક્ટોબરના રોજ સબસ્ક્રિપ્શન માટે ખુલશે.

વેદાંતા ગ્રુપ, રૂનવાલ ડેવલપર્સ, સ્ટર્લાઇટ ઇલેક્ટ્રિક્સ, રાયસ પાવર ઇન્ફ્રા અને ઓગમેન્ટ એન્ટરપ્રાઇસ સહિત છ કંપનીઓએ સેબી પાસે પેપર્સ જમા કરાવ્યા છે. રોટોમેગ એનરજી, ઓસવાલ કેબલ્સ અને પ્રાઇડ હોટલ્સે પણ મૂડીબજારમાં પ્રવેશવા સેબીનો સંપર્ક સાધ્યો છે. અર્હમ વેદમ પ્રાઇવેટ લિમિટેડે પશ્ચિમ ભારતની બજારમાં વિસ્તરણ કરવા હેતુસર મુંબઇ ખાતે ફાઇઝિકલ એક્સ્પોમાં ૧૦૦ ટકા કુદરતી આયુર્વેદિક પ્રોડક્ટની રજૂઆત કરી હતી.

કંપની કેટલાક દેશમાં નિકાસ પણ કરે છે. ટોચના ફંડ મેનેજરે કહ્યું હતું કે નાણાકીય વર્ષ ૨૦૨૬ ના બીજા ક્વાર્ટરની કમાણીની મોસમ શરૂ થઈ રહી હોવાથી બજારની ચાલ માટે આ અઠવાડિયું મહત્વપૂર્ણ રહેશે, આઈટી અગ્રણી કંપની ટીસીએસ નવમી ઓક્ટોબરે પરિણામો જાહેર કરશે. મેકોઇકોનોમિક મોરચે, લોન અને ડિપોઝિટ વૃદ્ધિ પર બેંકિંગ ક્ષેત્રના ડેટા સાથે, એચએસબીસી સર્વિસિસ અને સંયુક્ત પીએમઆઇના ડેટા પર નજીકથી નજર રાખવામાં આવશે. ટાટા કેપિટલ અને એલજી ઇલેક્ટ્રોનિક્સના મોટા

આઇપીઓ સાથે, પ્રાથમિક બજારની પ્રવૃત્તિ પણ મજબૂત રહેવાની છે. વૈશ્વિક સ્તરે, અમેરિકાની વર્તમાન ખાસ કરીને ચાલુ સરકારી શટડાઉનની પૃષ્ઠભૂમિ સામે, મુખ્ય યુએસ મેક્રોઇકોનોમિક અપેરેટ્સ, જેમાં એફઓએમસી મિનિટ્સ, બેરોજગારીના દાવાઓ અને ગ્રાહક ભાવના ડેટાનો સમાવેશ થાય છે, તેના પર ધ્યાન કેન્દ્રિત કરવામાં આવશે. શટડાઉનને કારણે પહેલાથી જ કેટલાક આર્થિક ડેટાની જાહેરાતમાં વિલંબ થયો છે. સપ્ટેમ્બર ૨૦૨૫માં પૂરા થયેલા ક્વાર્ટર માટે ટીસીએસના કોર્પોરેટ પરિણામ જાહેર થશે ત્યારે આઈટી ક્ષેત્ર સ્પોટલાઇટમાં રહેશે.

દરમિયાન, એનએસઇ અને બીએસઇ દ્વારા ૨૨ સપ્ટેમ્બરના રોજ જારી કરાયેલા પરિપત્રો મુજબ, ટિવાળી નિમિત્તે મુદૂર્ત ટ્રેડિંગ સત્ર આ વર્ષે ૨૧ ઓક્ટોબરે યોજાશે. ટિવાળી મુદૂર્ત ટ્રેડિંગ સત્ર બપોરે ૧:૪૫ વાગ્યાથી ૨:૪૫ વાગ્યાની વચ્ચે યોજાશે અને ટ્રેડ મોડિફિકેશનનો અંતિમ સમય બપોરે ૨:૫૫ વાગ્યાનો રહેશે. આ ઉપરાંત ઈકિવટી, કોમોડિટી ડેરિવેટિવ્સ, કરન્સી ડેરિવેટિવ્સ, ઈકિવટી ફ્યુચર્સ અને ઓપશન્સ અને સિક્યુરિટીઝ લેવિંગ અને બોરોઇંગ જેવા વિવિધ સેગમેન્ટમાં એક જ સમય સ્લોટમાં ટ્રેડિંગ થશે.

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રુણવાલ રિયાલ્ટીનો મલાડમાં પ્રવેશ

રુણવાલ રિયાલ્ટી દ્વારા મલાડ વેસ્ટમાં સીમાચિહ્નરૂપ વિકાસ સોદા પર સહીસિક્કા કરીને બજારમાં વિધિસર પ્રવેશ કર્યો છે. આ સોદો ઓરિસ સેરેનિટી ટાવર 4 માટે ટ્રાન્સકોન અને શેઠ ક્રિયેટર્સ સાથે સહયોગમાં કરાયો છે. સૌરભ રુણવાલે જણાવ્યું કે આ સાથે ડિઝાઈન, ખુલ્લાપણું અને દીર્ઘ મુદતની જીવનક્ષમતાનું સંતુલન કરતા નિયોજનબદ્ધ નિવાસી ટાવરમાં અમારી ફિલોસોફીએ આકાર લીધો છે, જે આરામ, પ્રાઈવસી અને આકર્ષક મૂલ્ય પ્રદાન કરશે.

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महत्त्वपूर्ण विकास कराराद्वारे रुणवाल रिअल्टीचे मालाडमध्ये पदार्पण

■ प्रीमियम हाय-राइझ प्रकल्पाच्या माध्यमातून रुणवाल रिअल्टीचे पश्चिम मुंबईतील निवासी रिअल इस्टेट बाजारात विस्तारीकरण
 ■ ब्रँड अॅम्बेसेडर सोनम कपूर यांच्या हस्ते रुणवाल रिअल्टीच्या दुसऱ्या अल्ट्रा-लव्झरी प्रकल्पाचे उद्घाटन

मुंबई : रुणवाल रिअल्टीने सोमवारी मालाड पश्चिम येथे एक महत्त्वपूर्ण विकास करार करण्यात आल्याची घोषणा केली असून, याच माध्यमातून कंपनीने या बाजारपेठेत औपचारिक पदार्पण केले आहे. ट्रान्सफॉर्म आणि शोट क्रिपटर्स यांच्या सहयोगाने 'ऑरिस सेरेनिटी टॉवर 4' साठी हा विकास करार करण्यात आला आहे. बॉलीवूड अभिनेत्री, फॅशन आयकॉन आणि रुणवाल रिअल्टीच्या ब्रँड अॅम्बेसेडर सोनम कपूर ह्या, या प्रसंगी उपस्थित होत्या. आवश्यक कायदेशीर मंजूरीनंतर योग्य वेळी या प्रकल्पाचे औपचारिक लॉन्च करण्यात येणार असून, पश्चिम मुंबईतील उच्चभ्रू जीवनशैलीला

नव्याने परिभाषित करणारा अल्ट्रा-लव्झरी प्रकल्प म्हणून तो सादर करण्यात येणार आहे. प्रीमियम आणि कमी घनतेच्या निवासी टॉवरच्या संकल्पनेतून विकसित करण्यात आलेला हा प्रकल्प 60+ मजल्यांचा असणार असून, प्रकाश, हवेशीरपणा आणि प्रायव्हेसी अधिक चांगल्या प्रकारे मिळावी यासाठी पहिला राहण्यायोग्य मजला 100 ft. उंचीवर ठेवण्यात आला आहे. 8 एकर क्षेत्रफळाच्या एकात्मिक विकास प्रकल्पाचा भाग असलेल्या या टॉवरमध्ये 3 आणि 4 BHK घरे उपलब्ध असतील. प्रत्येक मजल्यावर 6 अपार्टमेंट्स, 11 ft. फ्लोअर-टू-फ्लोअर उंची,

मोठ्या खिडक्या आणि प्रशस्त डेक्स ही या घराची वैशिष्ट्ये आहेत. समुद्र, आजूबाजूची हिरवळ, पॅंगोडा परिसर आणि शहराची स्कायलाइन अशा विविध दृश्यांचा अनुभव मिळावा, अशा पद्धतीने या प्रस्तावित सर्वनिष्कांची रचना करण्यात आली आहे.

या प्रकल्पामध्ये अनुभवाधारित सुविधांवर विशेष भर देण्यात आला असून, शांत आणि दैनंदिन जीवनशैलीला प्रोत्साहन देणारे सनराइझ पॅव्हिलियन आणि कॅडललाइट ट्रेल या प्रमुख वैशिष्ट्यांचा समावेश आहे. 40+ लाइफस्टाइल सुविधांमध्ये फ्लोईड रिफ्रॅश, सनसेट लेझी बेड, सनसेट पूल बार, पॉडियम-लेव्हल प्ले एरिया, स्विमिंग पूल, अर्बन फॅरिस्ट प्लाझा, अव्हाटिक फ्लॉवर पॉण्ड आदींचा समावेश असून, टॉवरमध्येच वेलनेस, रिफ्रेशन, लेझर आणि कम्युनिटीमधील परस्परसंवादाला चालना मिळावी, या उद्देशाने या सर्व सुविधा नियोजित करण्यात आल्या

आहेत. मालाड पश्चिम येथील काचपाडा, न्यू लिंक रोडलगत असलेल्या या प्रकल्पामधून एस. व्ही. रोड आणि पश्चिम द्रुतगती महामार्गाचा थेट अॅक्सेस आहे, तर मालाड रेल्वे स्टेशन आणि मेट्रो लाईन 2A मुळे या परिसराची कनेक्टिव्हिटी अधिक मजबूत झाली आहे. हा परिसर प्रमुख रिटेल हब्स आणि विकसित सामाजिक पायाभूत सुविधांच्या जवळ असून, इन्फिनिटी मॉल एक किलोमीटरपेक्षा कमी अंतरावर आहे, तर इनऑर्बिट मॉल आणि ओबेरॉय मॉल जवळच्या परिसरात आहेत. या शिवाय वर्सावा-दहिसर कोस्टल रोड, वांद्रे-वर्सावा सीलिक आणि गोरेगाव-मुलुंड लिंक रोड यांसारखे आगामी पायाभूत सुविधा प्रकल्प पूर्ण झाल्यानंतर या भागातील अॅक्सेस अधिक सुलभ होण्याची अपेक्षा आहे.

या आगामी प्रकल्पामुळे मुंबईतील डिझाइन-केंद्रित निवासी प्रकल्पांच्या रुणवाल रिअल्टीच्या वाढत्या पोर्टफोलिओमध्ये आणखी

एक महत्त्वाची भर पडली आहे. शहरी कनेक्टिव्हिटी आणि राहण्याच्या जागेचा योग्य उपयोग यांचा समतोल साधणारी नीट विचारपूर्वक नियोजित घरे देण्यावर कंपनीचा भर या प्रकल्पातून स्पष्टपणे दिसून येतो.

"रुणवाल रिअल्टीमध्ये आम्ही केवळ घरे उभारत नाही, तर दैनंदिन जीवनमान उंचावणारी संपूर्ण परिसंस्था घडवतो," असे रुणवाल रिअल्टीचे सीएचओ रुणवाल म्हणाले. "या प्रकल्पातूनही डिझाइन, मोकळेपणा आणि दीर्घकाळ राहण्यास सुयोग्य यांचा समतोल साधणाऱ्या विचारपूर्वक नियोजित निवासी टॉवरच्या रूपात आम्ही ही तत्त्वज्ञानात्मक मांडणी प्रत्यक्षात उतरते. प्रीमियम आणि कमी घनतेच्या विकास प्रकल्पांच्या स्वरूपात साकारलेला हा प्रकल्प आरामदायी जीवनशैली, प्रायव्हेसी आणि दीर्घकालीन मूल्य देणारी शहरी घरे निर्माण करण्याच्या आमच्या बांधिलकीचे प्रतीक आहे."

नियोजनापासून उंचीपर्यंत आणि जागेच्या उत्तम वापर करणाऱ्या बारकाऱ्यांपासून प्रत्येक घटक दीर्घकाळ उपयुक्त ठरेल, याच दृष्टीने डिझाइन करण्यात येईल," असे त्यांनी पुढे नमूद केले.

या सहकार्याविषयी प्रतिक्रिया देताना ब्रँड अॅम्बेसेडर सोनम कपूर म्हणाल्या, "हा केवळ एक प्रीमियम निवासी टॉवर नाही, तर विचारपूर्वक केलेले डिझाइन आणि उन्नत जीवनशैलीचे प्रतिबिंब आहे, हे यामागचे व्हिजन आहे. गोपनीयता, मोकळेपणा आणि सूक्ष्म तपशीलांवर दिलेला भर यामुळे या प्रकल्पाला वेगळेपण मिळाले आहे आणि आधुनिकतेसोबतच दीर्घकाळ समाधान देणारी घरे निर्माण करण्यात आली आहेत. या प्रकल्पासाठी रुणवाल रिअल्टीसोबत जोडले जाणे हे खरी लव्झरी ही वैयक्तिक वाटणाऱ्या, उद्देशपूर्ण आणि काळाच्या पलीकडे जाणाऱ्या जागांमध्येच अनुभवता येते या माझ्या त्या धारणेची सुसंगत आहे."

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महत्त्वपूर्ण विकास कराराद्वारे रुणवाल रिअल्टीचे मालाडमध्ये पदार्पण

• प्रीमियम हाय-राइझ प्रकल्पाच्या माध्यमातून रुणवाल रिअल्टीचे पश्चिम मुंबईतील निवासी रिअल इस्टेट बाजारात विस्तारीकरण

• ब्रॅड अम्बेसेडर सोनम कपूर यांच्या हस्ते रुणवाल रिअल्टीच्या दुसऱ्या अल्ट्रा-लक्झरी प्रकल्पाचे उद्घाटन

मुंबई : रुणवाल रिअल्टीने सोमवारी मालाड पश्चिम येथे एक महत्त्वपूर्ण विकास करार करण्यात आल्याची घोषणा केली असून, याच माध्यमातून कंपनीने या बाजारपेठेत औपचारिक पदार्पण केले आहे. ट्रान्झिशन आणि रोड क्रिप्टस यांच्या सहयोगाने 'ऑरिस सॅरेनिटी टॉवर 4' साठी हा विकास करार करण्यात आला आहे. बॉलीवूड अभिनेत्री, फशन आयकॉन आणि रुणवाल रिअल्टीच्या ब्रॅड अम्बेसेडर सोनम कपूर ह्या, या प्रसंगी उपस्थित होत्या. आवश्यक कार्यदेखी मजुरीनंतर योग्य वेळी या प्रकल्पाचे औपचारिक लॉन्च करण्यात येणार असून, पश्चिम मुंबईतील उच्चभू जीवनशैलीला नव्याने परिभाषित करणारा अल्ट्रा-लक्झरी प्रकल्प म्हणून तो सादर करण्यात येणार आहे.

प्रीमियम आणि कमी घनतेच्या निवासी टॉवरच्या संकल्पनेतून विकसित करण्यात आलेला हा प्रकल्प 60+ मजल्यांचा असणार असून, प्रकाश, हवेशीरपणा आणि प्रायव्हिटी अधिक चांगल्या प्रकारे मिळावी यासाठी पहिला

राहण्यायोग्य मजला 100 ft. उंचीवर ठेवण्यात आला आहे. 8 एकर क्षेत्रफळाच्या एकात्मिक विकास प्रकल्पाचा भाग असलेल्या या टॉवरमध्ये 3 आणि 4 BHK घरे उपलब्ध असतील. प्रत्येक मजल्यावर 6 अपार्टमेंट्स, 11 ft. फ्लोअर-टू-फ्लोअर उंची, मोठ्या ब्रिडज्या आणि प्रशस्त डेक्स ही या घराची वैशिष्ट्ये आहेत. समुद्र, आजूबाजूची हिरवळ, फगोडा परिसर आणि शहराची स्कायलाइन अशा विविध दृश्यांचा अनुभव मिळावा, अशा पद्धतीने या प्रस्तावित सट्टनिकांची रचना करण्यात आली आहे.

या प्रकल्पामध्ये अनुभवाधारित सुविधांवर विशेष भर देण्यात आला असून, शांत आणि दैनंदिन जीवनशैलीला प्रोत्साहन देणारे स्नरराइझ पॅव्हेलिअन आणि कॅडललाईट ट्रेल या प्रमुख वैशिष्ट्यांचा समावेश आहे. 40+ लाइफस्टाइल सुविधांमध्ये फ्लोई रिव्हर, सनसेट लेझी बेड, सनसेट पूल बार, पॉडियम-लेव्हल प्ले पॅरिया, स्विमिंग पूल, अर्बन फॉरेस्ट प्लाझा, अक्वाटिक फ्लोअर

पॉण्ड आदींचा समावेश असून, टॉवरमध्येच वेलनेस, रिक्रिएशन, लेझर आणि कम्युनिटीमधील परस्परसंबंधाला चालना मिळावी, या उद्देशाने या सर्व सुविधा नियोजित करण्यात आल्या आहेत.

मालाड पश्चिम येथील काचपाडा, न्यू लिंक रोडलगत असलेल्या या प्रकल्पामधून एस. व्ही. रोड आणि पश्चिम द्रुतगती महामार्गाचा थेट एक्सेस आहे, तर मालाड रेल्वे स्टेशन आणि मेट्रो लाईन 2A मुळे या परिसराची कनेक्टिव्हिटी अधिक मजबूत झाली आहे. हा परिसर प्रमुख रिटेल हब्स आणि विकसित सामाजिक पायाभूत सुविधांच्या जवळ असून, इन्फिनिटी मॉल एक किलोमीटरपेक्षा कमी अंतरावर आहे, तर इनऑर्बिट मॉल आणि ओबेरॉय मॉल जवळच्या परिसरात आहेत. या शिवाय वसोवा-दुहिसर कोस्टल रोड, वांद्रे-वसोवा सीलिक आणि गॅरिगाव-मुंबई लिंक रोड यासारखे आगामी पायाभूत सुविधा प्रकल्प पूर्ण झाल्यानंतर या भागातील एक्सेस अधिक सुलभ

झोप्याची अपेक्षा आहे.

या आगामी प्रकल्पामुळे मुंबईतील डिझाइन-केंद्रित निवासी प्रकल्पांच्या रुणवाल रिअल्टीच्या वाढत्या पोर्टफोलिओमध्ये आणखी एक महत्त्वाची भर पडली आहे. शहरी कनेक्टिव्हिटी आणि राहण्याच्या जागेचा योग्य उपयोग यांचा समतोल साधणारी नीट विचारपूर्वक नियोजित घरे देण्यावर कंपनीचा भर या प्रकल्पातून स्पष्टपणे दिसून येतो.

"रुणवाल रिअल्टीमध्ये आमही केवळ घरे उभारत नाही, तर दैनंदिन जीवनमान उचावणारी संपूर्ण परिसंस्था घडवतो," असे रुणवाल रिअल्टीचे सौरभ रुणवाल म्हणाले. "या प्रकल्पातूनही डिझाइन, मोकळेपणा आणि दीर्घकाळ राहण्यास सुयोग्य यांचा समतोल साधणाऱ्या विचारपूर्वक नियोजित निवासी टॉवरच्या रूपात आमची ही तत्त्वज्ञानात्मक मांडणी प्रत्यक्षात उतरते. प्रीमियम आणि कमी घनतेच्या विकास प्रकल्पाच्या स्वरूपात साकारलेला हा प्रकल्प आरामदायी जीवनशैली, प्रायव्हिटी आणि दीर्घकालीन मूल्य देणारी

शहरी घरे निर्माण करण्याच्या आमच्या बांधिलकीचे प्रतीक आहे. नियोजनापासून उंचीपर्यंत आणि जागेच्या उत्तम वापर करणाऱ्या वारकाऱ्यांपासून प्रत्येक घटक दीर्घकाळ उपयुक्त ठरेल, याच दृष्टीने डिझाइन करण्यात येईल," असे त्यांनी पुढे नमूद केले.

या सहकार्याविषयी प्रतिक्रिया देताना ब्रॅड अम्बेसेडर सोनम कपूर म्हणाल्या, "हा केवळ एक प्रीमियम निवासी टॉवर नाही, तर विचारपूर्वक केलेले डिझाइन आणि उन्नत जीवनशैलीचे प्रतिबिंब आहे, हे यामागेचे व्हिजन आहे. गौपनीयता, मोकळेपणा आणि सूक्ष्म तपशीलांवर दिलेला भर यामुळे या प्रकल्पाला वेगळेपण मिळाले आहे आणि आधुनिकतेसोबतच दीर्घकाळ समाधान देणारी घरे निर्माण करण्यात आली आहेत. या प्रकल्पासाठी रुणवाल रिअल्टीसोबत जोडले जाणे हे खरी लक्झरी ही वैयक्तिक वाटणाऱ्या, उद्देशपूर्ण आणि काळाच्या पलीकडे जाणाऱ्या जागामध्येच अनुभवता येते या माझ्या त्या धारणेची सुसंगत आहे."

February 2026

PRINT				
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1	21-Jan-26	Runwal Realty to unveil project in Malad	Construction Week	20

Publication	Divya Bhaskar
Date	21st January 2026
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Construction Week

RUNWAL REALTY TO UNVEIL PROJECT IN MALAD

The development places emphasis on experience-led amenities

Runwal Realty has signed a development deal in Malad West, marking its entry into the market. The development deal has been signed in association with Transcon and Sheth Creators for Auris Serenity Tower 4. Bollywood actress and Runwal Realty's brand ambassador Sonam Kapoor marked the occasion.

Planned as a premium project, the low-density residential tower will have over 60+ floors, with the first habitable floor above 100 ft to enhance light, ventilation, and privacy. Part of an 8-acre development, the tower will offer 3 and 4 BHK homes with 6 apartments per floor, 11' ft. floor-to-floor height, expansive windows, and large decks.

The development emphasises experience-led amenities such as Sunrise Pavilion and Candlelight Trail, to encourage calm and everyday living. Among its over 40+ lifestyle amenities, are also flowy river, sunset lazy bed, sunset pool bar, podium-level play area, swimming pool, urban forest plaza, aquatic flower pond, etc. These are all planned to support wellness, recreation, leisure, and community interaction within the tower.



Sonam Kapoor with Saurabh Runwal

Located off New Link Road at Kanchpada, Malad West, the project will offer direct access to SV Road and the Western Express Highway, with connectivity supported by Malad Railway Station and Metro Line 2A. The area is close to major retail hubs and established social infrastructure, with Infinity Mall located less than a kilometre away, and Inorbit Mall and Oberoi Mall in close proximity. Upcoming infrastructure projects such as the Versova–Dahisar Coastal Road, Bandra–Versova Sea Link and Goregaon–Mulund Link Road are expected to further enhance access.

Saurabh Runwal, Director, Runwal Realty, said, "With this project as well, our philosophy takes shape in a planned residential tower that balances design, openness and long-term liveability. Conceived as a premium, low-density development, it reflects our commitment to creating refined urban homes that offer comfort, privacy and enduring value. From its planning and elevation to its spatial detailing, every element will be designed with longevity and relevance at its core."