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# Moving Ahead With Growth Story

**R**eal estate sector in India is undergoing transformation with new concepts and ideas. After covid crisis, resurgence in this sector is eminent with the booming residential & commercial market. Realtors backed with new technologies are moving ahead while adapting to global & domestic trends. With restored supply chain & robust demand, developers are launching news projects across various segments. Customer priorities are playing vital role in sales, while technological angle is helpful in timely project completion.

This year till date have seen record demand and sales in market. Residential & commercial market is witnessing expansion of new segments. Despite sharp completion, realtors are very keen on launching news projects in residential as well as commercial markets due to rising demand. Considering GDP growth rate of Indian economy, favourable government policies & vast population that offers tremendous potential for the growth of real estate sector, there are expectation of continuous boom in this sector in upcoming days.

With new launches of projects, suppliers are also getting ample opportunities to flourish in this sector. As RERA implementation is streamlining, housing segment is gaining more transparency which ultimately resulting in more confident investors, hence attracting huge investments in real estate sector.

This magazine is intended to provide the readers and stakeholders with useful information about the various aspects and updates of real estate sector like latest trends, new ideas, innovation, developments and platforms. We would appreciate your views and feedback to comprehensive inclusion of content for further improvements to increase our readership base.



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# MAHARERA Updates



MAHARERA provides information about projects that have been registered with it. It helps homebuyers and property investors become more informed. Users can get information about the promoters, real estate agents, various guidelines and other topics.



Any person/legal entity having any objection to the de-registration of the real estate projects as mentioned in the displayed list are hereby can submit their objections within 30 days from the date hereof. (12 July 2023)



Application form for registration of Self-Regulatory Organization (SRO) for registered real estate agents and SRO will be valid for a period of five years. (24 August 2023)



Applications submitted for registration of real estate projects cannot be cleared unless the Commencement Certificates / Occupation Certificate are verified for its genuineness as per the directions. (24 July 2023)



Every Promoter shall endeavor to establish a Home Buyer/Allottee Grievance Redressal Cell which shall be responsible for receiving and expeditiously redressal of Home Buyer/Allottee grievances and shall lay special emphasis on correct and expeditious redressal of such grievances. (25 August 2023)



QR code is compulsory for promotions and advertisement and also to assist home buyers / allottees to get real estate project related information easily. (26 July 2023)



MahaRERA shall introduce MahaRERA Grading Matrix for Real Estate Projects in phased and staggered manner. ( 8 Sep. 2023)



Increase in the levy of convenience fees payable by user including the levy of taxes and bank charges payable.(18 August 2023)



Extension of timelines for obtaining MahaRERA Real Estate Agent Certificate of Competency and further directions to be taken.(20 Sep.2023)



The QR Code published shall be legible, readable, and detectable with software application and shall be published besides MahaRERA project registration number. Failure to comply shall be construed as violation of the directions issued by the Authority and liable to pay penalty. (21 August 2023)



Any person/legal entity having any objections to the de-registration of the real estate projects as mentioned in the displayed list are hereby called upon to submit their objections. (20 Sep.2023)

Note : B-Net has collated important notifications and updates for the convenience of readers. Our WhatsApp helpline will assist you further if needed. Please scan the QR code to know more.



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# EXPO 2023

## Pune



### World of Concrete India

Oct 18 2023 - Oct 20 2023  
Bombay Exhibition Centre, NESCO,  
Goregaon, Mumbai



### MiTEX 2023

Oct 20 2023 - Oct 29 2023  
Agriculture College Ground,  
Shivajinagar, Pune



### Acetech Mumbai 2023

Nov 02 2023 - Nov 05 2023  
Bombay Exhibition Centre, NESCO,  
Goregaon, Mumbai



### ZAK Doors & Windows Expo 2023

Nov 23 2023 - Nov 26 2023  
Bombay Exhibition Centre, NESCO,  
Goregaon, Mumbai



### Steel Construction Expo

Dec 13 2023 - Dec 15 2023  
Jio World Convention Centre, Bandra  
Kurla Complex,  
Bandra East, Mumbai

## Mumbai



### Safetyex Mumbai 2023

Oct 5 - Oct 7 2023  
Bombay Exhibition Centre, NESCO,  
Goregaon, Mumbai



### WOFX - World Furniture Expo 2023

Nov 28 - Nov 30 2023  
Bombay Exhibition Centre, NESCO,  
Goregaon, Mumbai



# Truway Realty : Legacy of Quality, Authenticity and Transformations

Pune is well known for the heritage and tradition. Pune's bungalows, old buildings remind us the glorious past. Preserving this architectural heritage with modern lifestyle is always a challenge for developers.



**A**s Pune city growing in all directions, there are ample opportunities for real estate developers to launch new residential projects at the outskirts of city. At the same time, various old apartments, bungalows, located in the central part of Pune. With the expertise

& dedication to transform the heritage into modern structures yet preserving the originality, Truway Realty is making footprints in the real estate. Customer satisfaction remains at the core of the company. Truway Realty embodies the legacy of real estate expertise that spans



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generations. Company specialize in bungalow redevelopment in Pune's elite sectors, masterfully rejuvenating them while paying homage to their historic essence.

### **Vision, Mission, and Values:**

Truway Realty's vision is to continue the Truway legacy of excellence in redevelopment. The mission is a commitment to quality, authenticity, and heritage preservation. Truway strongly believes & executes the values, integrity, dedication, and an unwavering commitment to company's clientele.

### **Objective:**

The roots trace back to family's longstanding tradition in real estate. The ambition has always been clear. Honor the architectural grandeur of Pune's iconic bungalows while adapting them for modern living.

Truway are highly pride of on being traditionalists at heart, but with a contemporary vision. Company's rich lineage in the industry helps them combine the best of both worlds. They walk a balanced path, honoring traditions while introducing fresh, innovative approaches that set new benchmarks in redevelopment.

How Truway stands out different

The USP of Truway realty lies in rich legacy. With Truway Realty, homeowners don't just get a developer; they get a partner with decades of knowledge, understanding the intricacies of Pune's real estate like no other. it's about understanding a home's essence and enhancing it.

Company's legacy is their

guiding light. While Truway is always innovating, the decisions are grounded in the wisdom passed down through generations. Another uniqueness about Truway is always staying curious, embracing new techniques, and listening to the stories each home wants to tell. This gives the personalised touch to the work.

### **Path Ahead:**

While moving ahead with new challenges and opportunities in real estate sector, company has vision & roadmap to see the growth in coming years. A decade from now, Truway Realty believes that it will stand as an epitome of heritage-conscious redevelopment, not just in Pune but as an exemplar nationwide, known for thoughtful and respectful redevelopments.

### **Relationship with customer:**

In real estate sector customer satisfaction is at the core of business. Customers buy or redevelop the property which is closely associated with individual's dream. So providing services that of high standards, unique & yet meet customer's requirement is often a challenging task. Truway Realty had always succeeded in this area. Customer happiness is top priority for the company.

Company's primary clientele consists of bungalow owners in Pune's premium sectors, seeking a harmonious blend of heritage preservation and modern convenience. The enduring relationships we've fostered with them stand as a testament

to their contentment with our services. Customer's continued association and positive feedback are heartening validations of compnay's efforts. Truway believe in collaboration. By involving homeowners in the process and valuing their input, company ensure the final product feels like home.

Expanding the business

Truway always believes in sustainable development. The enviroment is always at top priority. Currently company is on the way to complete the some ongoing projects. Company delving into sustainable practices, ensuring each renovation has minimal environmental impact. While bungalows remain Truway's core, it is considering expanding to rejuvenate other character properties, echoing Pune's multifaceted architectural tapestry.

Reaching to customers

Various projects completed by Truway Realty, especially projects in areas like Sahajanand Society, serves as company's calling card. Word-of-mouth and the transformations Truway bring about are their most authentic advertisements.

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# Light Weight Concrete & PT Beams : Pillars of Modern Structures

Traditionally construction sector faces some challenges which are the obstacles in the execution of innovative concepts. New technology is providing advantages to the architects, engineers & realtors to construct modern structures.



Continuously evolving construction technology is providing solutions to many conventional construction problems. With new edge technology & methods more innovative constructions are possible today, which cost effective, requires comparatively less man power & have high durability. Concrete, slabs, beam are important component of any construction. Heavy concrete is used in this process which has its own implications. Light weight concrete, post tension beams or slabs are the new technologies in construction business that are providing many advantages over existing issues.

## Light Weight Concrete:

It is a mixture made with lightweight coarse aggregates such as shale, clay, or slate, which give it its characteristic low density. The density of structural lightweight concrete is 90 to 115 lb/ft<sup>3</sup>, whereas the density of regular weight

concrete ranges from 140 to 150 lb/ft<sup>3</sup>. This makes lightweight concrete ideal for building modern structures that require minimal cross sections in the foundation. Usage of light weight concrete is increased to build sleek foundations, and has emerged as a viable alternative to regular concrete.

## Difference between normal and lightweight concrete:

In contrast to traditional concrete, lightweight concrete has higher water content. The use of porous aggregates increases the time it takes to dry; hence, to offset this problem, aggregates are pre-soaked in water before being added into the cement.

Normal concrete have comparatively high density, as a result, many believe normal concrete to be cheaper compared to LWC. However, projects made with normal concrete require additional material for framing, cladding, and steel reinforcements

– ultimately increasing the overall cost. Therefore light weight concrete remains a cost effective construction material, especially for larger projects.

Where light weight concrete can be used:

One of the most popular structures built with lightweight concrete is the Bank of America Building in Charlotte, N.C. This shows how light weight concrete can be used to build formidable structures, especially since the possibility of dead load being transferred from one floor to the next is greatly reduced.

Light weight concrete is thus ideal for constructing additional flooring on top of older or even newer structures, as it reduces the risk of collapse. As such, it can be used to successfully build bridges, decks, girders, piers, precast constructions, and high rise buildings with reduced density.

It is now commonly used to insulate water pipes, walls, rooftops, etc.



## Advantages & Disadvantages of Light Weight Concrete :

Light weight concrete is a flexible and easily transportable building material, and requires little support from materials such as steel or additional concrete. This makes it cost effective, especially for larger building projects.

Additionally, due to its low thermal conductivity and fire resistance, light weight concrete is an ideal material for insulating against heat damage.

Light weight concrete also has a few limitations. Since it has higher water content, it takes longer to dry out. Moreover, adding too much water can result in the formation of laitance layers, while compromising on water to offset this limitation may result in a weaker mixture.

As light weight concrete is also highly porous, it is difficult to place the mixture correctly. Another issue with light weight concrete is that the cement tends to separate from aggregates if mixed incorrectly.

Despite its reduced density, structures built with Light weight concrete are unlikely to collapse. In fact, Light weight concrete shows increased resistance to rot and termite infestations.

## Post-Tensioning Construction:

Larger structural concrete members may also be post-tensioned, especially in bridges and floors and beams in parking structures. The process is very similar to that used for slabs, except on a bigger scale. One interesting difference is that the tendons will often be "draped" so that they are low at the midpoint of a beam and high at the supports—this places the steel at the point of highest tension where it can keep the concrete held together tightly.



With structural members the duct is often grouted full following stressing to bond the strand to the concrete along its entire length—these are called bonded tendons. Unbonded tendons, used in residential slabs, remain free to move within the duct and are protected from corrosion by grease.

## Post-tensioned (PT) slabs:

Post-tensioned (PT) slabs are typically flat slabs, band beam and slabs or ribbed slabs. PT slabs offer the thinnest slab type, as concrete is worked to its strengths, mostly being kept in compression. Longer spans can be achieved due to prestress, which can also be used to counteract deflections.

Post-tensioned slabs use high-strength tensioned steel strands to compress the slabs, keeping the majority of the concrete in compression. This gives a very efficient structure which minimises material usages and decreases the economic span range when compared to reinforced concrete.

Although concrete is a strong material for construction, it is not resistant to breakdown especially where longer concrete slabs are required like in a bridge or a length of a beam. For this, the concrete slab is tensioned with a process called pre-stressing and the slab of concrete which comes out after this process is known as post tension slab. This slab is much stronger as well as more durable

than the normal concrete slabs.

## Advantages of Post Tension Slab:

1. Since the post tension slab is thin, the materials used with it are also lesser. Be it the thin beams, walls or supporting pillars of buildings, this compact concrete slab does not need bulky materials.
2. Post tension slabs are excellent ways to construct stronger structures at an affordable price. There are many structures like parking garages as well as stadiums, since they are required to hold much more weight than average buildings, this slab becomes a viable option.
3. Being a very strong substitute of the normal concrete, it lasts longer.
4. The designs made with this slab are sleek, require lesser space and give way to dynamic contours. All this makes them ideal for the expression of creativity in the building design.

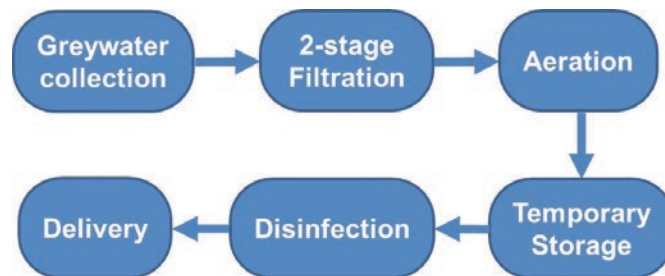
## Disadvantages of the post tension slab:

1. Poor workmanship can lead to accidents: The main problem with using post tension slab is that if care is not taken while making it, it can lead to future mishaps. Many a times, ignorant workers do not fill the gaps of the tendons and wiring completely. These gaps cause corrosion of the wires which may break untimely, leading to some untoward events.
2. Complexity of work: The post tension slab can be made only by skillful professionals. The local workers may not have the necessary skills required to prepare this complex slab.
3. Since there are a number of tendons and wires spread inside the post tension slab, it can result in corrosion. But largely, this tendency to corrode depends on the quality of the material used. ●

# Save Greywater to Save Freshwater!



If the present pattern of water consumption and of rainfall continue, we would pretty soon be staring down a very deep, dark and dry well.



Statistics show that we use way more water to flush the toilet than to drink, and could be the reason that despite a fair number of water bodies, India has dry spells and places where people hardly get water to drink let alone use it for other purposes including bathing, washing, cleaning and the likes.

That's if you don't follow the JalSevak way of greywater recycling and reuse. Greywater incidentally is the run-off from kitchens and washing-machines, and of activities including bathing and washing clothes and utensils. With its share of soap and detergent which is pretty light, it can, with just the right amount of filtration and chemical treatment, be brought back into a variety of uses, including flushing, washing yards, cars, watering plants and all those other than drinking, bathing, and washing clothes and utensils. India's burgeoning population and the range of activities it subjects itself to, be it running offices, commercial spaces, homes, factories etc means that greywater is being generated in fairly large quantities. While in the present it is all sent down the drain

(pun intended!) to the nearest STP (in most cases), it in effect brings about two things:

**First:** Needlessly wastes an important resource that if put to the right use (i.e., re-use) can bring about a drastic cut in a very scarce resource, viz., fresh potable water.

**Second:** Needlessly overloading an already overloaded STP system where-ever they are. This has a direct bearing on the quantity of raw sewage directly entering most river systems and water bodies in India.

Both these seemingly insurmountable odds have a fairly obvious solution. Conserve the flow of greywater and put it to better use so as to take care of the intended need while holding back the use of fresh water for the same. And all it takes is to redirect the flow of greywater away from the gutter into a designated holding tank with an attached filtration system. Water thus filtered can be sent to separate overhead tanks to take care of needs including flushing, watering the yard, watering plants, washing cars etc.

Saving precious freshwater aside, the idea of reusing grey

water has many other advantages, including:

- Bringing the user(s) within the purview of green certifications and laws that are a surfeit of rebates and off-sets
- Saving electricity in that STPs are used less often
- Saving un-necessary wear and tear of STPs, and resultant breakdowns leading to pollutants inadvertently entering rivers and water systems.
- Drastic reduction in the use of fresh water and bringing about water conservation and environmental savings
- Increasing the value of realty even in apparent dry parts of the country given the larger quantities of fresh water being available for primary uses.

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# Glit Edge : Gateway to Real Estate Success

While RERA streamlines the real estate deal for both the developer and the home purchaser, as new legislation, there are still many questions, misunderstandings swirling around it. Real estate regulatory authority experts can play critical role in understanding the laws.

**T**he Real estate (Regulation and Development) Act, 2016 was enacted in Maharashtra from 1st May 2017. As all the promoters are aware that all their real estate projects should be registered under the said act and with the RERA registration number, they can start the advertisement and selling of their projects.

**Followings are the frequently asked questions: -**

## 1. When can a promoter start advertising the project?

Only after receiving RERA no. with the certificate from MahaRERA authority the promoter can start advertisement and all the ads should have the RERA registration number and the QR code provided on the RERA certificate.

## 2. How much booking amount can the promoter accept from the Home Buyer?

- Only 10% of the agreement value can be accepted by the promoter while the booking of any unit.
- If the both parties agreed to accept/pay more than 10% of the consideration, then

the promoter can accept even the 100% amount of the consideration.

## 3. What should be the possession date?

- The promoter is at liberty to mention any possession date while registration of the real estate project under MahaRERA.
- The promoter can mention any date before proposed completion date given to MahaRERA in the agreement for agreement for sale.
- The possession date written in the registered agreement for sale is binding upon the promoter.

## 4. Cancellation of booking by home buyers?

- If any home buyer desire to cancel the booking, an amount mentioned in the table hereunder written would be deducted and the balance amount & payable amount shall be refunded to the home buyer without interest within 45 days from the date of the receipt of the home buyer's letter requesting to cancel the said booking.



The promoters at large, have multiple number questions can avail the expertise of Advocate Amruta Salunke, a renowned legal professional with an impressive track record of over 16 years in the real estate sector. With an unwavering commitment to excellence and an in-depth understanding of the complexities within the field, **Advocate Amruta Salunke** has proven herself as a leading figure in real estate sector.

Advocate Amruta Salunke is an accomplished legal practitioner and the visionary proprietor of Glit Edge, a premier real estate consultancy. Glit Edge stands as a testament to her commitment to offering holistic solutions that go beyond traditional legal advice.



### 5. What is promoter's liability after giving the possession of the real estate project?

- Every promoter is liable to rectify any structural defects in the real estate project till 5 years from the possession without any charges from home buyers. The structural defects include major cracks, leakages and seepages only.

### 6. When can the promoter form society/ apartment?

Every promoter should form an association of home buyer within 3 months from the date of completion after 51% booking in the real estate project.

### 7. When is the promoter liable to convey the project land to the association of home buyers?

- Within 3 months of receiving

full completion certificate from the concerned authority, the promoter is liable to do the conveyance of the project land to the association of the home buyer.

### 8. How can the promoter revise the plan?

Every promoter has a fair chance to enter the future built-up area on the MahaRERA website at the time of registration of the project under MahaRERA. If by any chance, the promoter has to not entered the future built-up area then the promoter has to take consent from 2/3 of the home buyers.

### What you get at Glit Edge-

Glit Edge's services encompass a wide spectrum of real estate needs, including RERA registration, legal consultations,

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# Property Share : Create Wealth Through Real Estate Investment

With the technological support Property Share is providing real estate investment opportunities to ordinary investors.

**R**eal estate is the most favoured asset class across the globe by investors. The reason behind this is historically it has been the asset class that has created the highest wealth for investors around the world. However, large capital investment, specialised investment knowledge, asset management capabilities and understanding of market cycles has restricted the asset class to institutional investors, ultra high net worth individuals, pension and sovereign funds.

## What is Property Share

Property Share was founded by a team with deep experience in institutional real estate investing and technology with the aim to democratise real estate investing for ordinary investors by providing institutional quality analysis, asset management and liquidity at much lower investment thresholds. Property Share has funded properties worth Rs 1,320 crs+ with 170,000+ users. It is a tech enabled platform that provides its users access to institutional grade commercial real estate with property management and liquidity through resale and allows its users to access Grade A commercial, retail, and warehousing assets tenanted to multinational tenants.



## Mission

Provide institutional level data and analysis through our core principles of integrity, transparency and discipline.

## Founders

Property Share's founding team comes with >\$1 billion of institutional real estate investment experience.

## Different Opportunities:

Property Share offers users an opportunity to participate in completed and rent generating Grade A commercial, retail, and warehousing properties with up to 8-10% yields and 17-20% target IRRs.

Property Share examines various metrics like rental yield, location, tenant, lease duration, quality of asset, scope of capital appreciation, micro and macro market indicators, legality of title and earning potential. Property Share team have the extensive experience, which comes with more than \$1 billion of real estate investment experience from The Blackstone Group, the world's largest real estate fund.



## Hashim Khan

Co-founder and CTO  
(B. Tech from IIT Kanpur and MBA from IIM Ahmedabad)  
Headed IT in a multi-billion dollar middle eastern conglomerate with >13 years experience in managing and implementing technology and processes.



## Kunal Moktan

Co-founder and CEO  
(MBA from IIM Ahmedabad)  
13 years experience buying, managing and selling real estate of which 8 years was with The Blackstone Group, the world's largest real estate fund with \$154 billion AUM

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- 📍 10th Floor, SKAV Seethalakshmi, 21/22, Kasturba Road, Bangalore 560001

# Impact of Technological Changes on Construction Industry

By embracing the construction technology trends, organizations can stay at the forefront of innovation, overcome challenges and achieve greater efficiency, productivity and safety in their construction projects.

## Present scenario:

The requirements of the customer (first time buyer & second time buyer) are continuously changing with changing times. The real Estate and the construction industry as well is undergoing and experiencing speedy changes in the business eco system. There are a number of emerging technologies in the construction industry that are playing an important role towards shaping its present towards the future. The impacting factors are:

## New sustainability and green building bench markings:

Technologies like IOT, AI, Robotics, 3D printing, modular construction, solar panels, energy efficiency measures and smart homes are becoming increasingly popular among Real Estate developers as they focus on sustainable development.

## Augmented Reality (AR) and Virtual Reality (VR):

Augmented & Virtual Reality are now creating immersive customer experiences which give architects unprecedented insight into their designs before any physical work gets started - this helps designers



**Nitin Athavle**  
General Manager,  
Rachana Lifestyle

accelerate timeliness, ultimately saving money and materials throughout the entire process.

## Data Driven Organizations:

New & emerging data-driven enterprises prefer to follow the leaner project making with the help of AI & automation tools to drive efficiencies during key project stages by providing detailed analysis on cost efficiencies coupled with output gains enhanced by digitalizing solutions like preventative maintenance routines using predictive analytics.

## Connectivity- A major game changer:

To make all these technologies perform well, there is a sudden rise in demand for uninterrupted

and seamless flow of “Connectivity”. The scope extends from interconnectivity between multiple devices, systems or establishing reliable connectivity in remote work areas, or providing a strong internet network which is essential for controlling, monitoring and managing Construction technologies & related solutions.

## Top Emerging technologies :

The construction industry has been agile & resilient towards embracing technologies to adapt to changing times, investing in digitalization, supply chain control and safety technology. With these technologies the organizations are able to bring considerable change in the improving the working conditions, boost efficiency level, enhancing towards better health and safety measures and offer various other benefits.

## Present Risks & Challenges faced by the construction Industry:

**1) Inadequacy of skilled workforce:** The technologies are changing with high speed and pace of time, but the present work force needs to embrace to adopt

these technologies.

## 2) High Investment Cost:

To incorporate all the new technologies the small and medium construction company needs to fetch in more amount to invest.

**3) Priority:** The enterprises operating on a small or medium scale would really find it difficult to bring these technologies as highest priority in the agenda.

**4) ROI:** Every small and medium Construction enterprises will all the time more concerned about the Return on Investment put for these high end technologies.

**5) Impact on present ongoing sites:** By the time the new technologies get enrolled in main stream of site execution, there are possibilities of existing work getting delayed or sidelined for incorporating new technologies.

## Solutions to mitigate the Risks /Challenges:

After reviewing the major concerns, now it becomes more crucial to address these challenges. This is possible through identifying the root causes in projects.

### Solution suggested:

- Talent & Up skilling: The construction companies need to identify the skill gaps and required talent to the present and future employees.
- Funds allocation: Looking at the present constraint the stake holders can definitely think of crowd funding and prioritizing the spending's.
- Embracing new technologies: Suppliers, Contractors, owners, other channel partners need to adopt, adapt the new technologies in the business environment.

- Involve, & Evolve through collaborative efforts of all the concerned involved to make the supply chains stronger, larger and efficient.
- Prioritize only few investments instead of focusing on the cluster of opportunities.
- Transparency/Traceability/ Visibility in all the transactions carried out within the construction sites as well with the external business environment.

**Conclusion:** To sustain and stay ahead int the highly competitive and ever changing environment the project owners, contract managers, top executives, material suppliers, shall now stay up to date with the current industry trends & insights.



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# Gera Developments' New ChildCentric Homes Project in Pune

While continuing the focus on customer centricity by offering novel infrastructural ideas and theme-based projects Gera Developments' signed with Amitabh Bachchan as its Brand Ambassador.

**I**n fast changing residential market, developers have to kept strong eye on customer requirements and modern trends. Gera Developers are always focusing on customer needs. Gera Developments, pioneers of the real estate business and the award-winning

creators of premium residential & commercial projects, has signed legendary actor and global Bollywood superstar 'Amitabh Bachchan' as the Brand Ambassador and the face of the brand. With the announcement, Gera Developments becomes the first Pune-based company to rope

in the most iconic celebrity and nation's pride, Amitabh Bachchan.

## **Customer centric approach**

Aligned with the philosophy 'Let's Outdo', Gera Developments continues to strive to strengthen its focus on customer centricity by offering novel infrastructural





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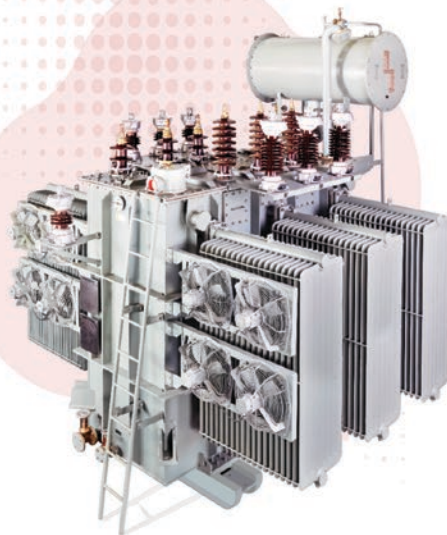
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“

We are delighted to have legendary Bollywood actor Mr. Amitabh Bachchan as the face of Gera Developments. Mr. Bachchan is the ultimate Outdoer and he embodies the Gera brand mantra to Outdo. With a long and exemplary career, he has reinvented himself year after year and continues to be one of the most respected film personalities. This was important for us at Gera as stability and trust are our key brand attributes. We saw an immediate resonance with brand Gera especially our trend setting ChildCentric® Homes. The resilience of brand Bachchan cuts across not just the general audience but even the elite.

”

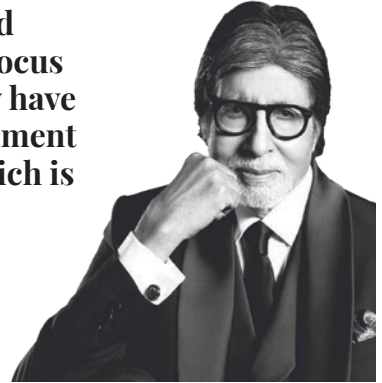
**Mr. Rohit Gera,**  
Managing Director of Gera Developments

“

**“I look forward to my endorsement association with Gera Developments. I specially liked their innovative concept and focus on Child Centric Homes. They have been in the real estate development business for over 50 years, which is a commendable achievement.**

Bollywood actor,  
**Amitabh Bachchan**  
on his alliance with Gera Developments

”



ideas and theme-based projects as well as digitally transformed processes to create a long-term customer connect. With the star actor's ability to constantly outdo himself and defy age, Amitabh Bachchan has not only reinvented himself to stay relevant but has also created a personal bond and an emotional appeal with one and all which is in sync with the Gera brand ethos.

Gera Developments' signing with Amitabh Bachchan as its Brand Ambassador will shortly witness the launch of a media campaign. Gera also plans a slew of activities to connect with existing and potential homebuyers better, especially those seeking residence in a thoughtfully designed project like Gera's ChildCentric® Homes that suits the needs of children and parents alike.

#### **Child centric homes**

The announcement of introducing actor Amitabh Bachchan as its Brand Ambassador comes at a time when Gera has put in place a

strong development pipeline and will have 5.5 million sq. ft. of saleable area under development in Pune.

As trailblazers of a new category of living spaces, ChildCentric® Homes projects have so far garnered exceptional response and there are plans to expand this portfolio by venturing into new markets. Built with the vision of helping children soar and designed to meet the needs of young home buyers, this multifaceted project gives working parents with young children the opportunity to live in a nuclear format and equip themselves with resources that help upgrade their lifestyle. This never-before-seen housing solution provides an array of amenities, including hobby classes, recreational zones, multiple parks, sports academies, dance and music institutes, among others. All in all, this concept-based project provides residents with premium homes and modern infrastructure facilitating safety,



# Reinventing the Real Estate Through Digital Marketing, Software, and AI

Real estate sector is being reshaped by the new modern & innovative technologies & concepts. Digital marketing & AI are the front runners in this area.



**A** profound transformation is happening in the ever-evolving construction and real estate world. And this transformation is impossible if a symphony of marketing, intelligent software, and AI are not present. Let's see how these incredible innovations reshape the industry in a way that's easy to grasp and execute.

## Digital Magic in Construction and Real Estate

Traditionally, construction and real estate companies relied on traditional advertising. The digital era has brought a whole new level of change:

- **Marketing messages to the right audience:** Digital marketing lets businesses hit the bull's-eye. It's like finding the perfect gift for someone because you can connect with people who are genuinely interested in what you have to offer.
- **Content is Key:** Good content is at the heart of successful digital marketing. Content that builds trust with your customers, whether a blog post, a video, or a social media update, is valuable.
- **Real-time Insights:** With digital marketing, you get real-time feedback on how your campaigns are doing. Similar to a dashboard in your car that

shows how you are doing. It allows you to make quick adjustments to get better results.

## The Smart Tech and Software Symphony

Real estate sector is getting smarter with the help of AI and software solutions. Here's how they're simplifying complex processes:

- **Predicting the Future:** AI can analyze data loads and predict what might happen next. It's like having a weather forecast for your business, helping you make intelligent decisions.
- **Efficient Project Management:** Large construction projects can be like puzzle solving. Software and AI are your trusty guides, helping with schedules, budgets, and resource management. It's like having a GPS for your project.

- **Virtual Adventures:** VR and AR are like magical lenses. They allow potential buyers to enter a property before it gets ready, making the buying process more exciting and less daunting.

In today's digital age, construction and real estate are transforming remarkably. Digital marketing, software, and AI are the superheroes of this change, making everything more accessible and exciting. Whether part of a construction firm, a real estate agency, or an infrastructure company, embracing these innovative tools can drive your success. Together, the future can be built where business thrives in this dynamic landscape.

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# Make Invisible Water Quality Visible - Instantly!

Saafwater, is an AI-IoT Device, aimed at protecting users from the Adverse Effects of Unknowingly Consuming and Using Contaminated Water.

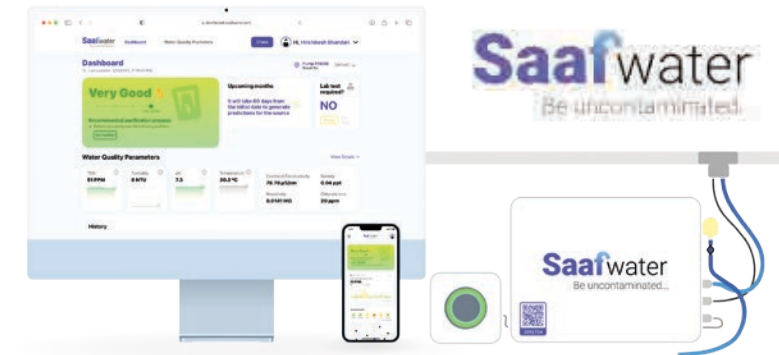
**S**aafwater platform Analyzes Water Quality Instantly and Informs in Real-time the potential of Physical, Chemical, and Biological Contamination. This, thereby helps to avoid and or reduce Fatalities due to Usage of Contaminated water.

**A few occurrences and incidences listed below Highlight the Utmost Necessity and High Utility of Saafwater :-**

- Polluted water killed 7 every day in 2018 -Times of India
- lakh people every year are adversely and in a large number of cases, fatally affected due to contaminated water - NITI Aayog
- 130 Children in a Bengaluru Residential Complex affected due to Consumption of Contaminated Water; 3 Hospitalized.- India Today 9th June'23

Could the above occurrences have been Averted? 'Definitely' if the product Saafwater was Installed and Operational at site! Saafwater's Unique Features that makes it Extremely Useful to the Community could be summarized in a few points.

Firstly, it is the only platform of its kind that is capable of analyzing physical, chemical, and biological contamination in realtime Using A Limited Set Of Onboard Sensors enabled through the



company's Patent pending analysis technology.

Further, its Universal design allows Installation in a wide variety of setups without any constraints with reference to pipe size, water flow rate or water pressure. The platform has the Ability to Recommend Contamination-specific Purification Process/es Instantly.

Additionally, the Flexibility and Adaptability of the platform allows customisation and integration of additional sensors to the IoT device to fit the site and client's requirements.

Lastly, it has the capability to Predict Potential Contamination and Forecast the Water Quality of the respective water source, thanks to its AI and ML capabilities.

The platform is a necessity right from the Public Distribution, to Domestic (Residential Complexes, Hospitals, Hotels, Schools, Colleges, Universities, Malls & Shopping

Arcades, Airports, Business Parks/ Centers and more) Agriculture (Regular Farming, Hydroponics, Pisciculture, Horticulture, Dairy Farming, Poultry Farming etc.) Swimming Pools (Public, Private, Hotels, Gated Complexes) also STP, Mining and Manufacturing (Bottled water, Pharma, Food Processing, Carbonated Beverages, Alcoholic Beverages, and any other Manufacturing where Water Quality Monitoring is of Prime Importance)

The proactive Saafwater platform has the potential of Preventing Adverse Impact of Contaminated water Usage as it strives to make the invisible water quality VISIBLE - INSTANTLY!

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# BIM : Transforming the Construction Industry with Technology

In the realm of construction, technology has played a pivotal role in reshaping the industry. One such technological advancement that has gained prominence is Building Information Modeling (BIM) software.

**B**IM has transformed the way construction projects are planned, designed, and executed. In this article, we will explore the significance of BIM software in construction and how it is revolutionizing the industry.

## What is BIM?

Building Information Modeling (BIM) is a digital representation of a building's physical and functional characteristics. It is a collaborative process that allows architects, engineers, contractors, and other stakeholders to work together on a single, unified platform. BIM software creates a 3D model of the building, incorporating various data elements such as materials, dimensions, costs, and schedules.

## Benefits of BIM:

- **Enhanced Visualization:** BIM software provides a detailed 3D model of the project, enabling stakeholders to visualize the final product before construction begins. This helps in identifying design flaws, improving aesthetics, and making informed decisions.
- **Improved Collaboration:** Architects, engineers, contractors, and owners can work together in real-time, reducing errors and misunderstandings.



- **Cost Efficiency:** BIM allows for accurate cost estimation by providing a comprehensive database of materials and their costs.
- **Time Savings:** The ability to detect clashes and conflicts in the design phase leads to shorter project durations and on-time delivery.
- **Sustainability:** BIM software aids in sustainable design by analysing energy efficiency and environmental impact.
- **Facility Management:** BIM models can be used for facility management after construction is complete.

## Notable BIM Software Tools:

- **Autodesk Revit:** Widely used for architectural design, MEP engineering, and structural engineering.
- **Trimble SketchUp:** It is often used for early-stage conceptual design and 3D modeling.
- **Bentley Systems MicroStation:** A robust BIM software for

infrastructure projects.

- **Tekla Structures:** It is specialized in structural engineering.

## Challenges and Future Trends:

- **Cloud-Based BIM:** Storing BIM data in the cloud allows for easier access and collaboration among geographically dispersed teams.
- **Integration with IoT:** Connecting BIM models with Internet of Things (IoT) devices will enable real-time monitoring and control of building systems.
- **Artificial Intelligence and Machine Learning:** AI and ML will be used to analyse vast amounts of BIM data, improving decision-making and predictive maintenance.
- **Virtual Reality (VR) and Augmented Reality (AR):** These technologies will enhance project visualization and on-site construction monitoring.



# NISSAR Consultancy: Customized Permanent Staffing Solutions



**Nazneen Shikalgar**

Human resource management is one of major challenges in front of any industry. Having exceptional & committed manpower is the critical aspect to remain ahead in the competition. NISSAR Consultancy understands this challenge.

**N**issar Consultancy Pvt. Ltd provides various services to the reputed clients across India. These services includes, Best Recruitment services, Recruitment Consultancy, Permanent Staffing, Outsourcing, HR Training, Executive Search, Vendor Management Services. Nissar with Head Office located in Pune, Maharashtra, India have over a decade of experience in the industry. Nissar consultancy have managed to provide exceptional human resources and extraordinary services to the clients. Company's vision is to lead in the creation and delivery of innovative workforce solutions & Services that enable our client to win the changing world of work.



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## Customized Staffing

Nissar Consultancy listen to the requirements of the clients and comes up with customized permanent staffing solutions to provide them with the best fit for the job that fulfils their unique working demands including workplace responsibilities and other terms and conditions of employment. Nissar thoroughly examine and evaluate the candidate to

ensure that they have acquired the required qualifications, skills, and experience for the respective job profile.

## HR Services

Nissar consultancy provide HR services such as payroll processing, recruitment, and staffing, employee training & development, performance management, and employee relations. The team takes care of everything from on-boarding assistance, handling employee grievances and even dealing with any employee-related issues to ensure that company create a workforce for customer that proves to be an asset.

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- And More

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- Hybrid Application
- Android Developer
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- Operations Head
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# Mivan Technology: Construction with Pace, Strength and Durability

With the technological advancements, construction industry is undergoing many transformations. Technology that provides flexibility, cost effectiveness & requires less skilled man power is getting wider attention.

**R**eal Estate sector is rapidly changing with technological support, new ideas & global trends. Mivan Technology is certainly new edge technology that provides some edge on traditional construction methodologies. With some of the advantages, Mivan shuttering can leave behind traditional ways of construction. But yet most real estate developers and Indian homebuyers may shy away from Mivan technology. To address project delays and a lack of skilled workforce it is time the Indian real estate sector tried its hand at Mivan construction.

## What is Mivan Technology

In this innovative technology called Mivan, walls and slabs are cast simultaneously at the site by using easy-going lightweight aluminium shuttering formwork. Due quick availability of framework Mivan system is much faster than the traditional beam, column, and brick construction. Therefore when compared to traditional brick construction Mivan construction comes out on top as being faster.

Mivan shuttering is a fast-paced construction technology that offers strength and durability



to a building by use of aluminium formworks. Mivan shuttering which is being promoted for its ability to aid mass construction activity has blown up since the onset of the pandemic, as housing demand has increased. The cost of Mivan shutters varies and depends on the repletion of formwork, more repetition reduces the cost per sqm. In Mivan slabs the area is calculated in terms of square meters. This technology is developed by a European construction company known as Mivan Company Ltd. In 1990, therefore called Mivan technology.

This innovative form of work is actually suitable for constructing houses in large

quantities at a faster speed. The speed is important factor for the construction of large housing projects or township projects. In order to respond to these unusual challenges in terms of time, cost and quality, the real estate industry has come up with a smart method of construction known as the “MIVAN formwork system”. There are a number of buildings in Mumbai that are being constructed with the help of Mivan technology, which has been declared economical as well as satisfying for the overall Indian real estate market.

In 1990, the Mivan construction business in Malaysia began producing these formwork

### Advantages :

- Improved construction quality
- Requires relatively less labour
- Faster completion of floors
- Lesser number of joints and reduced leakages
- Smooth finishing of wall and slab
- Fast construction with low maintenance
- More seismic resistance
- Provides huge carpet area
- No plastering

### Disadvantages:

- Issues like seepage, leakages during monsoon.
- Proper installation of the Mivan system requires skilled labour, which can be difficult to find and can increase labour costs.
- The equipment and formwork required for Mivan construction can be expensive, leading to higher initial costs for projects.
- It is primarily used for high-rise buildings and large-scale projects, and may not be suitable for smaller or more complex structures.
- The system is based on pre-fabricated Mivan shuttering components, which can limit the design options available for a project.
- It is not widely used outside of India and Southeast Asia, which can make it difficult to find contractors with experience in using the system.
- Initial setup takes time.

systems. More than 30,000 square metres of formwork from Mivan Co. Ltd. are currently in use around the globe. In India, the aluminium formwork system is a relatively new invention. It reduces costs, saves time, and raises building quality. L&T used it for the first time in India in 2003 for the construction of both low and high-rise residences and buildings in its projects in Mumbai, Delhi, and South India (Bangalore).

Mivan Formwork panels of exceptional quality provide consistent dimensions. A high-quality concrete finish is generated with precise tolerances and verticality once the formwork mould is removed. There is no need for additional plastering because of the great tolerance of the finish. Construction with columns and beams is dropped. Pre-engineered aluminium forms that are precisely constructed, lightweight, and easy to handle are used to cast walls and slabs simultaneously. Assembling and erecting the shuttering part, and cementing the slabs and walls together.

Residential buildings and mass housing projects both frequently use the Mivan system of aluminium shapes. For repeating building patterns and work above the plinth, aluminium formwork is highly economical. The aluminium formwork panels can be made to fit any building condition or component, including distinctive architectural features like bay windows, stairs, and balconies. This technology is highly remarkable since there is no need for block or brickwork and every component of a structure, including the slabs, beams, walls, columns, staircases, balconies, and specific window hood, is made of concrete. When durability is a major concern,

it produces work that is of the highest quality and requires the least amount of upkeep.

Using room-size forms to build walls and slabs in one continuous pour on concrete, Mivan technology is perfect for building a large number of dwellings in a short amount of time while guaranteeing a High-Quality Column. Cast-in-situ concrete walls and floor slabs that are cast monolithically supply the structural structure in this technique of formwork construction. To enable quick construction. Compounds that are heated to cure or cure under hot air can remove forms more quickly. On-site forms for the walls and floor slabs are built to the size of large rooms. These accurate, durable, and manageable shapes are tough and sturdy.

### Mivan Components

**Mivan Formwork components are divided into 4 types based on the location of use,**

1. Deck Components  
Deck Panels, b) Deck Prop and Prop Length, c) Soffit Length
2. Beam Components  
Beam Side Panel, b) Prop Head and panel for Soffit Beam
3. For Wall Components  
Wall Panel, d) Rocker, c) Kickers, and d) Stub Pin
4. Other Components

The other elements used to exclude the wall, beam, and deck parts are internal and external soffit corners, exterior and interior edges for wall panels.

### The main features of Mivan technology-

1. Load Carrying Capacity
2. Striking Time
3. Durability
4. Cycle Time



# Dubai : Favourite Destination For Indian Investors

In recent years Dubai is fostering in real estate market with the innovative concepts, advanced technology and world class standards. In fact Dubai is pioneering in modern construction business. With rising global attention Dubai's real estate market is become popular investment choice for investors.







**D**ubai is not only a global business hub but rapidly it has become a favorite destination for real estate developers and investors. This booming real estate market has been the destination of choice for Indian investors for quite many years. Since 2004, Indians have been among the Top 3 nationalities to buy properties in Dubai, according to statistics from the Dubai Land Department (DLD). Many reasons are primarily driving and pushing the Dubai real estate market, like the amenities and infrastructure the city offers to businesses and entrepreneurs across the world.

As you might imagine Indians stood at the top in terms of real estate holdings in Dubai, followed by the UK, Italy and Russian oligarchs in 2022. The recent growth of the Dubai real estate market despite the global slowdown proved to many investors and home buyers how powerful the property market is in Dubai. There are some important factors that makes Dubai such a hot destination for Indian real estate investors.

### **World Class Services**

Dubai is famous for its high standard services. This has been a very strong element that has always been beneficial to growth of real estate market. Dubai's service to businesses is unparalleled to any other in the world. It forms a base for visionary entrepreneurs and businessmen to flourish and thrive in support of the UAE government laws and take

their businesses to new heights swiftly.

### **Government Policies**

To boost the economy and subsequently to real estate market, over the years UAE has made several policy changes to attract FDI into the country. However in April 2022 the Middle Eastern country brought in a major reform to its entry and residence system. Under the new rules, the investment limit has been lowered from the previous high of Rs 10.4 crore to Rs 4.2 crore. And understandably, this drastic cut has led to a huge spike in real estate demand across Dubai and is expected to increase UAE's overall attractiveness as a global destination.

### **Return on Investment**

This has traditionally been one of the biggest motivators for Indian investors to buy real estate in Dubai. The city offers an average rental yield of 7%, which is massive when compared to other global cities like New York (2.8%), Singapore (2.5%), London (2.6%), Hong Kong (2.3%) and India (2.7%). Even the property prices in the city have seen a major bump this year with residential holdings witnessing an increase of over 10%. For mid to long-term investors, rental yields and resale value are key factors to consider when investing in real estate. The UAE real estate market continues to be a profitable option with competitive property prices, payment options and more.

## Dubai Real Estate Market



- The development of luxurious and modern properties in recent years has increased Dubai's reputation as a global luxury destination
- Many wealthy individuals from abroad are now investing their money in Dubai's real estate market due to the convenient conditions for obtaining golden and silver visas.
- Golden and silver visas provide investors and property owners with long-term residency in the UAE, making Dubai an attractive destination for those seeking a new home or investment opportunity.
- As more foreign investors continue to flock to Dubai's real estate market, experts predict that this trend will continue in 2023 and drive further price increases.
- The predicted 46% growth of Dubai's real estate market in 2023 offers an excellent opportunity for real estate buyers
- Dubai's property market hit a new peak in the January-March quarter of 2023, with real estate transactions reaching over \$24 billion, posting a whopping 60 percent jump over the same year-ago period, according to the latest industry data.



However, it's important to keep in mind that while larger properties may offer higher rental income, they also tend to have higher service charges and initial costs, which can impact the overall (ROI).

### Location on Global Map

Dubai provides a quality of life that is no less than that of any of the top global cities like New York, Paris, Shanghai etc. And it's only a three-hour flight from India, owing to which many Indians nowadays consider Dubai as their second home. The city's unmatched global lifestyle, food and cultural similarities and future-oriented outlook also add to its overall attractiveness.

### RBI remittance rules

The liberated remittance scheme of the Reserve Bank of India is another reason why Indian investors have been flocking to Dubai by the dozens. The benefit of this scheme is that it allows Indian citizens to officially transfer \$250,000 to Dubai every financial year, which can

then be used for real estate investment.

### India-UAE Ties

On May 1, 2022, the historic India-UAE Comprehensive Economic Partnership Agreement (CEPA) that came into effect has been one of the greatest bilateral developments between the two countries. With this partnership it is expected to increase the total value of bilateral trade in goods to over \$100 billion and services trade to over \$15 billion within the next five years. Aspects like 100% foreign ownership, zero duty access, ease of doing business etc. will encourage Indian businesses to set up their bases in Dubai, leading to a further rise in real estate purchases across the city.

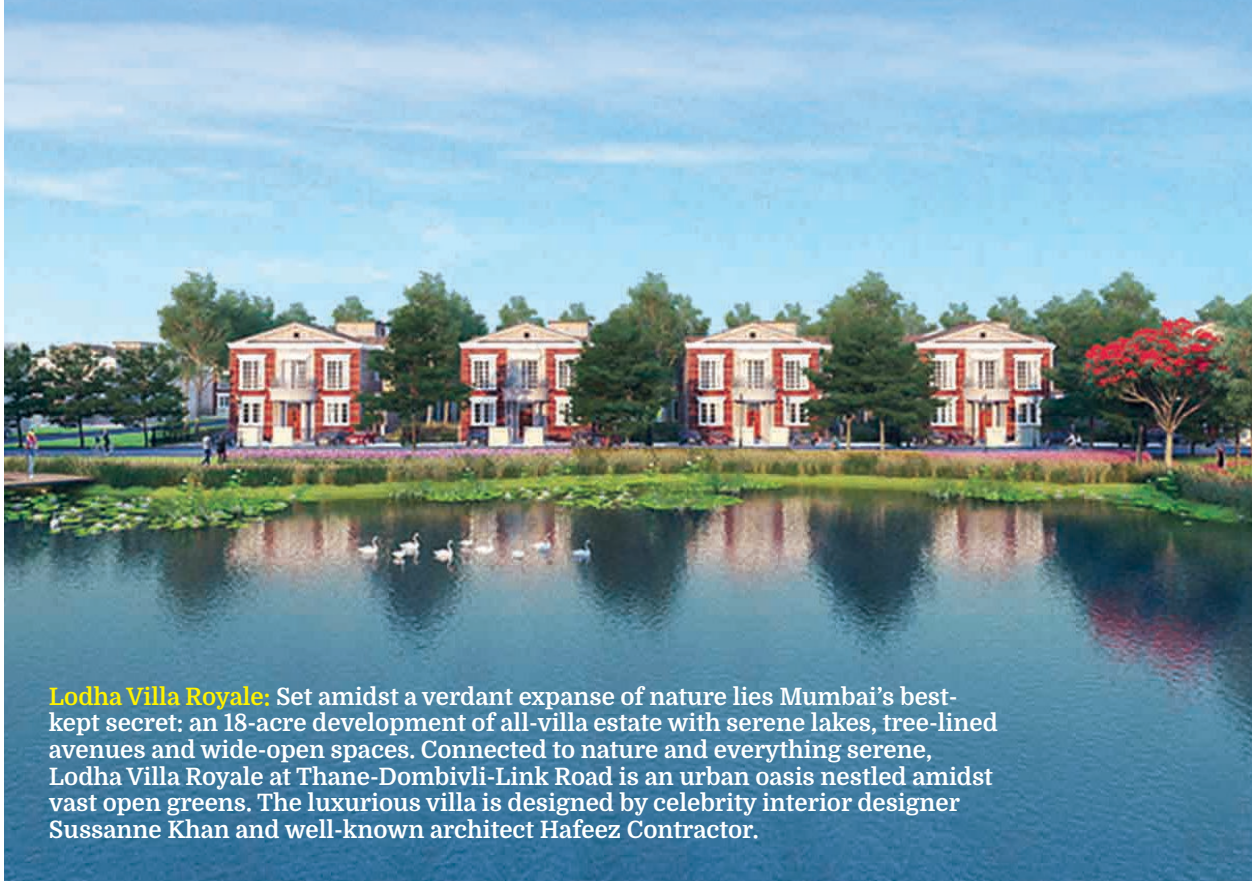
Today Dubai is global leader in real estate market, making it investors paradise. In upcoming years more Indian Investment is expected in this shining market.





# Lodha Villa Royale : Unique Living Experience in the Lap of Nature

Lodha developers, one of the leading developers of India, come up with some unique projects that focused on unmatched amenities, robust infrastructure and quality lifestyle. These projects are designed to redefine excellence in residential, retail, and office spaces.



**Lodha Villa Royale:** Set amidst a verdant expanse of nature lies Mumbai's best-kept secret: an 18-acre development of all-villa estate with serene lakes, tree-lined avenues and wide-open spaces. Connected to nature and everything serene, Lodha Villa Royale at Thane-Dombivli-Link Road is an urban oasis nestled amidst vast open greens. The luxurious villa is designed by celebrity interior designer Sussanne Khan and well-known architect Hafeez Contractor.

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**L**odha Villa Royale provides a unique living experience where an individual can own land in Mumbai region with plots ranging from 200 to 600 sq. yards. This gated community of villas encompasses open spaces, tranquil surroundings and a neighbourhood of like-minded residents who choose to live on their own terms and on their own land.

Along with a host of world-class amenities centered around wellness, leisure and comfort, the project also offers exclusive services by Lodha's in-house hospitality provider Saint Amand, which is an unrivalled service catering to the desires of residents of its luxury and premium developments. Imbued with warmth and personality, Saint Amand delivers the finest services with care and attention to detail that are second to none. It is a rare opportunity to buy a safe, secured and ever-appreciating plot of land thereby making it a legacy to be passed on to future generations.

Lodha Villa Royale is located at two of Mumbai's best locations; Thane-Dombivli Link Road and Palava, which is an international city with an Indian heart.

### **Lodha Belmondo:**

Lodha Belmondo is a 100-acre riverside luxury resort with 90-acres of vast open greens and a 45-acre, nine-hole golf course designed by golf legend Greg Norman. It is located on the banks of Pavana river, a two-hour drive from Mumbai and a short drive from Pune, situated alongside the Mumbai-Pune Expressway.



### **Lodha Villa Royale at Palava:**

*There is an ultimate sense of pride and exclusivity in villa ownership; it's the pinnacle of independent living and a privilege for the select few. Located off the Central Avenue, Lodha Villa Royale Palava is crafted to provide a high quality of life at par with any international planned city. The city that is spread over 5,000 acres presents a beautiful blend of ready world-class infrastructure such as an Olympic-sized swimming pool, football ground, nine-hole golf course, cricket stadium, badminton, squash and tennis courts, four schools with choice of education boards, Olympic Sports Centre and much more. The structure of these villas in Dombivli is designed by well-known architect Hafeez Contractor.*

An extravagant 50,000 sq. ft. clubhouse offers you every comfort of international measure; from an exclusive spa to gourmet restaurants. With tennis and basketball courts, leafy jogging tracks and a picturesque riverside promenade, coupled with residences that exude all elements of leisure and comfort that you'd expect from an international luxury resort, you'll enjoy every moment of your stay at Lodha Belmondo.

The riverside promenade at Lodha Belmondo beckons residents to unwind amidst the calming harmony of flowing waters. Take leisurely strolls by the riverside, savour the picturesque sunsets, or simply immerse yourself in the serenity of nature's embrace. This promenade offers the perfect setting to create cherished memories with loved ones, making every evening a celebration of life.



# Empowering Pune's Business Community with Bizpower™ Networking Group



**I**n the heart of Pune's vibrant business scene, Bizpower™ Networking Group is a dynamic force redefining local entrepreneurship. With a clear vision, purposeful mission, and ambitious objectives, this network unites business owners to drive collective success.

## Vision:

Bizpower™ Networking Group envisions a thriving Pune business ecosystem where local entrepreneurs converge for synergy, growth, and learning. The goal is to unite business owners committed to Pune's collective success.

## Mission:

Our mission is to empower, connect, and educate Pune's business owners. We offer



a platform for connections, knowledge exchange, and skill development, fostering a support system for businesses.

## Goals:

1. Facilitate Connections: Create space for diverse entrepreneurs to collaborate beyond industry boundaries.
2. Knowledge Exchange: Provide continuous learning through "Bizpower™ Skill Sessions."
3. Supportive Community: Foster a supportive network that shares experiences and mentorship.

## Objectives:

- Regular Meetings: Host bi-monthly meetings for face-to-face connections and knowledge sharing.
- Diverse Skill Sessions: Offer practical skills and knowledge.
- Member Growth: Measure growth in revenue, market reach, and efficiency.
- Community Engagement: Encourage active participation.

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## Founder of Bizpower™ Networking Group: Uday Lamba

Uday Lamba, the visionary behind Bizpower™ Networking Group, transformed his networking skills from a DJ to successful businesses like Upturn Real Estate and Veggies' Delight. His philosophy is "Commit First & Figure The Rest Out Later." Bizpower™ aims to help others unlock their potential through meaningful connections and shared knowledge.

Bizpower™ Networking Group is a thriving Pune entrepreneurial community, led by Uday Lamba. It supports local entrepreneurs in learning and prospering together, fostering growth in Pune's evolving business landscape.

# Slum Rehabilitation Authority: Housing for Slum-Dwellers

Over the years big cities naturally have attracted a large number of people from rural and other areas leading to large scale migration into the mega cities. Which resulted into slums.



**P**une city is known as education hub & historical capital of Maharashtra. About 28% population of Pune & 14.78% population of Pimpri Chinchwad lives in slum areas. SRA, Pune has mission of uplifting the lifestyle of slum population by providing them free housing who have contribution in the development of the city.

Maharashtra is fast growing & rapidly urbanising state. Big cities like Mumbai, Pune not only offers wages but much higher level of assurance of employment. The

pace of urbanization has left far behind the efforts and initiative of planners, local bodies, housing authorities and formal real estate developers in providing affordable housing to a large number of its residents. Today, as a result, large number of its residents spread over around slum clusters live in unhygienic, deplorable, unsafe huts or shanties called slums. These slums have come up on private lands, State Government lands, Municipal Corporation lands, Central Government lands and Housing Board lands.

## What is Slum Rehabilitation Authority

The Government of Maharashtra has launched a comprehensive slum rehabilitation scheme by introducing an innovative concept of using land as a resource and allowing incentive floor space index (FSI) in the form of tenements for sale in the open market, for cross-subsidization of the slum rehabilitation tenements which are to be provided free to the slum-dwellers.



September 1996. By an amendment to the MR & TP Act 1966. SRA has been empowered to prepare and submit proposals for modification to the Development Plan of the city.

### History of SRA

The Government's initial response up to the early 1970s was treating such settlements as illegal and resorting to demolition and clearance. But the demolition efforts not only proved unsuccessful but the fact that the citizens who had become an integral part of the city were being dishoused, was unequivocally termed "inhuman."

The second phase of response was to tolerate the slum structures as a housing solution and provide civic amenities to the slum dwellers as environmental improvement works.

In the next phase that started during the mid-80s, there was a paradigm shift in the Government Stand. A programme called slum up gradation was implemented with World Bank assistance.

In the current phase, the Government of Maharashtra has launched a comprehensive slum rehabilitation scheme by introducing an innovative concept of using land as a resource and allowing incentive floor space index (FSI) in the form of tenements for sale in the open market.

The Government of Maharashtra accepted the recommendations made by the Afzulpurkar Committee, in the December Session of State Legislative Assembly in 1995 and amended the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

### Responsibilities of SRA

It is the endeavor of SRA to implement the slum rehabilitation schemes by providing a single window clearance for all types of approvals that are required for the project namely formation of co-operative societies, certification of eligibility of slum-dwellers, taking punitive action on non-participating slum-dwellers obstructing the scheme, survey and measurement on slum lands grant of building permissions, leasing of rehabilitation plots and free-sale plots and updating of property cards (PR cards).

- To get the slum rehabilitation scheme implemented.
- To do all such other acts and things as may be necessary for achieving the objective of rehabilitation of slums.

### Functioning of SRA

Slum Rehabilitation Authority has been given a status of corporate entity with effect from 3rd January 1997. It is an independent autonomous body. By amendment carried out to the Maharashtra Regional & Town Planning (MR & TP) Act 1966. SRA has been declared as a planning authority, to function as a local authority for the area under its jurisdiction. The Chief Executive Officer, SRA has been delegated the powers exercisable under various sections of the MR & TP Act, 1966 by the State Government by its notifications UDD No. TPV 4396 / 492 /CR -105 / UD-11, dated 13th

### The powers, duties and functions of the Slum Rehabilitation Authority are :

- To survey and review existing position regarding Slum areas.
- To formulate schemes for rehabilitation of slum areas.



## Well-Being Through Holistic Fitness

In recent years, sedentary lifestyle, competition, priorities & stress have deeply impacted the human health. Holistic approach towards complete health is extremely important.



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**I**n the fast-paced competitive world, health often takes a back seat to busy schedules and high-stress levels. But holistic fitness, a comprehensive approach that encompasses both physical and mental well-being, offers a path to long-term success and vitality. Sayali's Designer Fitness, emphasizes on not just on physical fitness but on addressing deeper issues for lasting results.

### Why Holistic Fitness Matters:

- In today's hectic world, we need holistic solutions.

- Holistic fitness focuses on the whole person, not just physical training.
- It aims to achieve wellness through a combination of physical, mental, and emotional approaches.

### Holistic Fitness Approach:

- Programs that integrate physical fitness, nutrition, mindset coaching, and mindfulness.
- Empowering customers to handle the stresses of modern life.
- Boost well-being, mood, sleep quality, and circulation.

## ICI (Pune)- UltraTech Awards 2023

**I**ndian Concrete Institute (Pune Centre) & UltraTech Cement Limited, gladly announce initiation of "ICI (Pune)- UltraTech Awards 2023" for Outstanding Concrete Structures of Pune District. The awards recognise, the contribution of the Structural Designers, Architects, Project Management consultants and the Client/Owner in making the project "an outstanding structure". The award consists of a plaque and citation, which would be given to the Principal Contractor / Builder of the structure. Certificates of merit and



**Indian Concrete Institute  
(Pune Centre)**

memento would be given to the Architect, Structural Consultant, Project Management Consultant and Owner of the structure.

The entries will be evaluated

by a panel of expert juries with thorough project scrutiny based on all inputs/details provided against the stipulated criteria. Entries shortlisted on merit will only be visited for actual on ground assessment. The decision of the jury members will be final and binding. The juries reserve the right to reject entries without assigning any reasons thereof.

- Entry submission timeline - **Upto 31st Oct'23**
- ICI (Pune)- **UltraTech Awards Committee.**
- [icipunecentre.org](http://icipunecentre.org)

# Crafting Beautiful Smiles and Enhancing Beauty

**I**n the realm of aesthetics and Cosmetic Dentistry, Dr. Rashmi Waghmare is one such exceptional professional who has achieved a prestigious Aesthetic Master's degree from the American Board and also earned recognition as a distinguished Gold medallist Dental Surgeon, graduating from the renowned Sinhgad Dental College in Pune. She's Founder and Owner of Pune's one of the elite clinic-Luxe Skin and Smile Clinic, Baner. With over 8 years of successful practice, Luxe Skin and Smile Clinic is state-of-the-art facility offering a wide array of services under one roof, making it a one-stop destination for all things related to beauty, wellness, dental, skin and laser care enhancing beauty aesthetically & naturally, using cutting-edge, FDA approved laser & body slimming technology, exclusive in



**Dr Rashmi Waghmare**  
Dental Surgeon, FAM(UAE), MSc  
Aesthetic Medicine (USA)

whole Pune. Luxe aesthetic treatments includes western modern science of Plasma Therapy, Botox and Fillers, Hair growth therapy, Medi-Facials, Laser, body slimming services & Semi-permanent makeup. Luxe Clinic provides best customised pre-wedding grooming treatment for brides & grooms-to-be. All this luxurious treatments are provided

with excellence, customised & most affordable packages only at Luxe. Dr Rashmi believes aesthetic beauty is for all and this makes her unique in entire Pune.

Their qualifications, commitment to excellence, and holistic approach to wellness have made them

a trusted figure in Pune's world of aesthetics. For those looking to enhance their smiles and rejuvenate their appearance, Dr. Rashmi Waghmare's multi-specialty Luxe Skin and Smile clinic in Baner is more than just a destination; it's a sanctuary of transformation and beauty naturally!

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## Developers Daily Usables:



PWD SSR 2022 - 23



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# Mindspace REIT's Parks

**M**indspace Business Parks REIT ('Mindspace REIT'), owner and developer of quality Grade A office portfolio, leverages the cutting edge 'Implosion Technology' in its strategic demolition of two ageing buildings located at Mindspace Madhapur. A first in Hyderabad, the structures with a legacy of around 18 years were successfully dismantled on the morning of September 23rd. This feat of engineering, saw the buildings being safely and efficiently

brought down in just 6-8 seconds, a stark contrast to the traditional demolition process that typically spans 3-4 months, a culmination of meticulous planning over several months by the team.

This makes way for a futuristic sustainable asset spread across approximately 1.6 mn square feet.

This is part of the entity's larger strategy to undertake infrastructure and workspace upgrades with the intent of staying contemporary, impactful, and environmentally responsible. This

paves way to a new age building that shall offer expansion and consolidation spaces within the Business Park. The new asset is expected to be completed by Q3FY27.

While minimizing any potential physical damage to its immediate surroundings. To ensure the successful execution of this ambitious project, Mindspace REIT engaged the expertise of skilled professionals from Edifice Engineering who were awarded the contract of implosion. ●

## Delhi-NCR: Retail Real Estate Powerhouse

**A**s India's retail real estate sector grows vigorously across the country, a recent research report by JLL India has also unveiled promising statistics for the coming years. The report indicates a remarkable retail real estate supply surge across the country's seven major cities, with developers fueling the expansion post the COVID-19 pandemic. The new supply of retail real estate space is expected to rise 43 per cent across seven major cities by 2027. Delhi-NCR, in particular, has emerged as a frontrunner in this growth, outperforming other regions in various aspects of the real estate market, making it one of the most promising investment hotspots.

The total operational retail stock in the top seven Indian cities in H1 of 2023 stands at an impressive 89 million square feet. Delhi-NCR boasts the highest share among these cities, with a staggering 28 million square feet of retail space in malls, reaffirming its status as a commercial powerhouse. Delhi-NCR is set to contribute a significant 11.6 million square feet, accounting for a substantial 31% of the expected supply in retail developments anticipated between H2 2023 and 2027 across these top seven cities. ●

## Godrej Properties's New Residential Project

**R**ealty firm Godrej Properties Ltd said it has acquired around 109 acres of land parcel in Nagpur and will launch residential plots. In a regulatory filing, Godrej Properties informed that the development on

this land will comprise primarily plotted residential units and will offer an estimated saleable area of 2.2 million square feet. The company did not disclose the deal value and the name of the seller.

Gaurav Pandey, MD and CEO of Godrej Properties said the acquisition of this new land parcel further enhances the company's presence in Nagpur. With the strong revival in housing demand post-Covid pandemic, Godrej Properties has been acquiring land parcels aggressively, outrightly as well as through partnerships with land owners, to expand its business. The demand for plots has also gained momentum. Godrej Properties, one of the leading real estate developers, expects 14 per cent growth in sale bookings this fiscal year to a record Rs 14,000 crore. ●





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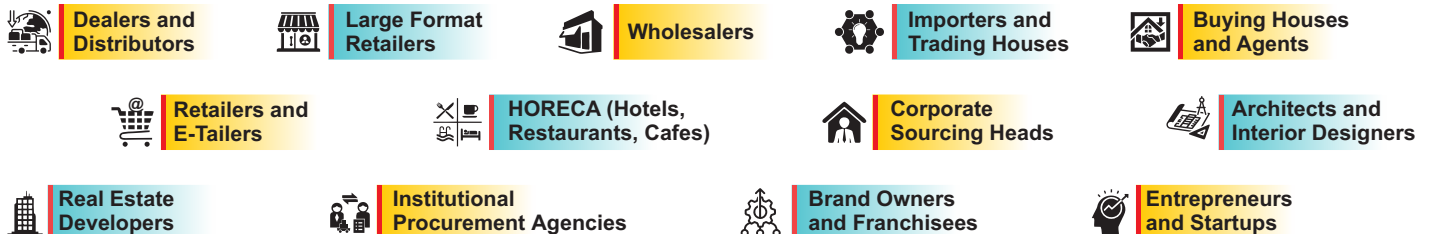
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