

A NAREDCO INITIATIVE

# REALTY **संवाद**

MAY 2026 EDITION

Newsletter on the Real Estate Sector



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## SHRI PARVEEN JAIN President, NAREDCO

### *From the Desk of the President*

Dear Esteemed Members,  
Warm greetings to you and your families.

As we conclude the month of May 2026, I am pleased to reflect on another period of meaningful engagement, collaboration, and progress across the NAREDCO fraternity. The active participation of our members and state chapters continues to strengthen our collective vision of fostering a transparent, sustainable, and growth-oriented real estate sector.

I am delighted to announce that **NAREDCO**, in collaboration with **Bharat Buildcon**, will be hosting the **NAREDCO Real Estate Conclave**, alongside the **NAREDCO NextGen NCR Conclave** and the **5th NAREDCO Mahi Convention**, on 19–20 June 2026 at Yashobhoomi, New Delhi.

This flagship gathering will bring together eminent industry leaders, policymakers, regulators, investors, developers, women leaders, and young professionals from across the country. It will serve as a dynamic platform for insightful discussions on the evolving landscape of Indian real estate, enabling stakeholders to exchange ideas, address emerging challenges, explore new opportunities, and drive innovation and collaboration across the sector.

I extend a warm invitation to all our members, stakeholders, and partners across state chapters and allied industries to actively participate in these important initiatives. Your presence, insights, and contributions are invaluable to our collective mission of creating a stronger, more resilient, and growth-oriented real estate ecosystem.

Warm Regards,  
Parveen Jain  
President



**NAREDCO**  
**EVENTS &**  
**ACTIVITIES**

## NAREDCO President met Shri Srinivas Katikithala, Secretary, Ministry of Housing & Urban Affairs, Govt. of India

On 7 May 2026, NAREDCO President Shri Parveen Jain along with Ms. Preeti Singh, Additional Director General met with Shri Srinivas Katikithala, Secretary, Ministry of Housing & Urban Affairs (MoHUA), Government of India, to discuss the current state of the real estate sector in light of the ongoing Gulf crisis and its potential implications for the Indian economy and housing market.

The interaction provided an opportunity to exchange views on emerging industry challenges, market sentiment, and the need for sustained policy support to maintain growth momentum in the sector.

During the meeting, Shri Parveen Jain also apprised Shri Srinivas Katikithala about NAREDCO's forthcoming initiatives and key industry programs aimed at fostering stakeholder engagement and supporting the sector's long-term development.

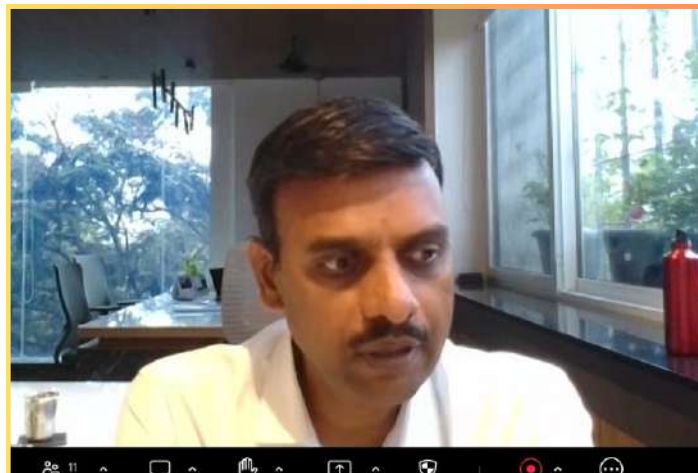


# FREE 45-minute Highlight Session on “RERA & Real Estate Leadership Essentials”

On 15 May 2026, NAREDCO successfully conducted a complimentary 45-minute Highlight Session on RERA & Real Estate Leadership Essentials offering participants an exclusive preview of the upcoming 5th Management Development Program (MDP).

The session was led by CA Vijay Thyagaraj, Program Director of 5th MDP, who shared valuable insights on key RERA provisions and compliance requirements, leadership essentials for real estate professionals, emerging industry trends, and practical learning outcomes.

Participants also gained a comprehensive understanding of how the Management Development Program can help professionals enhance their capabilities and stay ahead in the rapidly evolving real estate sector.



DATE	TOPIC AND DETAILS	SPECIAL INVITEE	MAIN SPEAKER
15 MAY 2026 (Thursday)	SESSION 1   Background Journey & Overview of Rera Act SESSION 2   Responsibilities, Roles & Obligations of Real Estate Agents and Master/owner/developers under RERA for Sales, Marketing, Advertisements, CRM Implementation	Shri Anand Kumar, IAS (Retd.) President, NAREDCO	Shri Anand Kumar, IAS (Retd.) Chairman - Delhi RERA
16 MAY 2026 (Friday)	a. Registration of agents, Chartered Partner under RERA b. Functions and Responsibilities of Real Estate Agents c. Important Provisions of RERA for Real Estate Agents d. Details of RERA for Agents e. Allowable & restricted advertisements under RERA f. Essential contents of brochure/website g. Mandatory disclosures to be provided h. Essential selling practices for relevant partners i. Using Digital Marketing in Real Estate j. Creating Lead to Register-Transaction model	CA Debansh B Pringshankar Chairman RERA & Maharashtra NAR India	CA Vijay Thyagaraj Program Director Training, NAREDCO Karnataka GC, Member, NAREDCO NATIONAL
19 MAY 2026 (Saturday)	SESSION 3   REGULATIONS OF REAL ESTATE PROJECTS a. Need of RERA b. Registration c. Documents required for application d. Process of registration		CA Ramesh Pruthi Delhi
21 MAY 2026 (Sunday)	SESSION 4   PROMOTERS UNDER RERA a. Functions and Duties of the promoter b. Prohibited practices under RERA c. Financial Management under RERA d. Other duties under RERA		CA Bhavesh Mehta Member, Maharashtra
22 JUNE 2026 (Monday)	SESSION 5   STANDARD / MANDATORY PRACTICES UNDER RERA a. Booking Form, Allotment letter, Agreement for Sale, Sale Deed - Buyer & Seller Agreement (Unconformable & Standard Practices) b. Construction, Possession & Handover documents c. Complaints and redressal of grievances under RERA		Sh. Vinod Kumar, Former IAS (Retd.) Law Officer New Delhi
12 JUNE 2026	SESSION 6   Customer Relationship, Post-Sale Support a. Post-sale responsibilities b. Managing delays & customer dissatisfaction c. Customer, Possession & Handover documents English (limited text)   Text (Brahmavar): On		Sh. Kunal Dabest,

Participant List:

- CA Vijay Thyagaraj
- Vishal - NAREDCO
- Aayush Aggarwal
- NAREDCO Secretariat
- Rajeshwari Gupta
- Shaikh Adil
- Piyush Chaware
- shaurya m
- Akshit Goel
- Dinesh Mahajan

# 139th Meeting of the NAREDCO Governing Council

The 139th meeting of the Governing Council of NAREDCO was held on 16 May 2026 at 12 noon in virtual mode.

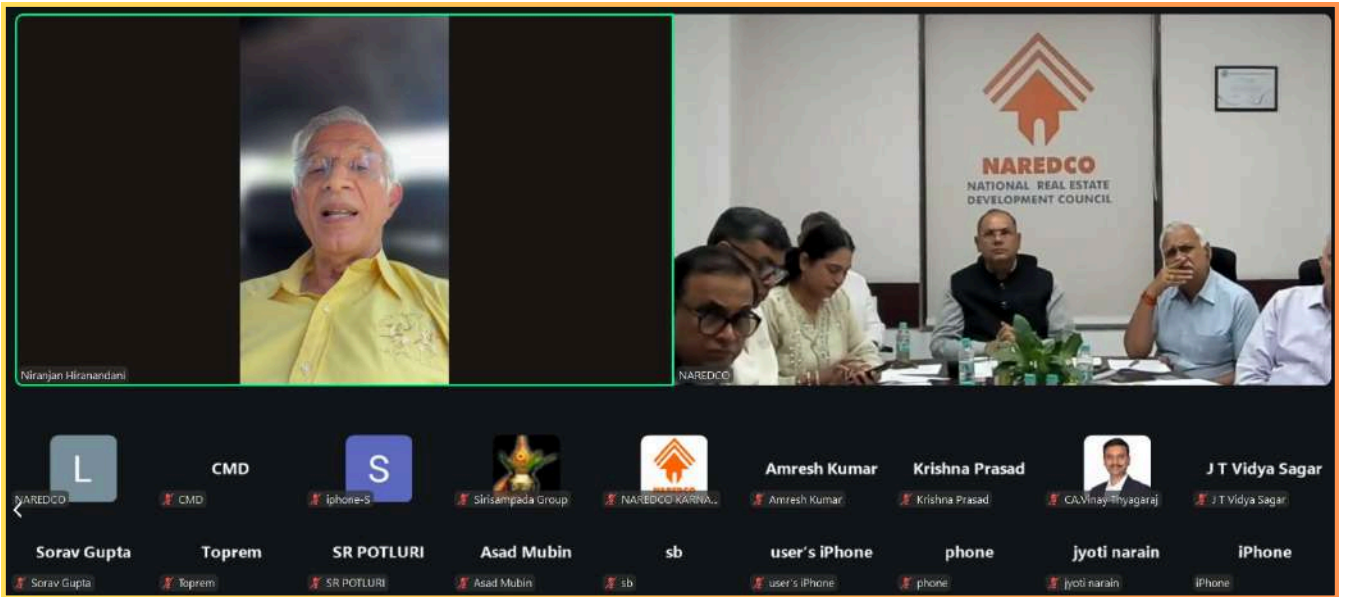
Ms. Preeti Singh, Additional Director General, NAREDCO presented a detailed report on activities undertaken by NAREDCO during the previous six to seven months. It was highlighted that NAREDCO successfully organized and participated in several workshops, seminars, conferences, policy discussions, and collaborative initiatives with Government Ministries, industry bodies, and stakeholders.

## Key activities highlighted included:

- Participation in industry conclaves and policy framework meetings.
- Representation before the Insolvency and Bankruptcy Board of India regarding a dedicated real estate insolvency framework.
- Engagements with the Ministry of Housing & Urban Affairs, Ministry of Finance, Ministry of Civil Aviation, and other Government departments.
- Conduct of real estate development courses in collaboration with Delhi RERA.
- Signing of strategic MoUs with industry partners including MagicBricks.
- Participation in conferences, branding, and outreach initiatives.

The Governing Council appreciated the efforts of the Secretariat and leadership in organizing regular industry engagements and strengthening institutional outreach.





## MB Research Monthly Newsletter in collaboration with NAREDCO

NAREDCO is pleased to present the inaugural edition of the MB Research Monthly Newsletter, developed through a collaborative partnership between NAREDCO and Magicbricks.

India's residential market is currently undergoing a structural shift, shaped by changing buyer preferences, premiumisation trends, and evolving supply dynamics. Magicbricks and NAREDCO are committed to decoding these shifts through robust, data-led research and analytics.

### Key Insights

India's residential market opened 2026 with supply outpacing demand — active listings across 13 cities rose 6.8% QoQ and 10.1% YoY to 1,10,821 units, while demand dipped 2.2% QoQ (though still 1.5% higher YoY), signalling a seasonal pause rather than a structural retreat. The national average rate reached ₹14,633/sq.ft, up 14.1% YoY, as developers

City-level demand diverged sharply — Ahmedabad (+2.7%) and Delhi (-0.7%) held firm, while Noida (-8.2%), Chennai (-5.2%) and Kolkata (-4.7%) softened considerably.

Developers continue to demonstrate pricing discipline, driving steady price appreciation despite rising input costs. Premiumisation remains a defining trend, with higher-value segments gaining traction across key metros.

Additionally, mid-sized configurations (2BHK and 3BHK) continue to dominate buyer preference, while select cities like Ahmedabad stand out for their resilience. Overall, the market fundamentals remain strong, supported by stable demand, strategic supply additions, and evolving buyer aspirations.



## RESIDENTIAL REAL ESTATE INTELLIGENCE

RESEARCH NEWSLETTER — APRIL 2026

# Market Consolidates as Demand Stabilizes & Supply Rises

Market Intelligence by MB Research · Published in association with NAREDCO

### KEY RESEARCH HIGHLIGHT — JFM 2026

**Supply Surges 10.1% YoY as Prices Rise 14.1% — Demand Eases Seasonally in JFM 2026**

-2.2%

Demand Growth QoQ

+14.1%

Price Appreciation YoY

₹14,633

Pan-India Avg. Rate / Sq.ft.

+6.8%

Supply Growth QoQ

Mumbai

Delhi NCR

Bengaluru

Hyderabad

Pune

Chennai

Kolkata

Ahmedabad

### RESEARCH SUMMARY

India's residential market opened 2026 with **supply outpacing demand** — active listings across 13 cities rose 6.8% QoQ and 10.1% YoY to 1,10,821 units, while demand dipped 2.2% QoQ (though still 1.5% higher YoY), signalling a seasonal pause rather than a structural retreat. The national average rate reached **₹14,633/sq.ft.**, up 14.1% YoY, as developers maintained disciplined pricing amid rising input costs.

City-level demand diverged sharply — Ahmedabad (+2.7%) and Delhi (-0.7%) held firm, while Noida (-8.2%), Chennai (-5.2%) and Kolkata (-4.7%) softened considerably. **2BHK and 3BHK units together command ~79% of total demand**, with supply additions skewing toward the ₹3 Cr+ premium segment in Bengaluru, Hyderabad and Kolkata, reflecting a clear premiumisation trend across the market.

The JFM quarter historically sees a moderation in buyer activity as the fiscal year draws to a close and households defer major purchase decisions. However, the underlying demand fundamentals remain intact — end-user driven enquiries continue to outpace speculative activity, and developer confidence is reflected in sustained new supply additions.

### CITY-LEVEL PERFORMANCE — JFM 2026

City	Demand JFM 25 QoQ %	Supply JFM 25 QoQ %	Price JFM 25 QoQ %
Pune	-0.5%	+6.8%	+0.5%
Mumbai	-3.0%	+4.7%	+0.1%
Navi Mumbai	-3.1%	+4.7%	+1.4%
Thane	-1.7%	+5.3%	+0.4%
Greater Noida	-2.6%	+9.5%	+2.4%
Bengaluru	-1.9%	+7.1%	+0.8%
Noida	-8.2%	+6.9%	+0.5%
Hyderabad	-1.4%	+7.4%	0.1%
Chennai	-5.2%	+4.3%	+1.7%
Ahmedabad ★	+2.7%	+7.7%	-0.3%
Gurugram	-2.0%	+10.1%	-0.3%
New Delhi	-0.7%	+6.0%	-0.4%
Kolkata	-4.7%	+7.0%	-1.8%



## Market Trends Overview



## Key Actionable Insights

- 01 Demand Dip is Seasonal, Not Structural. YoY Numbers Confirm Resilience**

Demand fell 2.2% QoQ but remained 1.5% higher YoY, signalling that the Jan-Mar dip is a consistent seasonal pattern, not a structural reversal. End-user driven enquiries continue to outpace speculative activity across most Tier 1 markets.

**DEMAND TREND**

**02 Supply Surge Creates a Window for Buyers. Inventory at 5-Quarter High**

Active supply rose sharply, up 6.8% QoQ and 10.1% YoY, reaching a 5-quarter high across tracked cities. Bengaluru (+22.3%), Hyderabad (+19.8%) and Kolkata (+12.1%) led new additions, giving buyers greater choice and negotiating room.

**SUPPLY DYNAMICS**

**03 Premiumisation Accelerates. ₹3 Cr+ Segment Driving New Launches**

New supply skews toward ₹3 Cr+ in key metros. Brands with premium inventory in Bengaluru, Hyderabad and MMR are best-placed to capture HNI and NRI demand.

**SEGMENT ANALYSIS**

**04 2BHK + 3BHK Account for ~79% of Demand. Mid-Size Homes Dominate**

2BHK (42%) and 3BHK (37%) in the 750-1,250 sq.ft range lead buyer preference. Developers over-indexed on micro or ultra-large formats should recalibrate product mix.

**BUYER PREFERENCE**

**05 Ahmedabad Emerges as a Resilient Outlier Amid Broader Demand Softness**

Ahmedabad posted +2.7% QoQ — the strongest among tracked cities. Relative affordability, strong infrastructure pipeline and improving employment underpin its momentum.

**CITY INTELLIGENCE**

**06 NCR Demand Weakness Needs Attention. Noida Down 8.2% QoQ**

Noida (-8.2%) and Gurugram reflect price fatigue post sustained appreciation. Developers should focus on value-engineering and ready-possession stock to re-engage cautious buyers.

**CITY INTELLIGENCE**

**07 14.1% YoY Price Growth Signals Persistent Affordability Pressure**

₹14,633/sq.ft pan-India average is steadily pricing out first-time buyers in Tier 1 cities. Stamp duty relief and PMAY 2.0 execution are critical policy levers to watch.

**POLICY WATCH**

**08 South & West India Leading Premiumisation. Strategic Signal for Developers**

Bengaluru, Hyderabad and Pune record the highest supply pipeline activity and 3BHK demand. Land banks in southern and western corridors are best positioned for the next absorption cycle.

**STRATEGIC OUTLOOK**

MARKET INTELLIGENCE BY MB RESEARCH × NAREDCO

For more information & research related queries, please write to us at  
[Mbresearch@magicbricks.com](mailto:Mbresearch@magicbricks.com)

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Secretary  
Ministry of Housing & Urban Affairs,  
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**SHRI KULDIP NARAYAN, IAS**  
Joint Secretary,  
Ministry of Housing & Urban Affairs,  
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**SHRI NITIN KHADE, IAS**  
Joint Secretary  
Department of Land Resources  
Ministry of Rural Development  
Government of India



**SMT ISHA, IAS**  
Joint Secretary  
Ministry of Housing and Urban Affairs,  
Government of India

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NAREDCO, in association with Bharat Buildcon, is proud to organize the **NAREDCO Real Estate Conclave** alongside the **NAREDCO NextGen NCR Conclave** and the **5th NAREDCO Mahi Convention 2026** on 19–20 June 2026 at Yashobhoomi, New Delhi.

This landmark gathering will bring together distinguished policymakers, senior government officials, industry leaders, developers, investors, and professionals from across the real estate and infrastructure sectors to discuss the future of housing, urban development, sustainability, innovation, and investment opportunities in India.

## BOARDROOM TO REALTY

Podcast by NAREDCO and MBTV

Boardroom to Realty: MBTV with Mr. Satish Chandra, IAS (Retd)  
 MBTV by Magnetics

NATIONAL URBAN AND REAL ESTATE DEVELOPMENT CONCLAVE 2026

Featuring  
**Mr. Satish Chandra, IAS (Retd)**  
 Chairperson, RERA Jammu & Kashmir

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NATIONAL URBAN AND REAL ESTATE DEVELOPMENT CONCLAVE 2026

Featuring  
**Dr. Shailesh Agrawal**  
 Former Executive Director, BMTPC (Building Materials & Tech Promotion Council)

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Featuring  
**Mr. S.V. Goyal**  
 CEO & Whole Time Director, Model Economic Township Limited (Reliance)

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NATIONAL URBAN AND REAL ESTATE DEVELOPMENT CONCLAVE 2026

Featuring  
**Mr. Rohit Sharma**  
 Executive Director, Business, Development & Coordination, DLF Home Developers Ltd.

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NATIONAL URBAN AND REAL ESTATE DEVELOPMENT CONCLAVE 2026

Featuring  
**Mr. Bharat Agarwal**  
 President, NAREDCO Pune & Chairman, Kasturi Housing

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NATIONAL URBAN AND REAL ESTATE DEVELOPMENT CONCLAVE 2026

Featuring  
**Mr. Ralph Craven**  
 President, Corporate Relations, Knest Aluminium Formwork

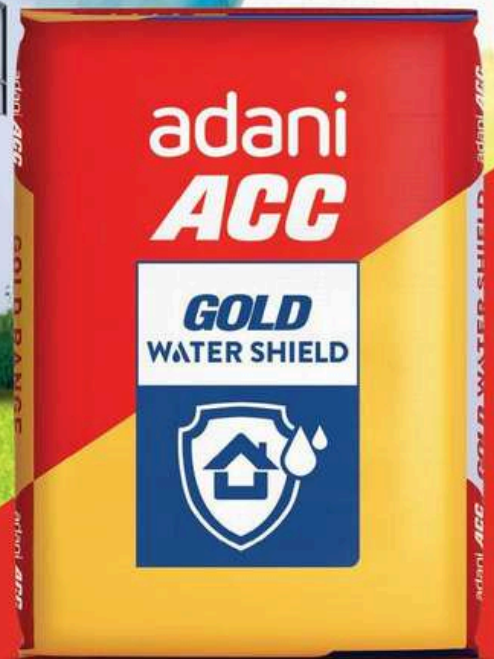
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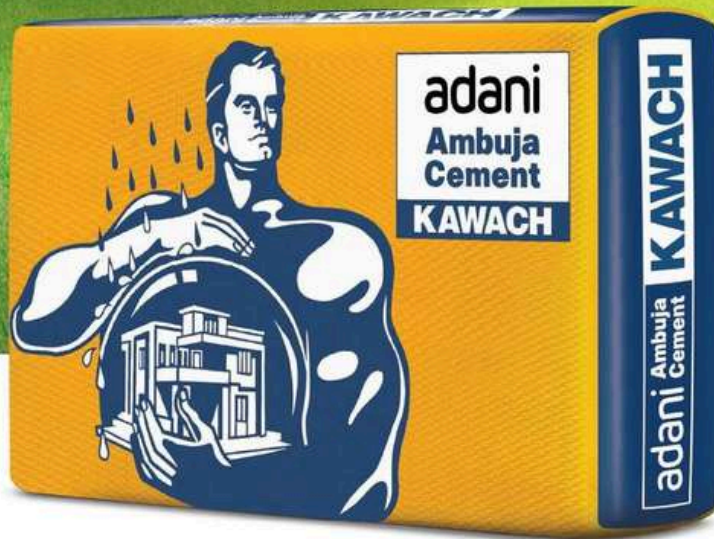


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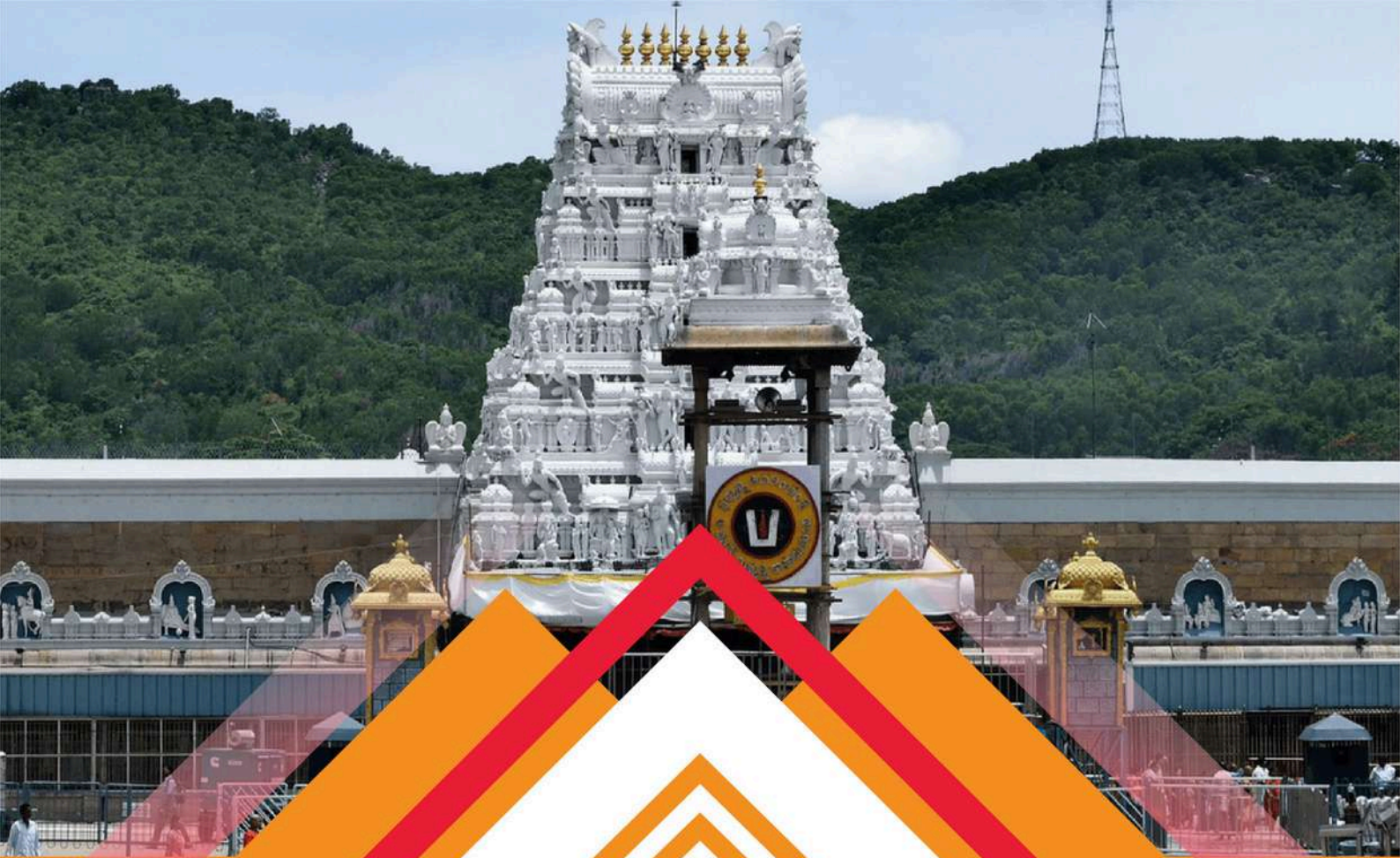
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**NAREDCO**  
**ANDHRA PRADESH**

Andhra Pradesh



## NAREDCO Andhra Pradesh Activities

01.05.2026

NAREDCO Kakinada Chapter celebrated May Day (International Workers' Day) by honoring construction workers for their dedication, skill, and excellence in the industry.

Workers from various fields of construction were recognized for their valuable contribution towards nation building and infrastructure development.

The event witnessed active participation from a large number of NAREDCO members, builders, and developers.

The celebration reflected the industry's gratitude and respect towards the workforce that forms the backbone of the construction sector.



08.05.2026

Governing Council Meeting of NAREDCO AP was held at 4.00 p.m. on 08th May 2026 at Vijayawada Club, Tadepalli.



08.05.2026

Annual General Body Meeting (AGM) of NAREDCO AP was held at 7.00 p.m. on 08th May 2026 at Vijayawada Club, Tadepalli.







18.05.2026

Governing Council Meeting of NAREDCO AP was held at 6.00 p.m. on 18th May 2026 at Vijayawada Club, Tadepalli on plan action for the new term 2026-28



18.05.2026

General Body Meeting of NAREDCO Amaravati was held at 7.00 p.m. on 18th May 2026 at Vijayawada Club, Tadepalli.







**19.05.2026**

A representation was submitted to the under mentioned Minister and officials on request for clarification/definition for "Mixed Use" Clause.

1. Dr Ponguru Narayana  
Hon'ble Minister for MA & UD  
Government of Andhra Pradesh
2. Sri S Suresh Kumar, IAS  
Principal Secretary MA & UD  
Government of Andhra Pradesh
3. The Director  
Department of Town & Country Planning (DTCP)  
Government of Andhra Pradesh

**25.05.2026**

01st General Body Meeting of NAREDCO Visakhapatnam was held at Hotel Daspalla, Vedika hall, Visakhapatnam.





**NAREDCO**  
**DELHI**

Delhi



## NAREDCO Delhi Activities

## NAREDCO Delhi invited Shri Anand Kumar, IAS (Retd.), Chairman, Delhi RERA

On 5 May 2026, Shri Kunal Behrani, Honorary Secretary, NAREDCO Delhi, along with Ms. Preeti Singh, Additional Director General, NAREDCO, invited Shri Anand Kumar, IAS (Retd.), Chairman, Delhi RERA, to grace the Delhi Members Meet scheduled for 8 May 2026 as the Chief Guest and to address the distinguished gathering of real estate developers active in Delhi.



## NAREDCO Delhi President invited Shri K.P. Mahadevaswamy, CMD of NBCC

On 6 May 2026, Shri Harsh Vardhan, President NAREDCO Delhi invited Shri K.P. Mahadevaswamy, CMD of NBCC to the Delhi Members Meeting, where discussions were held on Delhi's land policy, the evolving real estate sector, and Transit-Oriented Development (TOD) in the context of the 2026 development landscape.



## NAREDCO Delhi hosted Delhi Members Meet and Panel Discussion on TOD – Changing Delhi’s Skyline

On 8 May 2026, NAREDCO Delhi hosted Delhi Members Meet and a panel discussion titled “TOD-Changing Delhi’s Skyline” at Shangri-La Eros New Delhi.

The event brought together policymakers, urban planners, architects, developers and industry stakeholders to discuss the newly notified Delhi TOD Policy 2026 and its potential to reshape the capital through mobility-centric and infrastructure-led urban development.

Discussions focused on how Transit-Oriented Development (TOD) can drive planned transformation by integrating housing, commercial activity, public infrastructure and mobility around metro and regional transit corridors. Experts noted that the policy opens one of Delhi’s largest redevelopment opportunities in decades, with nearly 207 km of metro-linked corridors and an estimated 30–40 sq km of immediately developable TOD land expected to support long-term regeneration.





The meet featured an address by **Shri Anand Kumar, Chairperson, Delhi RERA**, who highlighted the importance of coordinated infrastructure planning, regulatory reforms and sustainable, transit-integrated development. He stressed that all advertisements and brochures must be factual and include the RERA registration number and project weblink. He also noted that any mention of area and pricing must be based strictly on carpet area. Kumar added that the revised policy prohibits rebate schemes such as assured returns, guaranteed rentals and advance rent, except for limited early-payment rebates allowed under Agreement for Sale Rules.

A key highlight was the panel discussion moderated by **Shri Gaurav Jain**, MD, Samyak Properties & Infrastructure Pvt. Ltd., featuring **Shri. Harsh Vardhan Bansal**, President, NAREDCO Delhi; **Shri Gian P Mathur**, Managing Director, Gian P Mathur & Associates Pvt. Ltd.; **Shri Sheetal Kumar Agrawalla**, Managing Director, Galaxy & Sawasdee Group; and **Ms. Nandni Garg**, Director, Rajdarbar Ventures Pvt. Ltd.

Panelists discussed how FAR norms of 400–500 could significantly raise development potential, enabling higher-density mixed-use redevelopment and the creation of walk-to-transit communities. They also highlighted the policy’s single composite TOD charge mechanism and the provision for 60-day deemed approvals, which could streamline approvals and accelerate project execution.

## Discussion on TOD – Changing Delhi's Skyline





## NAREDCO Delhi Participated in Roundtable on Urban Heat – From Problem to Policy and Action

On 15 May 2026, Shri Kunal Behrani, Honorary Secretary, NAREDCO Delhi, represented NAREDCO Delhi in his official capacity at a roundtable on **Urban Heat – From Problem to Policy and Action**, organised by Climate Parliament at the India International Centre, Lodhi Road.

The discussion brought together an eminent group of leaders and domain experts, including Hon'ble Members of Parliament Shri Mukesh Rajput, Shri Shashank Mani Tripathi and Shri Sanjay Jaiswal; Ms. Aarti Grover, Head of Department – Landscape Architecture, School of Planning and Architecture; Shri Anand Kumar, Chairman, Delhi RERA; Smt. Alka Arya, Director – Planning, DDA; Ms. Bharti Sinha, Founder, Strategist World; Ms. Kshama Gupta, Deputy Head – Urban Planning, Indian Institute of Remote Sensing; Mr. S.K. Sayal, MD & CEO, Bharti Real Estate; Ms. Shubhra Puri, Founder, Gurgaon First; and Mr. Sanjay Kumar, Chief Policy Adviser, Climate Parliament.

Key themes ranged from geometric tree design to enhance urban shade, passive building cooling using natural airflow, high-efficiency cooling systems to cut energy use, and how highways and mobility corridors can be planned to mitigate heat across urban landscapes and beyond. Equally important was the conversation on how our ancient, climate-responsive ways of keeping homes cool can co-exist with new technologies, and why India must avoid blindly copying Western models when our own context-appropriate solutions are often more effective and sustainable.

During the session, appreciation was extended to Shri Shashank Mani Tripathi for inviting participants to his constituency to observe innovative initiatives aimed at reducing carbon footprints and addressing urban heat challenges. In response, on behalf of NAREDCO, an invitation was extended to the panel to visit key projects, including the Miyawaki Forest at The Amaryllis and the Solar Carport at Unity One, Rohini, as examples of integrating green infrastructure, renewable energy, and heat mitigation strategies into mainstream real estate development.





## President, NAREDCO Delhi participated in a meeting on strengthening hospitality infrastructure in Delhi

On 21 May 2026, Shri Harsh Vardhan Bansal, President, NAREDCO Delhi held a meeting with Shri Suman Billa, IAS, Director General, Ministry of Tourism, Government of India, along with Shri Nikhil Sharma, Managing Director, Radisson Hotel Group, and Ms. Rakhee Gupta, Director, CII.

During the meeting, discussions were held on a critical bottleneck in Delhi's growth trajectory, namely the acute shortage of quality hotel rooms in the capital, at a time when the city was rapidly emerging as a major hub for exhibitions, conventions, and global events. It was noted that with world-class venues such as Bharat Mandapam and Yashobhoomi becoming operational, Delhi needed to urgently expand its hospitality capacity to fully leverage opportunities in MICE, tourism, and business travel.

### The following key issues were highlighted:

- More hotel rooms in Delhi – both through fresh greenfield supply and brownfield expansion of existing properties.
- Rationalization of additional FAR charges for hotels – current premiums in Delhi are a significant deterrent to expansion; these need to be reviewed and moderated to make projects viable.
- Enabling policy support – any meaningful revision of hotel FAR norms and charges will require a coordinated approach, including consideration and approval from the Ministry of Housing and Urban Affairs, and a dedicated pipeline of hotel plots in strategic locations.

It was emphasized that if Delhi was to position itself as a global tourism and business destination, its hospitality infrastructure needed to grow in alignment with its venues and aspirations. The creation of an enabling environment for hotel developers to add inventory, expand vertically through additional FAR, and attract global hotel brands at scale was considered essential. It was further stated that CII Delhi would continue to work closely with the Ministry of Tourism, MoHUA, and relevant stakeholders to advocate for a policy framework that would unlock new hotel supply, reduce investment risks, and support Delhi's evolution into a world-class host city.



**BOARDROOM TO REALTY**

*Podcast by NAREDCO and MBTV*

**Boardroom to Realty: MBTV with Mr. Harsh Vardhan Bansal**  
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NATIONAL URBAN AND REAL ESTATE DEVELOPMENT CONCLAVE 2026

Featuring  
**Mr. Harsh Vardhan Bansal**  
President, NAREDCO Delhi & Co-Founder, Unity Group

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Media Coverage

**THE ECONOMIC TIMES**  
 www.economictimes.com  
 SUNDAY, 17 MAY 2026

**Hobby to Hustle**  
 Six years ago, the pandemic lockdowns sparked a wave of micro-entrepreneurs. Here's how some built to last **DEEP DIVE** >>>

**Naredco Proposes Changes to Ease Delhi TOD Restrictions**  
 Realty body says it will help spur residential, commercial development in national capital

**Faizan Haidar**

**New Delhi:** The National Real Estate Development Council (Naredco), has proposed changes to the Delhi Development Authority's newly introduced Transit-Oriented Development (TOD) policy, arguing that relaxing restrictions on apartment size, pricing, parking and mandatory commercial space would help spur residential and commercial development in the national capital.

Under the policy, planned, high-density and mixed-use development will be promoted within a 500-metre radius around Metro and RRTS corridors, covering an area of around 207 square kilometres.

The real estate body suggested that the policy should also include national highways and expressways.

"While the policy was long awaited and will give a much-needed boost to Delhi's real estate sector, we recently met Union Minister for Housing and Urban Affairs Manohar Lal and requested some minor changes," said Harsh Vardhan Bansal, president, Naredco Delhi. "The restriction on the size of the unit should be as per the definition of Rera carpet area, and there should not be any price cap; otherwise, developers will be hesitant to undertake projects."

The policy enables the development of smaller plots of 2,000 square meters under the TOD provisions.

A maximum floor area ratio (FAR) of up to 500 is permitted in TOD zones on plots measuring 2,000 sq. m. and above, with an 18-metre road. Of this, 65% of the total permissible FAR has been mandatorily earmarked for residential use, with units having a built-up area of 100 square metres, thereby providing for affordable housing along the Metro corridor.

"TOD cannot succeed through proximity alone," said Dikshu C. Kukreja, managing principal at C.P. Kukreja Architects. "It must be supported by a rich mix of uses and a spatial structure that encourages constant activity. The future of Indian cities lies not in endless expansion, but in intelligent consolidation, where infrastructure, architecture and public life are seamlessly aligned."

The current policy has a corridor-based approach and opens up an area of 207 sq. km. (500 metres on either side of Metro corridors and within a 500-metre radius of RRTS and railway stations), primarily for the provision of affordable housing through planned development and redevelopment.

Of this 207 sq. km., about 80 sq. km. of land under land pooling, low-density residential areas and unauthorised colonies, excluded under the earlier TOD policy, have been brought under the purview of the new policy.

"Transit-Oriented Development is not only about increasing density around transit corridors," said Anand Kumar, chairperson of Delhi RERA. "It is about creating more efficient, accessible and future-ready urban ecosystems where planning, infrastructure and housing evolve together..."

**TOD Framework Set to Redefine Delhi's Urban Landscape New Delhi, May 12, 2026: The Delhi Chapter of the National Real Estate...**

RealtyMore - May 12

**NAREDCO Delhi says TOD can be a big boost for metro-connected urban growth**

News News: The Delhi Chapter of the National Real Estate Development Council (NAREDCO), under the aegis of the Ministry of Housing and Urban Affairs, hosted its...

The Times of India

**Naredco proposes changes in Delhi's TOD policy**

In a bid to reshape Delhi's urban landscape, NAREDCO has put forth new suggestions for the city's Transit-Oriented Development policy. By advocating for a reduction in apartment size and price regulations, they aim to spark a boom in...

Economic Times

**NAREDCO Delhi sees TOD Policy 2026 as key driver of metro-linked redevelopment**

Industry meet discusses higher FAR, faster approvals and transit-oriented urban growth

Construction World Magazine - May 12



**NAREDCO**  
**HARYANA**

HARYANA



## NAREDCO NextGen NCR Hosted Inaugural Member Roundtable on Land Records, Rights & Realities in NCR

NAREDCO NextGen NCR successfully conducted its inaugural Member Roundtable on **Land Records, Rights & Realities in NCR**, on 16 May 2026 at the Tulip Club House, Sector 70, Gurugram. The event marked the first official gathering of the chapter's members and provided a platform for meaningful dialogue on one of the most critical aspects of real estate development-land.

The evening commenced with member introductions, allowing participants to connect, exchange perspectives, and establish a foundation for future collaboration within the chapter. This was followed by an engaging discussion led by eminent legal experts from the real estate sector.

The roundtable featured insightful contributions from Ms. Jayshree Navin Chandra, Senior Partner at Zeus Law, and Mr. Avnish Sharma, Partner – Real Estate at Khaitan & Co. Drawing from their extensive experience, the speakers shared valuable perspectives on the evolving landscape of land administration and real estate transactions across the National Capital Region.

Key areas of discussion included land record digitisation and the implementation of ULPIN, legal due diligence practices, title verification, regulatory considerations, and the practical challenges associated with land acquisition and development. The experts also highlighted the importance of robust title assessment and risk mitigation strategies in ensuring transparent and secure land transactions.

The interactive format of the session encouraged active participation from members, who shared on-ground experiences and engaged in discussions on contemporary land-related issues impacting the real estate sector. The exchange of practical insights and professional experiences added significant value to the deliberations.

The inaugural roundtable concluded with a networking dinner, providing members and experts an opportunity to continue conversations in an informal setting and strengthen industry relationships.

The event successfully set the tone for future NAREDCO NextGen NCR initiatives, reinforcing the chapter's commitment to fostering knowledge-sharing, professional development, and meaningful engagement among the next generation of real estate leaders.







**NAREDCO**  
**KARNATAKA**

Karnataka



NAREDCO Karnataka Activities

# NAREDCO Karnataka Participated at Elev8 Architecture & Design Festival 2026

NAREDCO Karnataka proudly participated in the Elev8 Architecture & Design Festival 2026, held on 30 May 2026 at Venkatappa Art Gallery, Bengaluru. A delegation of five NAREDCO members attended the event and actively engaged with industry experts, architects, designers, and innovators. The visit provided valuable insights into emerging trends, sustainable design practices, and innovative architectural solutions shaping the future of the built environment. The event also offered an excellent platform for networking, knowledge exchange, and collaboration among professionals from the architecture and real estate sectors.

Elev8 Architecture & Design Festival is a premier platform that brings together leading architects, designers, developers, and industry stakeholders. The festival showcases innovative design concepts, cutting-edge technologies, and sustainable development practices. Through exhibitions, discussions, and interactive sessions, it promotes creativity and knowledge sharing within the architecture and design community. Elev8 serves as a catalyst for industry collaboration and inspires professionals to explore future-forward solutions. The festival celebrates excellence in architecture and design while fostering meaningful connections across the industry.





**NAREDCO**  
**MAHARASHTRA**

Maharashtra



Media Coverage

# ‘Missing Link’ Set to Redraw Mumbai-Pune Realty Map

Kailash Babar

**Mumbai:** The operationalisation of the Missing Link, a ₹6,695 crore infrastructure project on the Mumbai-Pune Expressway, is set to reshape real estate dynamics across Mumbai, Navi Mumbai and Pune, with faster connectivity expected to unlock new residential and office demand corridors.

The project, designed to bypass the congested 19.8-km Khandala Ghat stretch, comprises a 13.3-km corridor, including an 8.9-km tunnel and a 183-metre bridge. It is expected to cut travel time between Mumbai and Pune by up to 45 minutes and improve reliability.

“The Missing Link is a transformational infrastructure milestone that will redefine connectivity between Mumbai and Pune while opening new high-potential growth corridors across the region,” said Kamlesh Thakur, president, NAREDCO Maharashtra. “By significantly reducing travel time and improving mobility, this project is expected to accelerate demand for

emerging destinations within the Mumbai 3.0 growth belt.”

He said the project would ease pressure on core urban centres while unlocking residential and commercial opportunities across the Mumbai region.

“Such infrastructure is a key catalyst for realty market evolution,” said Gulam Zia, international partner, senior executive director, research, advisory, infrastructure and valuation, Knight Frank India.

“Improved connectivity between Mumbai and Pune is expected to strengthen integration between the two cities,

unlocking new opportunities for residential and commercial development along the corridor. It further broadens the investable landscape, boosts buyer confidence and supports the emergence of new growth clusters.”

He added that faster, more reliable

**Faster connectivity seen unlocking new residential, office and logistics corridors across these markets**



Devendra Fadnavis with Eknath Shinde and Sunetra Pawar at the inauguration event



transit would improve efficiency and drive demand for Grade A warehousing and larger logistics hubs across ecommerce, manufacturing and third-party logistics.

Pune’s property market is expected to see a dual impact. Improved connectivity could support housing demand from buyers seeking affordability with inter-city access, while western micro-markets such as Baner, Wakad, Hinjewadi and Pashan may see higher office leasing, particularly from

companies adopting multi-location strategies. Better access is also expected to enhance connectivity to the Navi Mumbai International Airport, placing it within about 1.5-2 hours from Pune and expanding its catchment.

Navi Mumbai is likely to be a key beneficiary, with its location along the corridor and supporting infrastructure such as the new airport and metro network strengthening its position as a decentralised business hub.

## Missing link to transform realty landscape in Mumbai 3.0

The concept of Mumbai 3.0 comprising peripheral growth zones beyond Navi Mumbai and Panvel is gaining traction

KUMUD DAS  
MUMBAI

MISSING Link project, designed to bypass the ghat section and cut travel time between Mumbai and Pune by nearly 20-25 minutes will not only decongest one of India’s busiest expressways but also unlock new micro-markets along the corridor. Improved accessibility is expected to accelerate infrastructure-led development, encouraging both end-users and investors to explore alternatives beyond the saturated city core.

With infrastructure acting as a catalyst, Karjat and nearby regions are witnessing a steady influx of real

estate activity, particularly in plotted developments, villa communities, and wellness-centric second homes. These locations offer a compelling mix of affordability, natural surroundings, and improving civic infrastructure making them attractive for both weekend homes and long-term investments.

The concept of Mumbai 3.0 comprising peripheral growth zones beyond Navi Mumbai and Panvel is gaining traction, especially with large-scale infrastructure projects such as the Mumbai Trans Harbour Link (MTHL), Navi Mumbai International Airport, and now the Missing Link. Together, these developments are re-



shaping the real estate narrative, decentralizing demand, and creating new urban clusters.

Talking to Biz Buzz, Kamlesh Thakur, President, Naredco Maharashtra said, “The Missing Link is a transformational infrastructure milestone that will redefine

The Missing Link is a transformational infrastructure milestone that will redefine connectivity between Mumbai and Pune while opening new high-potential growth corridors across the region. By significantly reducing travel time and improving mobility, this project is expected to accelerate demand for emerging destinations within the Mumbai 3.0 growth belt

— Kamlesh Thakur,  
President, Naredco Maharashtra

connectivity between Mumbai and Pune while opening new high-potential growth corridors across the region. By significantly reducing travel time and improving mobility, this project is expected to accelerate demand for emerging destinations within the Mumbai 3.0 growth belt. It will help decongest established urban centres, create fresh residential and commercial opportunities, and drive more balanced, future-ready real estate development across

the Mumbai Metropolitan Region (MMR).” Gautam Thacker, Founder President & Chairman, Naredco Raigad commented, “Infrastructure projects like the Missing Link are critical in unlocking the true potential of regions like Neral and Karjat. It is a transformative infrastructure project that effectively brings Pune closer to Neral-Karjat and the larger Mumbai 3.0 region. This improved connectivity is already translating into heightened interest from Pune-based developers as well as homebuyers, who now see the region as a highly accessible and attractive destination. With seamless travel between key cities, the region is poised to witness accelerated real estate activity with immense opportunities for planned development, and with the right policy support, it can emerge as a well-balanced urban extension of

Mumbai.” Industry experts believe that as infrastructure continues to improve, the demand dynamics will shift further towards these emerging corridors. With relatively lower entry prices compared to Mumbai and Navi Mumbai, coupled with increasing lifestyle aspirations, locations such as Neral, Karjat, Khopoli and Lonavala are well-positioned to benefit from the next wave of real estate growth.

As Mumbai’s urban sprawl expands, the Missing Link stands out as a critical enabler bridging not just distances, but also unlocking new possibilities for sustainable and distributed urban development.

## Media Coverage

### 'महारेरा'चे दहाव्या वर्षात पदार्पण

■ मुंबई : महारेराला नऊ वर्षे पूर्ण झाली असून यशस्वीरीत्या दहाव्या वर्षात पदार्पण केले आहे. गेल्या ९ वर्षांत गृहनिर्माण क्षेत्रात खरेदी-विक्री प्रक्रियेत अधिक पारदर्शकता, उत्तरदायित्व आणि खरेदीदारांच्या विश्वासाद्वारे महाराष्ट्राच्या स्थावर मालमत्ता क्षेत्रात परिवर्तन घडवण्याचे श्रेय महाराष्ट्र स्थावर संपदा नियामक प्राधिकरणाला देण्यात आले आहे.

विकासकांची संघटना 'नरेडको महाराष्ट्र'च्या मते, स्थावर मालमत्ता (नियमन आणि विकास) कायदा, २०१६ अंतर्गत लागू केलेल्या या नियामकाने राज्यातील स्थावर मालमत्ता बाजारात रचना आणि शिस्त आणण्यास मदत केल्याचे स्पष्ट केले आहे. नरेडको महाराष्ट्रचे अध्यक्ष कमलेश ठाकूर यांनी महारेराने गेल्या नऊ वर्षांत पारदर्शकता वाढवून, तक्रार निवारण सुधारून आणि घर खरेदीदारांचा आत्मविश्वास वाढवून एक परिवर्तनकारी भूमिका बजावल्याचे स्पष्ट केले.

### 'महारेरा'चे दहाव्या वर्षात पदार्पण

मुंबई - महारेराला नऊ वर्षे पूर्ण झाली असून, यशस्वीरीत्या दहाव्या वर्षात पदार्पण केले आहे. गेल्या ९ वर्षांत गृहनिर्माण क्षेत्रात खरेदी-विक्री प्रक्रियेत अधिक पारदर्शकता, उत्तरदायित्व आणि खरेदीदारांच्या विश्वासाद्वारे महाराष्ट्राच्या स्थावर मालमत्ता क्षेत्रात परिवर्तन घडवण्याचे श्रेय महाराष्ट्र स्थावर संपदा नियामक प्राधिकरणाला देण्यात आले आहे. विकासकांची संघटना 'नरेडको महाराष्ट्र'च्या मते, स्थावर मालमत्ता (नियमन आणि विकास) कायदा, २०१६ अंतर्गत लागू केलेल्या या नियामकाने राज्यातील स्थावर मालमत्ता बाजारात रचना आणि शिस्त आणण्यास मदत केल्याचे स्पष्ट केले आहे. नरेडको महाराष्ट्रचे अध्यक्ष कमलेश ठाकूर यांनी महारेराने गेल्या नऊ वर्षांत पारदर्शकता वाढवून, तक्रार निवारण सुधारून आणि घर खरेदीदारांचा आत्मविश्वास वाढवून एक परिवर्तनकारी भूमिका बजावली असल्याचे स्पष्ट केले आहे.

## Media Coverage



### 'Missing Link' to reshape MMR realty map; Karjat-Lonavala emerge as 'Mumbai 3.0' hotspots

MUMBAI: As Mumbai's housing demand spills beyond its saturated core, the upcoming Missing Link on the Mumbai-Pune Expressway is poised to reshape the region's real estate geography, catalysing growth across the emerging 'Mumbai ...

The Times of India



### Mumbai Real Estate Update: 13,864 Property Registrations In April, Highest For Month In 14 Years

Mumbai recorded 13,864 property registrations in April 2026, the highest for the month in 14 years, reflecting strong housing demand. Stamp duty collections crossed ₹1,114 crore despite a softer rise in revenue growth.

Free Press Journal | Apr 30



### Mumbai property registrations rise 6% in April 2026, best in 14 years

This was the best-ever April for the city in the past 14 years, signalling continued end-user demand

Business Standard | Apr 30



### Missing Link to reshape Mumbai-Pune corridor, boost prospects of Mumbai 3.0

A major infrastructure project, the Missing Link on the Mumbai-Pune Expressway, is set to transform real estate. This Rs 6,695 crore initiative will significantly cut travel time, boosting demand for housing and offices. Navi Mumbai and Pune's property ...

Economic Times



### MahaRERA At 9: Developers Hail Transparency Gains, Flag Approval Delays As Key Concern

As MahaRERA completes nine years, it is credited with transforming Maharashtra's real estate sector through greater transparency, accountability, and buyer confidence. Developers acknowledge improved discipline but flag persistent ...

Free Press Journal | May 9





**NAREDCO**  
**RAJASTHAN**

Rajasthan



## Rajasthan RERA Conciliation Meeting

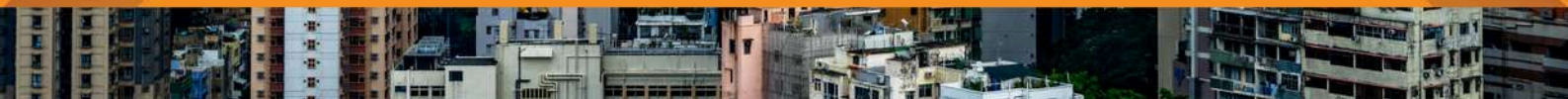
On 11 May 2026, Shri. Ashok Patni, State Convener and Vice Chairman, RAJREDCO along with Shri Ashok Gupta, CA and Consultant, Rajasthan RERA, and other members, participated in the Rajasthan Real Estate Regulatory Authorities Conciliation Meeting held at the office of Rajasthan Rera.





**NAREDCO**  
**TELANGANA**

Telangana



**NAREDCO Telangana Activities**

**1. Stakeholder Consultation Meeting on Amendments to Telangana Fire Services Act, 1999**

CREDAI Telangana hosted a Joint Stakeholders Consultation Meeting on Amendments to the Telangana Fire Services Act, 1999 on 30<sup>th</sup> April 2026 at CREDAI Telangana Office, Financial District, Nanakramguda, Hyd. Some members attended the meeting.

**2. NAREDCO Telangana GC Meeting dated 12.05.2026**

NAREDCO Telangana Governing Council Meeting was held on 12.05.2026.



**NAREDCO Telangana Governing Council Meeting - May 2026 in progress**



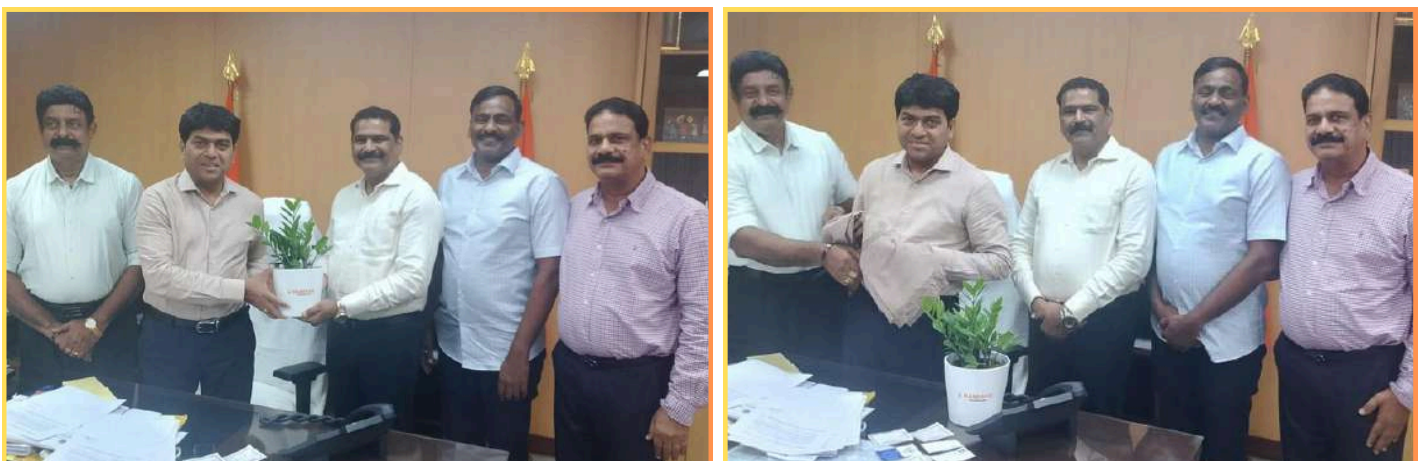
**Presentation of Sapling to Mr. K Sreedhar Reddy, President (Right) by Mr. K Shanker Rao, Advisory Committee Member (Left) at the Meeting**



**Presentation of Sapling to Mr. R Venkateswara Rao, Secretary General (Right) by Mr. V Venkateshwarlu, GC Member, NAREDCO Telangana (Left) at the Meeting**

### **3 Meeting with Mr. Ravi Gogulothu, IAS, Member Secretary, Telangana Pollution Control Board dated 20.05.2026**

The Lead Table Members met Mr. Ravi Gogulothu, IAS, Member Secretary, Telangana Pollution Control Board on 20.05.2026 at his Office and discussed about the Consent for Establishment (CFE) and Consent for Operation (CFO) relating to Environmental Clearances in real estate projects.



**Members presenting a Sapling and Felicitating with a Shawl - Mr. Ravi Gogulothu, IAS, Member Secretary, Telangana Pollution Control Board (2<sup>nd</sup> from Left)**

#### 4. Meeting with Greater Hyderabad Centering Contractors Association dated 25.05.2026.

A meeting was held with the Members of Greater Hyderabad Centering Contractors Association Date 25.05.2026 at NAREDCO Telangana Office. The Lead Table Members attended the meeting.



Meeting with Members of Greater Hyderabad Centering Contractors Association

#### 5 NAREDCO Telangana Monthly General Body Meeting dated 26.05.2026

NAREDCO Telangana Monthly General Body Meeting was conducted on 26.05.2026 at Hyderabad Golf Club, Golconda Fort, Hyd.



**NAREDCO Telangana Monthly General Body Meeting April 2026 in progress**



**Members at the Meeting**



**Discussion amongst the members at the meeting**



Mr. V Giridhar Rao, Principal Consultant, Rally's Engineering Consultants gave a presentation on "Draft Amendments in Fire Services Act, 1999" at the meeting



Presentation of Sapling and Memento to Mr.V Giridhar Rao, Principal Consultant, Rally's Engineering Consultants by Members of NAREDCO Telangana



Presentation of Mementos to New Members at the meeting



Signing of the MOU with Engineering Staff College of India (ESCI) at the Monthly Meeting



**At the signing of the MOU Dr. G Rameshwar Rao, Director, Engineering Staff College of India (ESCI) addressing the Members**

## **6. Invitation to Support Andhra Pradesh Investment Promotion Roundtable.**

Govt of Andhra Pradesh organized a series of sessions on Investment Promotion Roundtable on 30<sup>th</sup> April & 01<sup>st</sup> May 2026 at Le Meridien, Gachibowli, Hyd, covering key sectors including IT, Global Capability Centers (GCC), VGC, Co-Working, IT Infrastructure, Electronics Manufacturing, Electronics Components & Semiconductor ecosystem, and Quantum. Some members attended the meeting.

## **7. ESCI One-Day training program on "C&D Waste Management dt 06.05.2026.**

Under the 99-Day Praja Palana - Pragati Pranalika Action Plan, Engineering Staff College of India (ESCI), Hyderabad in collaboration with Hyderabad Metropolitan Area & Urban Development Dept organized a one-day training programme on "C&D Waste Management" on 06<sup>th</sup> May 2026 at ESCI Campus, Gachibowli, Hyd.

The program was inaugurated by Mr. K Sreedhar Reddy, President in the presence of Dr. Rameshwar Rao, Director, ESCI Hyderabad & the closing session was presided over by Mr. Jayesh Ranjan, IAS, Special Chief Secretary, Metropolitan Area & Urban Development Dept.

NAREDCO Telangana is of the considered view that 'Waste is a resource in the wrong place.' The 2025 C&D Rules mark a strategic shift toward a circular economy. These new guidelines offer operational advantages that can make C&D waste management both supportive and economically viable for projects and our industry.

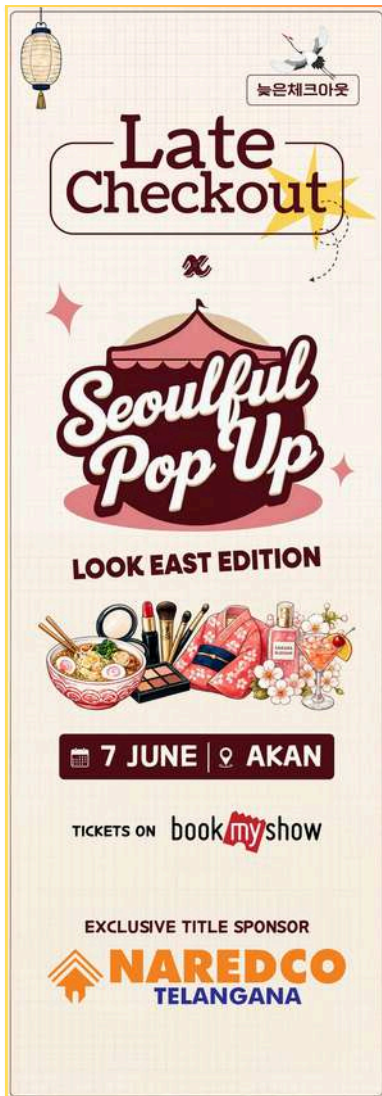
### **Key Takeaways:**

- Transitioning from "Build and Discard" to Resource Recovery.
- "How-to" steps for compliance and operational efficiency.
- Aligning with new state urban development standards.

## 8. Seoulful Pop Up x Late Checkout

Seoulful Pop Up x Late Checkout is conducting a Cultural Market Experience on 07<sup>th</sup> 2026 at Akan, Jubilee Hills, Hyderabad.

“NAREDCO Telangana” is the Exclusive Title Sponsor of the event.



## 9. Construction Commodities rates.

Every Monday morning rates of commodities are collated from companies dealing in Steel, RMC, Cement, Metal, and Concrete Sand. These companies send the rates for their various products every Monday morning to be sent to NAREDCO Telangana Members. Depending on their requirements members directly contact the company representative and confirm their order.

## 10. Collaboration Opportunity: Heritage Partner Scheme

Govt. of Telangana has been in discussions with NAREDCO Telangana for the stewardship, rejuvenation & adaptive re-use of the State's most iconic historical landmarks.

This transformative Public-Private Partnership (PPP) model moves beyond passive conservation. It aims to develop our historical structures into vibrant economic assets, generating local employment and sustainable revenue while preserving and safeguarding our culture and heritage.

**To explore this initiative, NAREDCO Telangana conducted official site visits on 15.05.2026 as under:-**

1. Irram Manzil Palace
2. College of Nursing, Raj Bhavan Road
3. Nizamia Observatory, Ameerpet

This was a prestigious opportunity for professional stewardship, innovative management, and leaving a resilient legacy for the next generation.

**Representatives from the Govt. Dept. (National Institute of Urban Management (NIUM)) attended the site visit are as under:-**

- 1) Ms. Archana Suresh
- 2) Ms. Nitya Khendry
- 3) Ms. Prajwala Sam Rachapudy

**Following Members from NAREDCO Telangana and NAREDCO Hyderabad attended the site visits:-**

- 1) Mr. K Sreedhar Reddy, President
- 2) Mr. Kondala Sudhakar Reddy, Treasurer
- 3) Mr. M Venkateshwara Rao, President, NAREDCO Kukatpally Zone
- 4) Mr. Vishnu Vardhan Reddy Medapati, President, NAREDCO Hyderabad
- 5) Mr. Sandeep Ravula, WeRise Infra and Member, NAREDCO Telangana and NAREDCO Hyderabad
- 6) Mr. Charan Damera and SriDutt Damera, Earth Pavers Hyd Pvt Ltd and Member, NAREDCO Hyderabad
- 7) Mr. Saran, Devi Homes and Member, NAREDCO Hyderabad



**Members at Irram Manzil Palace, Hyderabad (1<sup>st</sup> site visit)**



**Members at Nizamia Observatory at Ameerpet, Hyderabad (3<sup>rd</sup> site visit)**



**Members at College of Nursing at Raj Bhavan Road, Hyderabad (2<sup>nd</sup> site visit)**

## 11. Representation - Implementation of Points agreed to during meeting of 05.02.2026.

A representation was submitted to Mr. Jayesh Ranjan, IAS, Special Chief Secretary, Metropolitan Area & Urban Development Dept on 07.05.2026 on Implementation of Points agreed to during meeting of 05.02.2026. The issues included in the representation were as under:-

- 1) 5% mortgage release for all projects - For all ongoing projects to ease liquidity.
- 2) Payment of NALA for completed projects
- 3) Revert to Registering the Resident Welfare Association under the Societies Registration Act as done previously, from the present Telangana Mutually Aided Co- operative Society.
- 4) Tariff for Common Areas in apartments and STP's to be changed from Commercial to Residential Tariff – this will be a big relief for residents.
- 5) Electricity Tariff during construction to be charged as per Commercial Tariff and not as Temporary Category.

**The Hon'ble Spl. Chief Secretary gave a patient hearing and assured us that they will be implemented in a timely manner. Following members attended the meeting:-**

- 1) Mr. K Sreedhar Reddy, President
- 2) Mr. Kali Prasad Damera, Executive Vice President
- 3) Mr. K Gopala Krishna, Executive Vice President
- 4) Mr. R Venkateswara Rao, Secretary General
- 5) Mr. Kondala Sudhakar Reddy, Treasurer
- 6) Mr. G V Ravi Kumar, Vice President
- 7) Mr. V V Durga Prasad, Vice President
- 8) Mr. M Prema Kumar, Vice President
- 9) Mr. K V Prasada Rao, Secretary General, NAREDCO West Zone Builders Association
- 10) Mr. Vishnu Vardhan Reddy Medapati, President, NAREDCO Hyderabad
- 11) Mr. Naga Venkata Aditya Boddu, General Secretary, NAREDCO Hyderabad



**Meeting with Mr. Jayesh Ranjan, IAS, Special Chief Secretary, Metropolitan Area & Urban Development Dept**



**Members Presenting a Sapling to Mr. Jayesh Ranjan, IAS, Special Chief Secretary, Metropolitan Area & Urban Development Dept**



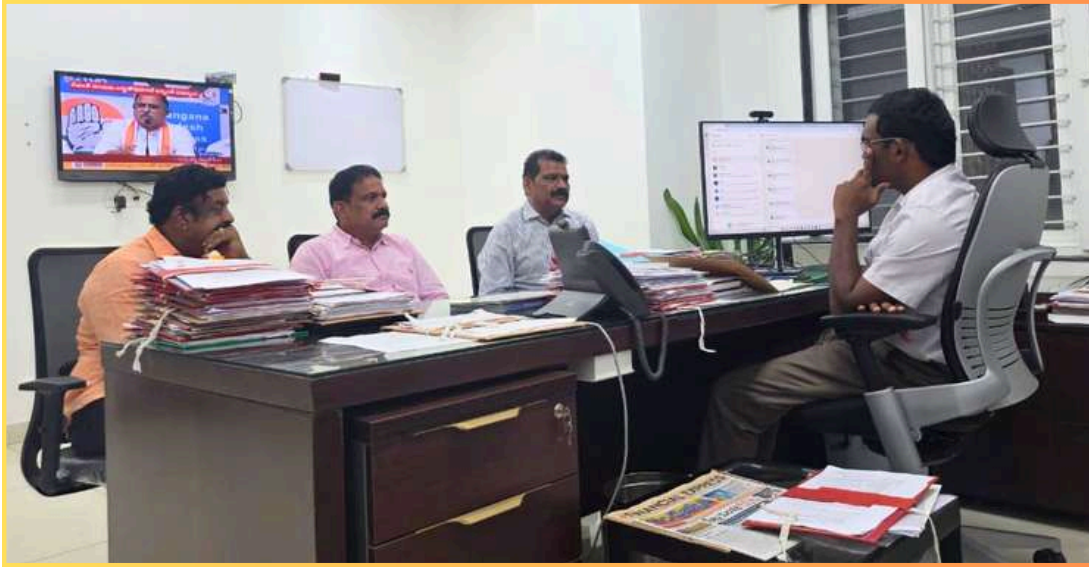
**Members felicitating with a Shawl and presentation of Memento to Mr. Jayesh Ranjan, IAS, Metropolitan Area & Urban Development Depts**

## 12. Representation - Proposed revision of Land Values and reduction in registration charges

A representation was submitted to Mr. Rajeevgandhi Hanumanthu, IAS, Secretary to Government, Revenue Dept. and Commissioner & I.G., Registration & Stamps Dept. on 19.05.2026 on proposed revision of Land Values and reduction in registration charges. The issues included in the representation are as under:

1. Rationalization of SRO rates for commercial buildings based on the SRO rates revised in the year 2021
2. Concession of 1% in registration charges if the property is registered in the name of a woman or defence personnel
3. Concession of 20% in registration charges for every 10 years, subject to a maximum reduction of 50%
4. Special concession of 25% in registration charges can be given only for the incremental value rather than the SRO value.
5. Proposed revision in Market Value in the GHMC limits may be deferred for a minimum period of 12 months.
6. Open Land Tax Areas being wrongly recovered from new flat purchasers rather than the original land owner. SROs are conditioning registrations on pre-OC Vacant Land Tax arrears. Requested the Govt. to issue a circular directing recovery from original land owner and not new purchaser.
7. Publishing an uptime SLA, real-time status dashboard, DR infrastructure, and 48-hour compensatory slot re-allotment for the Portal Downtime and Server Reliability Issues.
8. Waiting period for turnaround slot at key SROs is 2-4 weeks and 2-6 weeks scanning delays. Requested the Govt. for extended hours, SRO bifurcation and mandatory 48-hour scanning.
9. Requested the Govt. to give 50% concession in Registration Charges if the property is sold within 1 year of the sale deed registration date.

A copy of the representation was submitted to Mr. M Venkat Rajesh, Addl. I.G., Regn & Stamps Dept on 23.05.2026.



**Meeting with Mr. Rajeevgandhi Hanumanthu, IAS, Secretary to Govt, Revenue Dept and Commissioner & I.G. Registration & Stamps Dept**



**Members presenting a Sapling and felicitating with a Shawl - Mr. Rajeevgandhi Hanumanthu, IAS, Secretary to Government, Revenue Dept and Commissioner & I.G. Registration & Stamps Dept (Left)**



**NAREDCO**  
**UTTAR PRADESH**

Uttar Pradesh



## ICC UP Real Estate Summit 2026

On 21 May 2026 the ICC UP Real Estate Summit 2026 was held at Taj Mahal Hotel, Lucknow, in which NAREDCO Uttar Pradesh participated as an Association partner, showing its continued support towards development of real estate sector in the state. The event brought together leading real estate developers, industry experts, policymakers, investors, and stakeholders to discuss the growth and future of real estate sectors in Uttar Pradesh.

The summit highlighted Uttar Pradesh's emergence as one of India's fastest growing real estate destinations, driven by major infrastructure projects, expressway, airport development, metro connectivity, smart city initiatives, and investor friendly government policies. The main objectives of the summit were to discuss opportunities, challenges, and future growth in the real estate sectors of Uttar Pradesh. The event also focused on strengthening coordination between industry stakeholders and government authorities for sustainable urban development.

The summit witnesses the active participation of NAREDCO Uttar Pradesh members, including Chairman Mr. Virendra Tiwari, President Dr. Aditya Shukla, Secretary General Mr. Saurabh Singh, Vice President Dr. Ajay Pandey, and Mr. Ankit Srivastava, Advisor Mr. Amit Gupta, Joint Secretary Mr. Amit Ojha and Mr. Abhinav Pratap Chaubey, Secretary Mr. Abhishek Ganguli, Treasurer Mr. Adarsh Bhatt, Director General Dr. Pranshul Pathak along with other prominent members of NAREDCO Uttar Pradesh.

The summit focused on Uttar Pradesh evolving real estate landscapes and its growing contribution towards the vision of making state a trillion - dollar economy through infrastructure – led development, policy reforms, urban expansions, and investment opportunities. The summit concluded with productive discussions and a shared vision for the continued growth and development of the real estate sector in Uttar Pradesh.







## Meeting with Shri Tokhan Sahu, Hon'ble Minister of State, Ministry of Housing and Urban Affairs, Govt. of India

NAREDCO Uttar Pradesh President Dr. Aditya Shukla met Hon'ble Shri Tokhan Sahu, Hon'ble Minister of State for the Ministry of Housing and Urban Affairs, Government of India on 25 May 2026. Meeting was focused on emerging opportunities, policy developments, and sustainable growth strategies for the real estate sector in Uttar Pradesh.



## Meeting with Shri Virendra Pratap Singh, Hon'ble Chairman UP District Cooperative Bank Ltd

NAREDCO Uttar Pradesh President Dr. Aditya Shukla met Shri Virendra Pratap Singh on 17 May 2026. Meeting was focused on how to be strengthening financial support for real estate sector and housing sector, with focus on affordable housing and sustainable development.



## Meeting with Smt. Sushma Kharakwal, Hon'ble Mayor of Lucknow

NAREDCO Uttar Pradesh President Dr. Aditya Shukla met Smt. Sushma Kharakwal on 6 May 2026. Meeting was focused on urban development, affordable housing, and initiatives for sustainable growth and infrastructure.



## NAREDCO Uttar Pradesh Participated in National Consultation on Fiscal Empowerment of City Governments in Mumbai

On 14 May 2026 Shri Saurabh Singh, Secretary General, NAREDCO Uttar Pradesh along with Smt. Sushma Kharakwal Hon'ble Mayor of Lucknow, participated in the National Consultation on Fiscal Empowerment of City Governments organized by Praja Foundation in Mumbai

The programme witnessed the participation of public representatives and experts from various urban local bodies across the country, providing an excellent opportunity for meaningful discussions on strengthening the financial capacity of cities, enhancing revenue generation, and promoting innovative urban development practices.



## Meeting with Shri Suresh Khanna, Hon'ble Cabinet Minister of Finance and Parliamentary Affairs Uttar Pradesh

NAREDCO Uttar Pradesh Secretary General Shri Saurabh Singh met Shri Suresh Khanna on 5 May 2026. Meeting was focused on investment promotion, policy support and the future growth of the real estate sector in Uttar Pradesh.





WOMEN WING  
OF  
NAREDco

**NAREDCO Mahi Delegation Invited Smt. D Thara, IAS,  
Additional Secretary, Ministry of Housing and Urban Affairs ,  
Govt. of India**



NAREDCO Mahi delegation extended a formal invitation to Smt. D Thara, IAS, Additional Secretary, Ministry of Housing and Urban Affairs , Government of India, for the 5th NAREDCO MAHI Convention.

The interaction reinforced the importance of industry collaboration, leadership, and forward-looking dialogue in shaping the next chapter of real estate development.

**NAREDCO Mahi Delegation Invited Shri Kuldip Narayan, IAS, Joint Secretary, Ministry of Housing and Urban Affairs, Govt. of India**



NAREDCO Mahi delegation extended a formal invitation to Shri Kuldip Narayan, IAS, Joint Secretary, Ministry of Housing and Urban Affairs, Government of India, for the 5th NAREDCO Mahi Convention. The meeting reflected a shared vision towards strengthening industry engagement, encouraging progressive policy discussions, and shaping the future of urban development in India.

**NAREDCO Mahi Delegation Invited Smt. Rohina Gupta, Director, Ministry of Housing and Urban Affairs, Govt. of India**



NAREDCO Mahi delegation formally extended an invitation to Smt. Rohina Gupta, Director, Ministry of Housing and Urban Affairs, Government of India, for the 5th NAREDCO Mahi Convention. The interaction highlighted the importance of collaborative leadership, progressive dialogue, and a shared vision for the future of urban development and the real estate sector.

**NAREDCO Mahi Delegation Invited Smt. Raksha Khadse, Hon'ble Minister of State, Ministry of Youth Affairs and Sports, Govt. of India**



Ms. Smita Patil, President, NAREDCO Mahi, along with the NAREDCO Mahi delegation, formally invited Smt. Raksha Khadse, Hon'ble Minister of State, Ministry of Youth Affairs and Sports, Government of India, to the 5th NAREDCO Mahi Convention. The interaction reflected a shared vision of empowering women leaders, fostering inclusive growth, and creating platforms that inspire meaningful impact across sectors.

**NAREDCO Mahi Delegation invited Smt. Vijaya Kishore Rahatkar, Chairperson, National Commission for Women (NCW)**



NAREDCO Mahi delegation, formally invited Smt. Vijaya Kishore Rahatkar, Chairperson, National Commission for Women (NCW), to the 5th NAREDCO Mahi Convention. The interaction reflected a shared vision of empowering women leaders, fostering inclusive growth, and creating platforms that inspire meaningful impact across sectors.

## NAREDCO Mahi Delegation Invited Smt. Roopa Mishra, IAS, Joint Secretary, Ministry of Housing and Urban Affairs, Govt. of India



NAREDCO Mahi delegation formally invited Smt. Roopa Mishra, IAS, Joint Secretary, Ministry of Housing and Urban Affairs, Government of India, to be a part of the 5th NAREDCO Mahi Convention.

The interaction marked a meaningful exchange on leadership, urban development, and the evolving landscape of the real estate sector.

**NAREDCO Mahi Delegation Invited Shri Dilip Kumar, IAS,  
Director General (Training), DGT & Ministry of Skill  
Development and Entrepreneurship (MSDE)**



NAREDCO Mahi delegation invited Shri Dilip Kumar, IAS, Director General (Training), DGT and Ministry of Skill Development and Entrepreneurship (MSDE) to the 5th NAREDCO Mahi Convention.

## NAREDCO Mahi Delegation Invited Dr. K. P. Mahadevaswamy Chairman and Managing Director (CMD) of NBCC (India) Limited



NAREDCO Mahi Delegation Invited Dr. K. P. Mahadevaswamy (K. P. M. Swamy), Chairman and Managing Director (CMD) of NBCC (India) Limited to the 5th NAREDCO Mahi Convention.

## NAREDCO Mahi participated as Industry Partner at 6th Realty+ Women Icon Conclave & Awards 2026

**Realty+ WOMEN ICON AWARDS 2026**  
 6<sup>th</sup> EDITION

**40<sup>th</sup> UNDER**  
 PRESENTING THE YOUNG TYCOONS OF INDIAN REALTY

**WELCOMING OUR INDUSTRY PARTNER**

**NAREDCO MAHI**  
 A WOMEN'S LEADERSHIP INITIATIVE

**28TH MAY 2026**  
**NOVOTEL INTERNATIONAL AIRPORT, MUMBAI**

**FOR SPONSORSHIP & PARTNERSHIP OPPORTUNITIES:**

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NAREDCO Mahi participated as Industry Partner at 6th Realty+ Women Icon Conclave & Awards 2026 to celebrate the extraordinary women who are redefining the Indian real estate landscape through leadership, innovation, and influence.

The Realty+ Women Icon Awards is one of the industry's most respected platforms recognising these inspiring leaders who continue to break barriers, build powerful brands, and shape the future of the sector.

**BOARDROOM TO REALTY**

*Podcast by NAREDCO and MBTV*

**Boardroom to Realty: MBTV with Ms. Smita Patil**  
 MBTV by Magicbricks

NAREDCO

mbtv

NATIONAL URBAN AND REAL ESTATE  
 DEVELOPMENT CONCLAVE 2026

Featuring  
**Ms. Smita Patil**  
 President, NAREDCO Mahi &  
 Managing Director, SSPL Group

WATCH THE  
 FULL VIDEO ON MBTV

Watch on YouTube

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## Upcoming NAREDCO Mahi Programme



The poster for the 5th NAREDCO MAHI Convention features a light blue background with a faint image of a woman in a white shirt. At the top, the NAREDCO MAHI logo is displayed in orange and blue, with the tagline 'A WOMEN'S LEADERSHIP INITIATIVE' below it. The main title '5<sup>th</sup> NAREDCO Mahi CONVENTION' is prominently shown in large blue letters, with a stylized city skyline and a sun behind it. Below the title, the date and location '20 June, 2026 | Yashobhoomi, New Delhi' are listed. At the bottom, there is a QR code with the text 'REGISTER NOW' underneath it, and a 'STAY TUNED' graphic. The bottom of the poster includes social media icons for Facebook, Instagram, LinkedIn, and YouTube, along with the handle '@naredcomahi' and the website 'www.naredco.in'.

The stage is being set, the leaders are gathering, and India's most powerful platform for women in real estate is taking shape bigger, bolder and more impactful than ever. The 5th NAREDCO MAHI Convention is set to bring together inspiring women leaders, industry experts, and change-makers on one powerful platform.

From insightful discussions to meaningful collaborations, this convention is all about empowering voices, breaking barriers, and driving inclusive growth in the industry.

## NAREDCO Mahi Sheroes Awards 2026

**NAREDCO** **5<sup>th</sup> NAREDCO Mahi CONVENTION** **NAREDCO MAHI**  
A WOMEN'S LEADERSHIP INITIATIVE  
 20 June, 2026 | Yashobhoomi, New Delhi

**Announcing NAREDCO Mahi Sheroes awards**

The **NAREDCO Mahi Sheroes Awards** aim to recognize and honour women who have made significant contributions to Mahi initiatives.

- Recognizing Exceptional Women**
- Inspiring Communities**
- Celebrating Leadership & Impact**
- Building a Stronger, Inclusive Tomorrow**

Together, let's celebrate the **Sheroes** who are shaping a **brighter future** for all.

**20 June, 2026**  
**Yashobhoomi, New Delhi**  
**www.naredco.in**

**SCAN TO NOMINATE / REGISTER**

**STAY TUNED**

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NAREDCO Mahi Sheroes Awards 2026, Celebrating women whose leadership, dedication, and service are creating meaningful impact and inspiring change.

As part of the 5th NAREDCO Mahi Convention, the NAREDCO Mahi Sheroes Awards honour exceptional women who have made significant contributions to NAREDCO Mahi initiatives



**NAREDCO**  
**NEXTGEN**

YOUTH WING OF  
NAREDCO

# NAREDCO NextGen NCR Hosted Inaugural Member Roundtable

NAREDCO NextGen NCR hosted its inaugural Member Roundtable, **Land Records, Rights & Realities in NCR**, on 16 May 2026 in Gurugram. The gathering brought together members of the chapter for insightful discussions on the evolving land ecosystem in NCR, with a focus on land records, rights, digitisation, and due diligence in real estate transactions.

The session featured expert perspectives from Ms. Jayshree Navin Chandra, Senior Partner at Zeus Law, and Mr. Avnish Sharma, Partner-Real Estate at Khaitan & Co., who shared valuable insights on title risks, regulatory considerations, and best practices in land-related transactions. The interactive discussion was followed by networking over dinner, marking a strong beginning for the chapter's future engagements

**NAREDCO** • NEXTGEN / NATIONAL CAPITAL REGION  
• GURUGRAM

INAUGURAL MEMBER ROUNDTABLE

## Land *Records, Rights* & Realities in NCR

*The chapter's first gathering — members coming together for the first time, an expert conversation, and dinner.*

	<b>DATE</b> Saturday, 16 May 2026	<b>ON THE TABLE</b> The chapter meets for the first time — members will introduce themselves before an expert guest joins us to unpack the real-world frictions of land in NCR: what records say, what rights hold, and what the realities are on the ground. <ul style="list-style-type: none"><li>• Member introductions</li><li>• Land digitisation &amp; ULPIN</li><li>• Legal Due Diligence &amp; Title Risk in NCR Land Transactions</li><li>• Member-led due-diligence exchange</li></ul>
	<b>TIME</b> 7:00 PM onwards <i>Conversation • Dinner to follow</i>	
	<b>VENUE</b> Tulip Club House, Gurugram <i>Address on confirmation</i>	
	<b>FORMAT</b> Roundtable, 60–90 minutes <i>Schedule to follow</i>	

MORE DETAILS TO FOLLOW. WE LOOK FORWARD TO YOUR QUESTIONS ON THE TOPIC.

**RSVP**  
by Wed, 13 May


**Chirag Bhoj**  
+91 97110 55227 • info@naredcohyr.com  
WhatsApp or email

**NAREDCO** • NEXTGEN / NATIONAL CAPITAL REGION

MEETING THE EXPERTS


## The Voices *at the Table*

*Two senior practitioners joining the inaugural roundtable on land in NCR.*



**Jayshree Navin Chandra**  
SENIOR PARTNER • ZEUS LAW

*Leads ZEUS Law's corporate, real estate and infrastructure practice since 2005. Advises Centre and State Govts. and Ministries, investors, developers, financial institutions; on acquisition, development of RE & infrastructure projects, townships, SEZs & IT parks, development models & regulatory compliances. VP, North NAREDCO MAHI; Member, NAREDCO Legal and Compliance Committee.*



**Avnish Sharma**  
PARTNER, REAL ESTATE • KHAITAN & CO

*Partner in Khaitan & Co's Real Estate practice, New Delhi. Advised the Government of India on subordinate legislation under RERA, 2016 and the Model PPP Contract for Housing. Specialises in foreign investment, SEZ transactions and large-format development. LL.M., London School of Economics; Solicitor, England & Wales.*

• SATURDAY, 16 MAY 2026 • GURUGRAM • RSVP BY 13 MAY



**NAREDCO NextGen NCR Upcoming Programme**



Yashobhoomi | New Delhi

**Save The Date**



**NAREDCO**  
**IN**  
**NEWS**



## Media Coverage



**PTI** Press Trust Of India  
ptinews.com



### Q1 2026 real estate sentiment weakens amid global uncertainty: Report

India's real estate sentiment slipped into pessimistic territory in Q1 2026 as global uncertainties, rising costs and cautious demand weighed on outlook.

Business Standard / May 5



### Realtors turn cautious till September; Knight Frank-Naredco survey flags global risks

News News: Real estate developers and financial institutions are adopting a cautious approach towards the property sector outlook at least till September amid gl.

The Times of India



### Ganga Expressway to lift property prices by 12-15%, reshape real estate across UP corridor

The 594-km expressway, inaugurated by Prime Minister Narendra Modi on April 29, links Meerut in western Uttar Pradesh to Prayagraj in the east, passing through 12 districts.

Moneycontrol / May 4



### गंगा एक्सप्रेसवे के पास जमीन लेने की मची होड़? जानकारों ने बताया 1 साल में क्या होगा

गंगा एक्सप्रेसवे के निर्माण से उत्तर प्रदेश के कई जिलों में प्रोपर्टी बाजार में तेजी आने की उम्मीद है. एक्सपर्ट्स के अनुसार अगले 12-18 महीनों में कीमतें 12-15 प्रतिशत तक बढ़ सकती हैं. बेहतर कनेक्टिविटी, लॉजिस्टिक्स हब और इंडस्ट्रियल निवेश से मेरठ, हावड़ और हरदोई जैसे इलाके नए ग्रोथ

News18 हिंदी / May 4



### Real Estate Sector Cautious Till Sep: Knight Frank-Naredco

Knight Frank-Naredco report: Real estate sector adopts cautious approach till September due to global uncertainties. Sentiment declines.

Redfi.com / May 6



**NATIONAL REAL ESTATE DEVELOPMENT COUNCIL**

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