

News update

Realty sector report by SBICAPS

SBI Capital Markets (SBICAPS) has released its latest report on the Real Estate sector titled "Building A New Funding Architecture for Sky-scraping Growth". The fourth stage of evolution of Indian real estate has seen premiumisation (increasing share of luxury flats and Grade A offices), hybrid work (larger share of co-working spaces in leasing), and consolidation (rise of national-level listed players). Formalisation of the sector, which started with RERA and IBC have reached a crescendo. These factors have increased the thirst for funds. NBFCs tackled the need for institutional capital in early-stage real estate development during the 2010s. Their space is now being gobbled up by private capital, the report states.

PSIPL unveils 'LEAP'

Property Solutions India Pvt. Ltd. (PSIPL), an Integrated Facility Management Services (IFMS) provider and part of Kalpataru Group, has unveiled a new offering 'LEAP' with experiential services that drive greater community engagement in residential and corporate spaces. LEAP experiences encompass Lifestyle, Engagement, Activities, and Promotions and span four broad categories.

Amayah launched at Goa

Elivaas has entered into a partnership with Aranayam for the launch of Amayah, a sustainable luxury villa project in Assagao, Goa. Rooted in eco-conscious design, Amayah is a cluster of 9 luxury villas spread across 25,700 sq. ft. The enclave comprises eight 3 BHK villas and one 4 BHK villa with Indo-Portuguese architecture, handcrafted furnishings, teakwood finishes, and sustainable construction practices aimed at reducing environmental impact. The walls, made from stone and lime plaster, are not only aesthetically striking but also provide natural thermal insulation, minimising the need for artificial heating and cooling. Crafted with sustainability in mind, the homes integrate rainwater harvesting systems, solar energy, and natural ventilation all while maintaining a minimal carbon footprint.

To share information about your home purchase decision, new launches and real estate-related events, write to us at realestate@fpj.co.in. Consulting Editor: Vijay Pandya

The home you choose shapes the life you live

While people looking for a home chase price and square feet first, it's important to also consider the overall impact it has on their existence

Dr. Malini Saba

There's a reason people in the Mumbai Metropolitan Region (MMR) dream of owning their own home. It isn't just about an address or an asset. It's about the feeling of walking through a door at the end of a long day and knowing, "This is their space, their family's space".

But here's what we all have noticed: when people look for homes, they often chase price and square feet first. Of course, those matter. But what about the life you're going to live inside those walls? What about the hours you'll save—or lose—depending on where that home is located?

Commute

Take commuting. If you've lived in Mumbai long enough, you know the toll of traffic and train journeys. One extra hour on the road every day isn't just an inconvenience—it's one less bedtime story for your child, one less dinner at the table, and one less walk in the park. That's why homes with better connectivity—whether near the metro, highways, or suburban rail—are worth stretching for. You're not just buying square feet; you're buying back time.

Space

The same goes for space. We've all seen how work-from-home has changed our

lives. There are families where the dining table doubles up as an office, and the living room turns into a classroom. It works, but it wears everyone down. A small study or even a flexible corner that can transform into a workspace gives the entire household breathing room. That extra bit of space can mean the difference between chaos and calm.

Convenience

And let's not forget convenience. A school close by, a supermarket down the road, a mall or theatre within easy reach—it sounds simple, but it changes how much joy you get out of everyday life. You don't have to "plan" to step out; you just can.

Safety

Above all, there's safety. A home must offer peace of mind. Not just with cameras or gates, but in the feel of the neighbourhood. A place where you can walk at night without worry, where children can play freely, and where people greet each other. That's when a house turns into a home.

Budget

We all know the natural instinct is to stick tightly to the budget. But here's the truth that has been seen again and again: the homes that truly improve quality of life sometimes cost a little more. And they are worth it.



Especially in parts of the MMR—Thane, Navi Mumbai, Kalyan-Dombivli—we've watched neighbourhoods grow with new roads, metro lines, and thoughtfully planned communities. Families who took the leap there a decade ago now live with ease, which many in the "prime" city envy.

Takeaways

So, when you're choosing, don't just ask, "How much does this cost?" Ask: "What kind of life will this home give me? If it gives you back time, if it makes you feel safe, if it keeps daily stress away—it's worth more than its price tag. Because in the end, a home is not the walls you buy. It's the life you get to live inside them."

The writer is a self-made businesswoman, psychologist, philanthropist, fitness enthusiast, author, environmentalist, passionate cook, and a global advocate for women, girls, and human rights, with a deep interest in real estate, innovation, and female empowerment.

Price appreciation trend drivers

Analysing the implications of infrastructure mega projects on property rates and the real estate value curve



Piyush Rambhia

Let's begin with the early signals, speculation, and announcement gains. Infrastructure mega projects—metro corridors, the Atal Setu/MTHL link, the Navi Mumbai International Airport, and the Coastal Road—consistently reshape capital values, but the gains follow a recognisable arc.

Enhanced metro connectivity, for instance, can trigger price bumps of 10–20% in surrounding micro-markets as buyers and investors reposition ahead of delivery. This pattern is reinforced by academic and market research showing sustained upward movement in prices and behavioural shifts in travel demand along completed corridors, such as the Versova-Andheri-Ghatkopar Metro, validating early speculative momentum.

Acceleration

As projects move from planning into visible construction, the market begins to price in certainty. Connectivity promises around the Navi Mumbai International Airport have already translated into rising residential yields—Navi Mumbai saw average property rates climb 23% year-on-year in 2024, driven by anticipatory launches and premium positioning of new supply.

Similarly, the combined effect of the airport, Atal Setu (MTHL), and related linkages has turbocharged peripheral nodes like Panvel and Ulwe, with some pockets witnessing 15–25% appreciation in 2025 as accessibility narratives strengthen.

The Peak

Delivery and immediate repricing: Peak revaluation usually clusters around pro-

ject completion or early operational phases—when promised travel-time savings and connectivity are realised. The Atal Setu's inauguration, for example, saw plot prices in adjacent areas jump sharply (reported at roughly 25% within 15 months post-delivery), as catchment perceptions shifted and latent demand surfaced.

The real estate market in Navi Mumbai continues to ride the spillover, with record land transactions (such as high-value CIDCO plot sales attributed to airport-linked future demand) underscoring the re-pricing.

Lifecycle

Plateau and the next wave: After the initial spike, appreciation generally tapers; the core infrastructure's impact becomes embedded, and further upside depends on secondary enablers—last-mile integration, commercial clustering, and complementary urban development.

Projects like the Coastal Road have already delivered early premium (with some South and Western Mumbai pockets seeing 20–30% uplift in recent years) as connectivity expectations crystallise, but sustained gains now hinge on how the corridor integrates with broader city mobility and value chains.

The lifecycle is clear: early speculative lift, accelerated build-out appreciation, a peak around delivery, and a stabilisation thereafter. Savvy investors and stakeholders who time entry around the build-to-completion window capture disproportionate gains, while long-term value holds on a re-based elevated plateau—refreshing only when follow-on infrastructure or catalytic urban development arrives.

The writer is Partner, Palladian Partners Advisory Limited

Opting for comfort and convenience

A quick look at the reasons why more Indians are opting for digital home loans



Rahul Kalyani

Own a home is one of the most important milestones for many. In recent years, there has been a change in how people are financing it. The rise of digital home loans has made borrowing faster, easier and more accessible especially for first-time home buyers and young professionals.

The Indian home loan market has expanded to over Rs 33 lakh crore in FY 2024, up from Rs 18 lakh crore in 2019. This accounts for nearly half of all retail credit, highlighting the growing appetite for real estate ownership in the country.

What's interesting is how digital lenders are reshaping this space. Fintechs and lenders are enabling instant eligibility checks, digital document uploads, and quicker loan approvals, sometimes in under 72 hours, compared to the traditional 2 to 3 weeks wait.

Some studies have also found that nearly 65% of Indian consumers now prefer mobile apps for managing finances, including loan applications. Millennials lead this trend with growing adoption among Gen X and even older demographics. These digital habits aren't limited to metros. Smaller cities are quickly catching up. In many Tier 2 cities nearly two thirds of consumers now access financial services via mobile apps. This is a strong sign that convenience is winning over geography. Gone are the days when applying for a

home loan meant multiple visits to the bank, carrying multiple documents and enduring long waiting periods. Today's digital home loan platforms have revolutionized this process.

Borrowers can now complete their KYC from the comfort of their home using Aadhaar and PAN, upload all necessary documents such as proof of income, bank statements, and property papers through a secure online portal and track their loan status in real-time via an app or dashboard.

Additionally, they receive automated updates on EMIs, top-up offers, and alerts, ensuring transparency and control. This seamless journey saves time and also significantly reduces the chances of manual errors or communication gaps.

India's fintech adoption stands at 87%, among the highest globally. Much of this trust stems from innovations like UPI and DigitLocker, which have made digital transactions secure and seamless.

If you're looking to buy a home, especially in the next 6 to 12 months, opting for a digital home loan can be a smart move. The turnaround is quicker, the process is transparent and you have access to a wide range of lenders and products all from your phone.

As India's financial systems evolve, digital home loans are not just a tech upgrade but they're a smarter, more inclusive way to own your home.

The writer is Sr. Vice President, LoanTap

Making Mumbai future-ready

Proper urban planning is essential for the growth of such living ecosystems where economic activity, culture, innovation, and human potential converge

Amish Mistry

Cities like Mumbai and the extended Mumbai Metropolitan Region (MMR) are not just physical spaces. They are living ecosystems where economic activity, culture, innovation, and human potential converge. As centres of opportunity and engines of growth, cities play a pivotal role in shaping a nation's progress. Their success directly influences national prosperity, social stability, and environmental sustainability.

In the words of Jane Jacobs, urban theorist and author of *The Death and Life of Great American Cities*, "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody." Her words underscore that the vibrancy and resilience of a city lie in its people and participatory development.

Economic engines of growth: Cities are the economic powerhouses of the modern world. From the towering financial hubs of Mumbai and New York to the bustling ports of Shanghai and Rotterdam, urban centres account for the lion's share of GDP in most countries. Mumbai, for example, contributes over 6% to India's GDP, serving as its financial and commercial capital. Likewise, Tokyo stands as one of the largest metropolitan economies globally, contributing trillions to Japan's economy annually.

These cities generate employment, fuel industry, and attract both domestic and foreign investment. When cities thrive economically, they uplift entire regions and open doors for upward mobility and entrepreneurship.

Social and cultural catalysts: Cities are melting pots of diversity. They foster creativity, dialogue, and cultural exchange. For instance, Paris is synonymous with art and design, while Los Angeles is a global centre for entertainment. These cultural identities strengthen national soft power and glo-



bal presence. As Daniel Burnham, American urban designer, once said: "Make no little plans; they have no magic to stir men's blood."

Urban visioning can inspire and unify entire populations. It is the inclusive, participatory nature that makes a city truly great. Cities thrive when they reflect the people they serve and are built on shared visions and values.

Urban laboratories for sustainability: Cities also function as testing grounds for sustainable living and technological innovation. Singapore's Smart Nation initiative integrates data and technology into urban management, from traffic flow to energy efficiency. Copenhagen, through its bike-friendly policies and green architecture, is on track to become the world's first carbon-neutral capital.

These examples show that with vision and planning, cities can become models



of environmental stewardship, offering replicable frameworks for sustainable development.

The cost of urban neglect: However, when cities are mismanaged or neglected, the consequences are equally significant. Overcrowding, pollution, crumbling infrastructure, and rising inequality can quickly turn vibrant cities into pressure cookers. The air pollution crisis in Delhi or the recurring urban floods in Chennai are reminders that failure to plan and invest in cities can result in health crises, economic losses, and social unrest. These failures don't remain confined within city limits—they ripple across states and even nations, straining resources and stalling progress.

Urban planning — A national imperative

As the United Nations aptly states: "The battle for sustainable development will be won or lost in cities." With over half of the world's population now living in urban areas—and that number expected to reach 68% by 2050—the future is undeniably urban. The way we design, govern, and nurture our cities today will shape the lives of generations to come.

Cities must be built on principles of resilience, inclusivity, and sustainability. Investments in public transport, afford-

able housing, green infrastructure, and digital governance are no longer optional—they are essential. Moreover, involving citizens in the planning process ensures that cities are not only functional but also just and humane.

Conclusion

Cities are the Future: Cities encapsulate the hopes and challenges of modern civilization. They are where dreams are built, innovations are born, and cultures are shared. When cities succeed, nations prosper. When they fail, the fallout is felt far and wide.

Urban development is not merely a municipal matter—it is a national mission. As architect Charles Correa, once said, "Like the wheat fields of Punjab and the coal mines of Bihar, cities are a crucial part of our national wealth. Their success – or failure – will determine our future."

We need to treat cities as the wealth they truly are, invest in them wisely, and lead them with vision and compassion, because the future will be urban, and the success of our cities will ultimately write the story of our civilization.

The writer is a Mumbai-based architect with over 30 years of experience and a mentor at leading architecture institutes