

FEBRUARY 2025

TABLE OF CONTENTS

- 04** Chairman's Message
 - 05** President's Message
 - 06** CREDAI New India Summit Highlights
-

- 11** CREDAI Kerala
 - 13** CREDAI Madhya Pradesh
 - 16** CREDAI Maharashtra
 - 18** CREDAI MCHI
 - 20** CREDAI National Capital region
 - 22** CREDAI Telangana
 - 24** CREDAI West Bengal
-

- 26** CREDAI Youth & Women's Wing Highlights
- 29** Social Media Highlights
- 30** CREDAI in News
- 31** Industry News



Chairman's Message



Dear Members,

The 6th Edition of the CREDAI New India Summit 2025 in Nashik has been a tremendous success, marking yet another milestone in our journey towards a more progressive and inclusive real estate sector. The discussions held during the summit will play a pivotal role in shaping the future of urban development in Tier II and III cities.

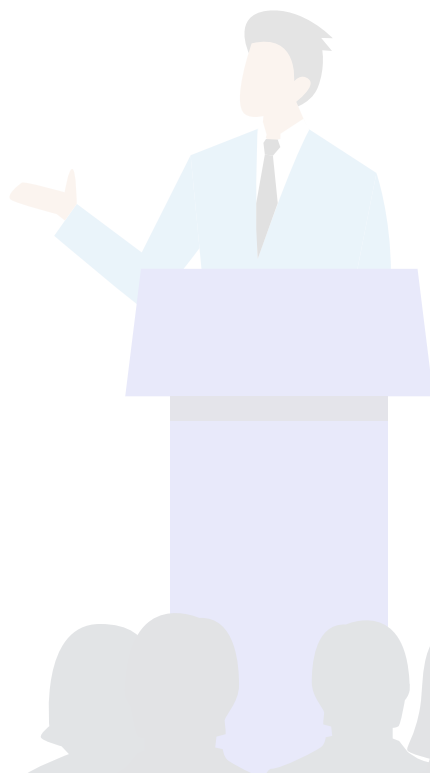
A heartfelt congratulations to the Nashik team for their unwavering commitment in organizing such an impactful event.

This summit also witnessed the launch of three significant reports that will serve as guiding documents for the sector. Overview of Residential Real Estate Market in 60 Major Cities of India provides a comprehensive analysis of the trends shaping the urban housing landscape, while The Rise of Silver Generation highlights the growing demand for senior living and its impact on real estate planning. The third report, Overview of Real Estate in Nashik City, offers in-depth insights into Nashik's evolving real estate market and its future growth opportunities. I hope you will find these insights valuable and beneficial in navigating the evolving real estate landscape.

Another key highlight of the summit was the signing of an MOU between CREDAI and GBCI (Green Business Certification Inc.) reinforcing our commitment to sustainability and green development.

With the momentum gained from this summit, we will continue our efforts to enable growth beyond metros, advocate for policy reforms, and drive impactful change. The collaboration and exchange of ideas here reaffirm our collective commitment to building a more resilient, responsible, and future-ready real estate sector that contributes meaningfully to India's development.

**Warm regards,
Manoj Gaur**





President's Message



Dear Members,

A sustainable and responsible approach is crucial for the future of real estate. As one of the largest contributors to urban development, the real estate sector has a significant role to play in reducing environmental impact and promoting eco-friendly practices. At CREDAI, we are dedicated to advancing sustainable solutions that not only meet present demands but also safeguard resources for future generations.

Our commitment extends to encouraging green building practices, adopting energy-efficient technologies, and promoting the use of sustainable materials. Through our partnerships with the Indian Green Building Council (IGBC) and Green Business Certification Inc. (GBCI), we are driving industry-wide transformation by promoting best practices in sustainable construction. These collaborations enable us to set higher benchmarks for energy efficiency, waste reduction, and eco-friendly urban development, ensuring a positive impact on both the environment and future communities.

As the real estate sector continues to evolve, CREDAI remains steadfast in championing sustainability as a key pillar of growth. Together, we can shape an urban landscape that not only fosters economic progress but also respects and preserves our natural environment.

**Warm regards,
Boman Irani**

CREDAI National Vision of G.R.O.W.T.H:

G: Green Construction

R: Reform

O: Opportunity to Build a New India

W: Women Empowerment

T: Transparency

H: Housing for All



CREDAI

New India Summit 2025

The 6th edition of the CREDAI New India Summit 2025 took place in Nashik on March 7th and 8th, bringing together over 450 delegates. This remarkable two-day event featured a series of insightful sessions and was marked by the signing of an MoU, reinforcing CREDAI's commitment to advancing green buildings in India with GBCI.

Day 1 was notable for the presence of Smt. Smriti Irani, Former Cabinet Minister, Government of India, who graced the occasion with a keynote session. The summit further gained distinction with the attendance of Mr. Girish Kulkarni, Founder & Managing Director of Suyash Advisors, amplifying the significance of the event.

The second day began with a fireside chat featuring Mr. Abhinandan Lodha, Founder of Lodha Ventures & The House of Abhinandan Lodha, offering insights into real estate innovation and investment-driven land ownership. The day's activities included a series of insightful sessions, thoughtfully designed to help delegates understand the evolution of real estate in Tier 2, 3, and 4 cities and adapt to emerging opportunities and challenges. Noteworthy sessions featured discussions on Management Lessons from Kumbh Mela, a case study on high-rises, the changing landscape of debt in real estate, PropTech, and a special session with a Paralympic athlete, among others.

Renowned speakers such as Ar. Milind Changai, Partner, CY Corp, Mr. Amitabh Kumar, Founder, Projmatrix, Mr. Sunir Ramchandani, Chief Business Officer- Construction Finance, Tata Capital Housing, Mr. Abdeali Tambawala, Co-founder & partner Mt. K Kapital, Mr. Yogesh Kathuniya & Mr. Sharad Kumar, Paralympic Athlete among several others, further enriched the summit with their invaluable insights.

Glimpses from Day 1



Glimpses from Day 2



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BODY
SHOWER

*AVAILABLE
IN 6 COLORS*



Chrome



Blush Gold



Black Matt



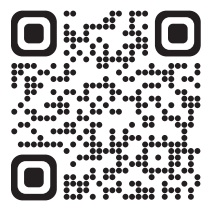
Gold Matt



Black Chrome



Gold Bright



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STATE CHAPTER'S ACTIVITIES



CREDAI Kerala



CREDAI Kerala StateCon

On February 6-7, 2025, the CREDAI Kerala StateCon was held at Chakolas Pavilion and inaugurated by Shri Pinarayi Vijayan, Hon'ble Chief Minister of Kerala.

The event witnessed the participation of around 400 delegates, including industry leaders, policymakers, and experts, who engaged in insightful discussions on the future of real estate in Kerala.

With a focus on sustainable development, regulatory reforms, and emerging opportunities, the conference served as a key platform for knowledge sharing and collaboration.



Mathrubhumi Kerala Property Expo

On February 21-22, 2025, CREDAI Kerala members actively participated in the 9th Edition of the Mathrubhumi Kerala Property Expo, held in Riyadh, Saudi Arabia, with a strong presence across 17 stalls.



Invest Kerala Global Summit 2025

On February 21-22, 2025, CREDAI Kerala members participated in the Invest Kerala Global Summit at the Lulu International Convention Centre, Bolgatty, Kochi.

The session on "Shaping Skylines & Transforming Real Estate" featured Mr. V. Sunil Kumar, Founder & Managing Director of Asset Homes, as the Moderator, and Mr. S.N. Raghuchandran Nair, CREDAI National Executive Member, as a Panelist.

The discussion focused on the evolving landscape of the real estate and construction sector, highlighting growth opportunities and industry advancements.



Invest Kerala Global Summit 2025

On February 24, 2025, the GC meeting was held at the House of CREDAI, bringing together key members to discuss strategic initiatives, industry developments, and the way forward for the organization.



CREDAI Kochi attended themed “Apartment Ownership Act—Peace in the High Rise

On February 22, 2025, CREDAI members attended a consultative meeting on the Kerala Apartment Ownership Act, 1983, held at M.K. Damodaran Hall, Kerala High Court, Ernakulam.

The discussion, themed “Apartment Ownership Act—Peace in the High Rises,” focused on key legal aspects and challenges related to apartment ownership and governance.



Malayala Manorama Parppidam Expo

On 14th February, the Malayala Manorama Parppidam Expo was held at Sri Mulam Club, Vazhuthacaud, Thiruvananthapuram.

Mr. S.N. Raghuchandran Nair, Mr. Suresh Kumar S, and Mr. Sabari Rathen M attended the expo.



CREDAI Trivandrum attended German Shepherd Expo

On 15th February, Mr. S.N. Raghuchandran Nair and Mr. Suresh Kumar S attended the German Shepherd Expo, sponsored by CREDAI Trivandrum, at Central Stadium, Thiruvananthapuram.



CREDAI Trivandrum GB Meeting and Family Meet

On 20th February, Mr. S.N. Raghuchandran Nair and Mr. Suresh Kumar S attended The Hindu Expo at Hyatt Regency, Thiruvananthapuram, where the Urban Transformation Round Table was organized.

Mr. M.B. Rajesh (Excise Minister), Mr. P.H. Kurien (Outgoing Chairman), Mr. Rahul Jain (President of Marketing, CERA Sanitaryware Ltd.), and Mr. K.S. Pradeep (General Manager, Canara Bank) were present at the event.



CREDAI Trivandrum GB Meeting and Family Meet

On February 2, 2025, the GB Meeting and Family Meet were held at Hyatt Regency Trivandrum, bringing together members for discussions and networking in a collaborative setting.

CREDAI

Madhya Pradesh



Meeting with Shri. K.C. Gupta, Addl. Chief secretary to Hon'ble Governor

A meeting with Shri. K.C. Gupta, Additional Chief Secretary to the Hon'ble Governor is scheduled at Raj Bhavan, Bhopal, for the presentation of the Inception Report on 'कमाल का भोपाल'. This visionary report delineates a strategic roadmap to elevate Bhopal into a dynamic epicentre for logistics, tourism, and innovation—driving economic prosperity while safeguarding its profound cultural and ecological legacy.

CREDAI's 'कमाल का भोपाल'—Heritage to Horizon campaign is a pioneering initiative, bridging the city's illustrious past with an ambitious future.



Meeting with Principal Secretary, UADD

A meeting was scheduled with the Principal Secretary, UADD, to discuss the 'कमाल का भोपाल' branding initiative, which aims to position Bhopal as a strategic capital for logistics, tourism, and innovation.

This initiative focuses on capital city branding by highlighting Bhopal's rich heritage and strategic location, strengthening logistics development through enhanced connectivity and industrial growth, promoting eco-tourism and heritage landmarks, and advancing urban innovation with sustainable and smart infrastructure. The overarching goal is to establish Bhopal as a premier destination for investors, tourists, and businesses, seamlessly blending its historical legacy with modern development.



Meeting with the Hon'ble Chief Minister, Shri Mohan Yadav

A high-level meeting was convened with the Hon'ble Chief Minister, Shri Mohan Yadav, at the CM Secretariat, Vallabh Bhavan, Bhopal, on 18th February 2025. The meeting marked the unveiling of the Inception Report and the official cutout of 'कमाल का भोपाल' by the Hon'ble Chief Minister. Additionally, a grand statue of Raja Bhoj was unveiled and presented to the Chief Minister as a symbol of Bhopal's rich historical legacy.

The discussions centered around the 'कमाल का भोपाल' initiative and key strategies for urban development and GIS integration.

The Inception Report presents a comprehensive roadmap for transforming Bhopal into a thriving hub for logistics, tourism, and innovation. It emphasizes fostering sustainable economic growth while safeguarding the city's cultural heritage and ecological balance.

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Delhi



Mumbai Metro
Mumbai



KIA Motors
Andhra Pradesh



Amrita Hospital
Faridabad



SHAR Shriharikota
Andhra Pradesh



Intel Headquarters
Bengaluru



Kalyani Park
Bengaluru

OUR KEY PROJECTS

- | Residential - Raymond Tenx, Mumbai
- | Commercial - Bhopal Smart City
- | Hospital - AIIMS, Rajkot
- | Spiritual - Swaminarayan Temple, Surat
- | Retail Chain & Mall - Lulu Mall, Cochin
- | Education - Symbiosis Pune

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CREDAI

Maharashtra



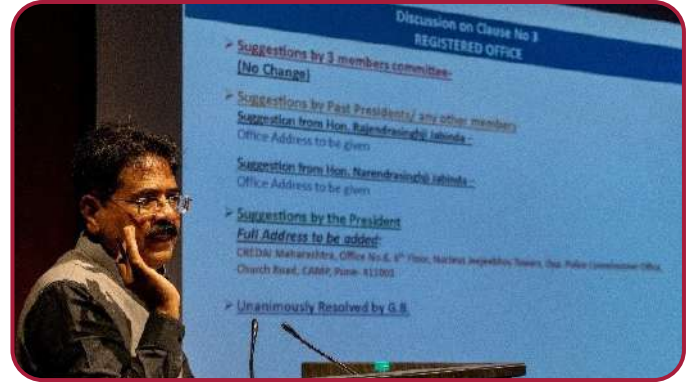
CREDAI Maharashtra hold a GB meeting

On February 7th, a Special General Body Meeting was held in Pune to discuss and provide clarity on the proposed amendments to the Constitution.

CREDAI Maharashtra's New Office Bearers for the term

On 7th February, CREDAI Maharashtra announced its new office bearers for the 2025-27 term. Mr. Prafulla Taware has been appointed as President, while Mr. Sunil Kotwal, Mr. Anish Shah, Mr. Dinesh Dhage, Mr. Aditya Jawdekar, Mr. Vidyanand Bedekar, Mr. Shashikant Jiddimani, and Mr. Jayant Thakkar will serve as Vice Presidents.

Mr. Ashish Pokharna has taken on the role of Honorary Secretary, and Mr. Surendra Bhoite has been designated as Treasurer.



CREDAI Maharashtra President delivered a PPT on the suggestions

On February 7th, President Pramod Khairnar delivered a detailed presentation through a PPT, outlining the suggestions received from the three-member Committee and the Council of Past Presidents.

6th Mega Property Expo -2025 was organized by CREDAI Chandrapur

CREDAI Chandrapur successfully hosted the 6th Mega Property Expo 2025 on February 7th at Chanda Club Ground, Chandrapur. This premier real estate event showcased the best in the industry, bringing together developers, homebuyers, and financial institutions.

The expo was graced by Hon'ble Shri Vinay Gowda G C (IAS), District Collector, Chandrapur, as the Chief Guest, along with Mr. Rajeev Sawrav (Deputy General Manager, SBI Nagpur), Mr. Yash Agrawal (Partner, Golden Dream Homes, Nagpur), and Mr. Shyam Gowane (Cluster Head, LIC HFL, Nagpur) as Guests of Honour.

The event was led by President Santosh Koletiwari and Secretary Yashpal Khobragade. The expo provided a valuable platform for real estate investments and industry insights.



CREDAI Maharashtra Shines at CREDAI Sports League

In the CREDAI Sports League, Vivek Patel and Dheeraj Chawla from Navi Mumbai emerged victorious in the Doubles & Singles final round of the Badminton tournament, proudly representing Maharashtra in the competition.

Alok Jaju from Ahilyanagar showcased an outstanding performance, winning the Badminton Singles title, securing a Silver Medal in Doubles, and claiming the Gold Medal in the Marathon.

In cricket, CREDAI Nagpur Metro displayed remarkable sportsmanship and secured the Runners-up position in the Cricket Championship. The CREDAI Sports League highlighted the competitive spirit and athletic excellence of CREDAI members across multiple disciplines.



Discussion on the implementation of the "Chala Jaanun Gheuya Nadila Program

On 14th February, Renowned water conservationist, Mr. Rajendra Singh along with Mr. Chinmay Udgirkar, Water Conservator, visited Kopergaon – Shirdi and discussed the implementation of the "Chala Jaanun Gheuya Nadila" (Let's Understand the River) program with CREDAI Kopergaon-Shirdi.



CREDAI Maharashtra Leads at IIM Bangalore Program

On February 22nd, the CREDAI IIM Bangalore Business Leadership Program (Batch #10) concluded with Mr. Manoj Gaur, Chairman, CREDAI National, presenting certificates to the successful participants.

This time, CREDAI Maharashtra made a significant impact, with more than 19 of the 24 participants being from Maharashtra.



Meeting with Shri Ajit Pawar, Hon'ble Deputy Chief Minister & Minister of Finance, Government of Maharashtra

CREDAI-MCHI held a crucial meeting with Shri Ajit Pawar, Hon'ble Deputy Chief Minister & Minister of Finance, Government of Maharashtra, to address key concerns and present policy recommendations for the real estate sector. The discussion primarily focused on the implications of GST on housing and real estate, redevelopment, affordable housing, and taxation policies affecting MMR projects.

CREDAI-MCHI emphasized the need for a rationalized GST structure on redevelopment and rehab housing to ensure financial viability. They also recommended revising affordable housing price thresholds in Mumbai to reflect market realities and improve accessibility.

Meeting with Shri Sanjeev Jaiswal (I.A.S.) Vice President and CEO MHADA with regard suggestion from MHADA on 33(7), 33(5) and Affordable housing for Housing Policy

This meeting was called by Shri Sanjeev Jaiswal (I.A.S.) in order to take our suggestions on Draft for Housing Policy with regards to 33(5), 33(7) of DCPR 2034, Inclusive Housing Policy of UDCPR, Affordable Housing and Working Women and Students' Housing.

This meeting was attended by Shri Boman Irani (Imm. Past President), Shri Gurminder Singh Seera (Jt. Treasurer), Dr. Adv. Harshul Savla (Committee Member), Shri Umang Kuwadia (Committee Member). Shri Jaiswal was kind enough to accept all our suggestions and incorporated the same in their draft suggestions, which were submitted further by the department.



A joint delegation of CREDAI-MCHI and NAREDCO met the Hon. IGR Shri R. Binwade (IAS) at Pune

A joint delegation of CREDAI-MCHI and NAREDCO met the Hon. IGR Shri R. Binwade (IAS) at Pune. We discussed about Ready Reckoner rates, high stamp duty, Stamp Duty for rehab of slum dwellers, Stamp Duty on MHADA land redevelopment, Stamp Duty on DA, double SD in CIDCO, construction cost of PWD etc.

Hon IGR has asked time until Feb end to have his inputs on all the points suggested by CREDAI MCHI.

Meeting with Smt. Ashwini Joshi, Additional Municipal Commissioner (City), BMC – Installation of Air Pollution Monitors at Construction Sites

A meeting was held on 11th February 2025, chaired by Smt. Ashwini Joshi, Additional Municipal Commissioner (City), BMC, to discuss the installation of air pollution monitors at construction sites. During the meeting, it was informed that all these devices will be centrally connected, and the Maharashtra Pollution Control Board (MPCB) will rigorously monitor the pollution generated by construction activities.

All members were advised to immediately comply with the new amendments, in addition to the earlier mandatory requirements of barricading construction sites and regularly washing vehicle tires to prevent dust pollution.

MCHI Premier League (MPL) 11

The MCHI Premier League 11 Tournament was held from February 21 to February 23, 2025, with 12 teams of developer members participating.

The competition saw exciting matches and intense teamwork throughout the event. The final will take place in Sri Lanka on March 6, 2025, between Ajmera and MICL Nova.



Meeting with Smt. Pankaja Munde, Environment Minister, Government of Maharashtra

A meeting was held with Smt. Pankaja Munde, the Environment Minister, Government of Maharashtra to discuss the Order dated 24th February 2025 passed by the Hon'ble Supreme Court in W.P. (C) No. 166 of 2025, titled Vanashakti v. Union of India. The focus of the discussion was the impact of this order on projects falling under Item 8(a) and 8(b).

The meeting was attended by Shri Boman Irani, Immediate Past President, and Shri Dhaval Ajmera, Honorary Secretary.

CREDAI

National Capital Region



CREDAI NCR - Ghaziabad Chapter Successfully Conducts General Body Meeting

On February 12, 2025, the Ghaziabad Chapter of CREDAI NCR held its General Body Meeting at KW Delhi 6 Mall, Raj Nagar Extension, with active participation from members and stakeholders.

Key discussions included infrastructure gaps, pending completion certificates, groundwater extraction issues, Metro Elevated Cess, and House/Property Tax concerns. Members agreed to escalate these matters with GDA and explore legal action where needed.

The GBM also proposed organizing the Rising/Shining Ghaziabad Conclave in March or April 2025 to highlight the city's real estate potential. Members were encouraged to attend the New India Summit in Nashik. Legal matters, including the pending Cess issue in Raj Nagar Extension, were reviewed, with Advocate Pranav Gupta providing insights.

The meeting emphasized strengthening membership by onboarding new developers like Wave City. It concluded with a vote of thanks from Secretary Shri Rakesh Kumar Aggarwal and President Shri Vipul Giri, reaffirming CREDAI's commitment to industry growth and advocacy.



CREDAI NCR Engages with UP RERA to Address Industry Challenges

On February 13, 2025, a CREDAI NCR delegation, led by President Shri Manoj Gaur and Secretary Shri Gaurav Gupta, met with the Chairman of UP RERA to discuss challenges in regulatory compliance.

Key issues raised included ownership and licensing restrictions, delays in RERA approvals, project extension uncertainties, and impractical advertisement regulations. Concerns were also highlighted regarding escrow account closures, unauthorized brokers, and restrictive transformer and electrical installation norms. CREDAI NCR urged a more flexible approach to ease operations and support industry growth.

The UP RERA Chairman assured support and committed to reviewing the concerns, reinforcing a balanced regulatory approach that benefits developers, homebuyers, and authorities alike.



Western UP Chapter of CREDAI NCR Supported Noida's Vasant Utsav and Flower Show 2025

Noida's Vasant Utsav and Flower Show 2025, held from 20th to 23rd February at Shivalik Park, Sector-33A, was a grand celebration of nature, supported by the Western UP Chapter of CREDAI NCR.

The event showcased diverse flower species, emphasizing the importance of green spaces in urban areas. CREDAI NCR contributed by encouraging real estate developers to integrate landscaping in projects, promoting sustainable gardening, engaging with horticulture experts, and sponsoring key segments.

By supporting such initiatives, CREDAI NCR reinforces its commitment to sustainable urbanization, ensuring greenery remains a vital part of real estate development.



CREDAI NCR (Ghaziabad) Representatives met VC, GDA to Discuss Key Development Issues

On February 25, 2025, a CREDAI NCR (Ghaziabad) delegation met with the GDA Vice Chairman to address key real estate issues.

They urged that structural audits apply only to new maps and major defects, with minor issues rectified within a month. They also requested multiple empaneled architects for audits. The VC confirmed road allotment issuance and ongoing Harnandipuram development, advising a follow-up on Zone 1's Zonal Plan.

Additional requests included removing cycle tracks for better traffic flow and reviewing Floor Area Ratio (FAR). CREDAI NCR remains committed to collaborating with GDA for sustainable real estate growth in Ghaziabad.



Ghaziabad Chapter of CREDAI NCR Calls for Swift Implementation of FAR Directives

On February 27, 2025, the Ghaziabad Chapter of CREDAI NCR met Dr. Hrishikesh Bhaskar Yashod (IAS), Commissioner of Meerut Division, urging GDA to implement F.A.R. charges per Government Order No. 1311/8-3-16-297 Vivid/2016.

Led by President Shri Vipul Giri and Hon. Secretary Shri Rakesh Aggarwal, the delegation highlighted delays causing unauthorized construction and revenue losses. They requested amending Clause 3.5.1 Note (VII) of the building bye-laws for uniform F.A.R. rules.

CREDAI NCR remains committed to ensuring regulatory compliance and sustainable urban development in Ghaziabad.

CREDAI

Telangana (Hyderabad)



CREDAI Hyderabad Advocates for Sustainable Electrical Infrastructure with TGSPDCL

CREDAI Hyderabad presents key recommendations to TGSPDCL for sustainable electrical infrastructure development. A delegation led by President Mr. V. Rajashekar Reddy, General Secretary Mr. B. Jagannath Rao, and MC Member Mr. Susheel Kumar Jain met with Sri MD Musharraf Faruqui, IAS, CMD of TGSPDCL, to address concerns regarding land allocation for substations, power tariffs, and centralized planning.



CREDAI Hyderabad Engages with TGMDC on Streamlining Sand Supply for Developers

CREDAI Hyderabad delegation attended a key meeting with VC & MD TGMDC, Sri B.R.V. Susheel Kumar, discussing vital issues around sand supply. The focus was on ensuring stockyard readiness, flexible payment channels, and standardized transport rates—empowering the developer community for hassle-free construction.



CREDAI Hyderabad Monthly Meeting & Workshop on BuildNow App

The exclusive workshop on the BuildNow App featured insightful sessions by Sri Prasad Rao, JD,

HMDA, and Sri Malikarjuna, JD, HMDA, along with experts from Flow Dot AI. They provided an in-depth understanding of how AI-driven approvals are set to revolutionize the real estate sector with efficiency, transparency, and speed.

The event also featured a valuable discussion on streamlining water & sewerage connections with Sri K. Ashok Reddy, IAS, MD, HMWSSB, and an exclusive real estate market insights session by Sri Abhishek Kiran Gupta, CEO, CRE Matrix.



CREDAI Hyderabad & CRE Matrix Unveil Exclusive Real Estate Market Insights

CREDAI Hyderabad, in collaboration with CRE Matrix, successfully launched two exclusive reports offering in-depth insights into Residential and Commercial real estate.

These reports provide a comprehensive view of market trends, empowering the industry with data-driven strategies to shape the future of both living and working spaces.



CREDAI Hyderabad Partners with Realty+ Conclave & Excellence Awards 2025

CREDAI Hyderabad was honored to be the supporting partner for the 2nd Realty+ Conclave & Excellence Awards 2025 - Hyderabad.

Our esteemed President, Mr. Rajashekar Reddy Venuganti, inaugurated the event with the ceremonial lamp lighting and delivered a special address, sharing his insights and vision for the future of real estate in Hyderabad.

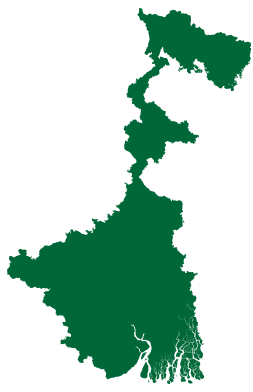


CREDAI Hyderabad Supports Housing Finance at PNB Home Loan Expo 2025

CREDAI Hyderabad President, Mr. V. Rajashekar Reddy, proudly inaugurated the PNB Home Loan Expo 2025 as the Chief Guest.

Representing CREDAI Hyderabad, Mr. Reddy emphasized the importance of accessible housing finance and its role in driving growth in the real estate sector.

His presence underscored CREDAI Hyderabad's commitment to fostering opportunities for homebuyers and strengthening the real estate ecosystem.



CREDAI

West Bengal



Glimpses from the Health Camp

In January 2025, several health camps were organized across multiple sites, screening a total of 1,888 workers. Srijan Realty conducted screenings at Botanica (142), Nirvana (118), Town Square (281), Greenfield City (129), Intellia (111), Solus (163), The Royal Ganges (406), Eternia (138), Logos (93), and Ravi Logistic (176). Merlin Projects Limited carried out screenings at Serenia (81), while Primarc Projects Pvt Ltd screened 50 workers at The Ramdulari.

These efforts reflect a strong commitment to worker well-being and healthcare across various projects.



CREDAI Bengal Golf Tournament

The 6th edition of CREDAI Bengal Golf Tournament was held on 25th February 2025 at RCGC, Kolkata, as part of CREDAI Bengal's ongoing member fellowship initiative. Organized by the CREDAI Youth Wing (WB) under the leadership of Mr. Suhel Saraf, Mr. Rajat Pasari, and Mr. Yashaswi Shroff, the tournament brought together members for a day of camaraderie and competition.

Mr. Rohit Khaitan emerged as the winner, followed by Mr. Sudeep Chitlangia as the first runner-up and Mr. Kamlesh Agarwal as the second runner-up. The event concluded with an awards ceremony where President, Mr. Sidharth Pansari, and Vice President, Mr. Ashok Saraf, presented the prizes to the winners, marking yet another successful edition of this much-anticipated sporting event.



CREDAI Bengal General Meeting

CREDAI Bengal held an Extraordinary General Meeting followed by a town hall with members on 27th February 2025 at The Park, Kolkata, fostering discussions on key industry developments and future initiatives.

CREDAI

Youth Wing

The CREDAI Youth Wing (CYW) proudly hosted the first ever CREDAI Sports League from 13th to 15th February in the vibrant city of Ahmedabad. This landmark event brought together CREDAI members from across the country, celebrating teamwork, camaraderie, and competitive spirit through sports.

The CREDAI Sports League 2025 was more than just a sporting competition—it was a platform for building strong connections, fostering collaboration, and promoting a healthy, active lifestyle among CREDAI youth members. Participants from multiple city chapters came together to compete, network, and create lasting memories. The league featured eight teams from Gujarat, Andhra Pradesh, Telangana & Maharashtra battling it out in cricket, while badminton, table tennis, and pickleball added to the excitement, making it a truly exhilarating sporting event.

A special highlight of the day was the presence of our esteemed Chief Guest, Shri Jay Bhai Shah, who honored the CREDAI Sports League Ceremony and flagged off the CREDAI Marathon, adding to the grandeur of the event.

With high-energy matches, thrilling moments, and an incredible display of talent, the CREDAI Sports League 2025 was a resounding success. Thank you to all participants, sponsors, and organizers for making this event unforgettable.

Glimpses from the event



Cricket Sports League- Champions



Cricket Champion- Ahmedabad Lions



Cricket Runner-Up- Surat Diamonds



Alok Jaju, Maharashtra



Joydeep Ponugoti, Hyderabad



Vivek Vasant & Dhiraj Chavla, Maharashtra



Varun Patel, Ahmedabad



Alok Jaju & Rahul Jewswani



Sagar Ramani, Ahmedabad

CREDAI

Women's Wing



CSR Activities organized by CREDAI-MCHI Women's Wing

Cancer Awareness Camp and Oral Dental Check-up for labourers on February 13, 2025, at Lodha Bellevue site at Mahalaxmi. The camp witnessed whole-hearted & enthusiastic participation of 400 plus construction labourers



CREDAI-MCHI Women's Wing celebrated Women's Day with special child at the Vallabhdas Dagara Indian Society

The Vallabhdas Dagara Indian Society for the Mentally Challenged in Malad. Established in 1973, the institution is dedicated to training special children for the mainstream world, empowering them to achieve financial independence and lead dignified lives.

As part of the celebration, Women's Wing members engaged with the children through games, Antakshari, and various fun and dance activities.

A special lunch was served by our members & additionally water bottles were distributed to all 260 children making the occasion even more memorable.



Motivational session organized by CREDAI MCHI Women's Wing

The session was conducted by the esteemed Shri Pravin Doshi Chairman Emeritus and Founder of ACME Housing, and Former President of MCHI.

Guest of Honour present at the event were Shri Rajni Ajmera & Shri Mukesh Patel.

Shri Pravin Doshi shared invaluable insights on personal growth, goal setting, and overcoming challenges, leaving students deeply motivated and energized.

The session emphasized the importance of perseverance and ambition in achieving success.



CREDAI-MCHI Empowers Underprivileged Children of Construction Workers with CSR Grant and Cricket Tournament Initiative

CREDAI-MCHI has extended support to Mumbai Mobile Crèche, an NGO dedicated to the education and well-being of children of construction workers.

The organization has contributed a Corporate Social Responsibility (CSR) grant of INR 2 lakhs along with play kits aimed at fostering a nurturing and engaging environment for these children.

Social Media Highlights



Total No of posts - **31**

No of followers incresed by **18** and making the count **22,248**

A decrease of **29%** in the total Impressions rate

The engagement rate stands at **4.9%**



Total No of Posts- **24**

No of followers increased to **203** making it to **7407**

An Increase of **91.3%** in the total impressions rate

The engagement rate stands at **83%**



Total No of Posts- **31**

Total followers **10,578**

The engagement rate stands at **218%**

An increase of **184%** in the total views



Total No of Posts- **28**

No of followers incresed by **165** and making the count **11,342**

An Increase of **78.6%** in the total impression rate

The engagement rate stands at **21.1 %**

CREDAI

In News

Rate cut to spur residential demand, lower home loan rates: Industry

New Delhi, Feb 7 (IANS) The real estate industry on Friday welcomed the much-awaited benchmark rate cut of 25bps by the Reserve Bank of India (RBI), saying lowered interest rates will further nudge homebuyers to buy an ownership home with an upgraded lifestyle. The Central Bank's Monetary Policy Committee (MPC) cut the repo rate by 25 basis points to 6.25 per cent. RBI Governor Sanjay Malhotra said the MPC has also unanimously decided to continue with a neutral stance and will focus on inflation while sporting growth. According to Boman Irani, President, CREDAI National, the decision supplements recent announcements in the Union Budget aimed at boosting spending and spur economic growth. This supportive monetary policy was imperative, especially after the recent 50-basis-point reduction in the Cash Reserve Ratio (CRR), which has already injected significant liquidity into the banking system, he mentioned.

Housing prices appreciate at 10pc in Dec quarter, Delhi-NCR tops list

STATESMAN NEWS SERVICE
NEW DELHI, 25 FEBRUARY

During the December quarter, housing prices appreciated at an average of 10 per cent across eight major cities on strong demand and higher input cost, a recent report said.

According to a joint report by Credai, Colliers and Lias Foras, Delhi-NCR saw a maximum appreciation of 31 per cent annually during the October-December period of 2024. Delhi-NCR witnessed an increase to Rs 11,993 per sq ft.

"Interestingly, average



housing prices have been on a rising spree for the 16th consecutive quarter, starting 2021," the report said. The average housing prices rose 15 per cent annually in

Ahmedabad to Rs 7,725 per sq ft on carpet area basis during the October-December period of 2024.

Bengaluru saw a 23 per cent increase in prices to Rs 12,238 per sq ft, while the housing prices rose 6 per cent in Chennai to Rs 8,141 per sq ft.

In Hyderabad, the rates grew 2 per cent to Rs 11,351 per sq ft while the prices increased 1 per cent in Kolkata to Rs 7,971 per sq ft.

Mumbai Metropolitan Region (MMR) registered a 3 per cent growth in prices to Rs 20,725 per sq ft.

Pune saw a 9 per cent

annual price appreciation during the period under review to Rs 9,962 per sq ft, the data showed.

Boman Irani, National President of Realtors' body Credai said: "The sustained growth in housing prices underscores the strong confidence among homebuyers, driven by a preference for spacious living and lifestyle upgrades."

"While evolving preferences and lifestyle upgrades remain key motivators, cost pressures in construction and land acquisition are also significantly contributing to pricing trends," Irani added.

25bps cut will have little impact on realty: Credai

Says rate cut in next monetary policy committee meeting will accelerate housing sales in the mid-income segment

New Delhi

REALTORS' apex body Credai on Friday said the RBI's decision to cut benchmark lending rate by 25 basis points, while having a "limited direct impact" on the sector and sought further reduction in the next monetary policy meeting for "stronger impetus" to housing demand.

Another association Narada welcomed the RBI's decision, saying it could lead to lowering of interest rates on home loans, which in turn will boost housing sales.

The RBI on Friday slashed the repo rate by 25 basis points to 6.25 per cent. "This was the first reduction since May 2020 and the first revision after two-and-a-half years," Credai National President Boman Irani said. "The RBI's decision to reduce repo rate supplements recent announcements in the budget aimed at boosting spending and spur economic growth."

"While the current cut may have a limited direct impact, we anticipate that a further rate cut in the next MPC (monetary policy committee) meeting will provide stronger impetus to overall demand."

— Boman Irani, Credai National President



While the current cut may have a limited direct impact, we anticipate that a further rate cut in the next MPC (monetary policy committee) meeting will provide stronger impetus to overall demand.

Irani said, "The RBI's decision to reduce repo rate supplements recent announcements in the budget aimed at boosting spending and spur economic growth." "While the current cut may have a limited direct impact, we anticipate that a further rate cut in the next MPC (monetary policy committee) meeting will provide stronger impetus to overall demand."

Impact on the real estate sector, making home loans more affordable and increasing demand for housing. "With lower interest rates, we expect to see increased sales, improved liquidity, and a reduction in the inventory of unsold homes. This, in turn, will encourage developers to launch new projects," he added.

Pradeep Sharma, President of Narada Maharashtra said, "We expect banks to ensure swift transactions of the reduced rates to borrowers, allowing a direct impact on home loan interest rates."

Among developers, Tata Realty and Infrastructure Ltd and CEO Sanjay Datta said, "The RBI's decision to cut the repo rate is a welcome move that stands to make home loans more affordable, thus easing the financial burden on aspiring homebuyers."

While the realty sector has been witnessing a robust demand and positive sentiment for premium and luxury housing, the rate cut will immensely benefit the affordable housing segment, especially in Tier 2 and 3 cities, he added.

Vinita Singh, Managing Director of Shreevastu Real Estate, said, "This thoughtful step highlights the Central Bank's commitment to bolstering economic growth while fostering a favourable environment for investors and homebuyers."

for the realty sector, he said this development is a significant boost, particularly for affordable and mid-segment housing.

CREDAI to host New India Summit in city

STATESMAN NEWS SERVICE
NASHIK, FEB 25

The Confederation of Real Estate Developers' Associations of India (CREDAI) is set to organise the sixth edition of the New India Summit in Nashik on March 7 and 8, 2025. The theme of the summit is "Viksit Bharat: Unlocking Potential of Emerging Cities". The event will bring together key stakeholders to discuss strategies for accelerating growth in India's rapidly expanding tier two, three, and four cities.

The summit aims to address the challenges faced by developers in these emerging cities and foster discussions on innovative solutions. Over 400 developers, policymakers, industry experts, and thought leaders are expected to participate in the event, which will focus on sustainable urban development and economic growth.

This year's summit will showcase a distinguished lineup of speakers, including prominent policymakers and industry leaders. During the event, CREDAI will present key industry initiatives and policy recommendations to foster the growth and transformation of India's real estate sector. Additionally, the summit will emphasise the vital role of emerging cities in realising

the vision of "Viksit Bharat." The president of CREDAI, Boman Irani, stated that India's tier two, three, and four cities are emerging as the backbone of the country's urban transformation. With increasing infrastructure investments, improved connectivity, and rising real estate demand, these cities are poised to become the next hubs of economic growth and urban innovation. He further remarked that the CREDAI New India Summit serves as a testament to their commitment to unlocking the potential of these emerging cities by fostering dialogue, collaboration, and policy interventions that will shape their growth trajectory. "As we collectively work towards a new India, this summit will play a pivotal role in addressing industry challenges, exploring innovative solutions, and driving sustainable urban development," Irani said.

The CREDAI New India Summit has established itself as a premier event in the real estate sector. It fosters dialogue, innovation, and collaboration among developers, policymakers, and industry leaders. As India moves towards a more dynamic and inclusive growth model, this summit is expected to play a crucial role in shaping the future of urban development.

Budget hits and misses: Homebuyer edition



Builders hail Rs 15K cr for stalled projects

Builders' apex body CREDAI and NAREDCO on Saturday said the industry was expecting a lot from the union budget including, a hike in exemption on interest paid on home loans and steps to boost affordable housing segment, even as the two associations hailed the move to set up to Rs 15,000 crore fund to complete stalled housing projects.

CREDAI National President Boman Irani said the exemption of income tax payable for interest up to Rs 1.2 lakh, coupled with increasing the FISD threshold on rent from Rs 2.5 lakh to Rs 5 lakh, will significantly reduce disposable income.

honing housing demand and overall consumption. G Hari Babu, National President of NAREDCO, said the decision to exempt interest up to Rs 1.2 lakh from taxation under the new regime is a significant incentive for the middle-income group, making home ownership more accessible and encouraging investment in the housing sector.

However, both Irani and Hari Babu felt that the budget could have done more for the real estate sector, especially the affordable housing segment. "This Budget supports economic stability and positive market sentiment. However, the sector was expecting additional measures, such as further incentives to boost demand for affordable housing, a higher threshold for home loan interest exemption which has remained stagnant for a long time," Irani/Credai said.

The industry was seeking a revision to the definition of affordable housing based on a minimum dwelling unit size instead of a uniform Rs 45 lakh value across the country. "These steps could have provided an added stimulus to the market and improved housing affordability," Irani said.

In February, we secured a total of 163 stories, including 4 broadcasts, 43 print, and 116 online, accumulating a PR value of INR 4.3 Cr. Our strategic policy advocacy efforts positioned CREDAI as a key voice in the real estate sector, particularly through insights on the Union Budget 2025 and commentary on RBI's decision to reduce the Repo Rate by 25 bps to 6.25%.

Strengthening our industry leadership, we amplified data from the Housing Price Tracker Q4 2024 report in collaboration with Colliers and Lias Foras. Additionally, we drove significant pre-buzz for the 6th edition of the New India Summit, ensuring heightened media visibility and engagement.

CREDAI secured over 105 CAT A stories in leading publications such as Reuters, The Economic Times, Times of India, PTI, CNBC TV18, Business Standard, Mint, Fortune India, and Hindustan Times, further reinforcing its role as a thought leader shaping the industry's growth narrative.

1. The Maharashtra government is considering raising the height limit for high-rise buildings in Mumbai from 120 metres to 180 metres, pending approval from the Brihanmumbai Municipal Corporation (BMC)'s Technical Committee. To read more, pls click <https://www.freepressjournal.in/mumbai/mumbais-skyline-poised-for-transformation-with-proposed-high-rise-limit-increase-to-180-metres-enabling-50-60-floor-buildings>
2. The residential real estate market has shown strong growth in 2024 and the demand for luxury homes shows no signs of slowing down. CBRE predicts continued interest in premium properties, especially in major cities like Gurugram, Mumbai, and Bengaluru. To read more, pls click <https://www.etnownews.com/real-estate/real-estate-news-residential-market-soars-in-2024-luxury-housing-demand-to-remain-strong-says-report-article-117872871>
3. In today's fast-paced digital world, technology is redefining luxury living by providing seamless, immersive, and efficient, real estate experiences. From high-end property exploration to streamlined transactions, innovative platforms are empowering buyers, sellers, and investors like never before. To read more, pls click <https://www.etnownews.com/real-estate/luxury-living-in-the-digital-age-how-apps-and-platforms-are-transforming-real-estate-article-118428891>
4. The Karnataka Real Estate Regulatory Authority (K-Rera), set up to safeguard homebuyer interests, has failed to recover Rs 666 crore — or 88% — of the Rs 758 crore it had ordered builders to pay their customers under the head of refund for incomplete/delayed projects, among other things. To read more, pls click <https://timesofindia.indiatimes.com/city/bengaluru/karnataka-real-estate-regulatory-authority-fails-to-recover-88-of-refund-amount/articleshow/118459777.cms>
5. The Supreme Court of India recently ruled on the forfeiture clause in builder-buyer agreements. The case involved Godrej Projects Development and a buyer who had booked a flat in the Godrej Summit project in Gurgaon. To read more, pls click https://www.business-standard.com/finance/personal-finance/builder-buyer-agreements-improve-but-buyers-must-remain-vigilant-125021700984_1.html
6. Women, who have always been key decision-makers in the home-buying process in India, are now increasingly making independent, individual property purchases not just to reside there but also as an investment. To read more, pls click <https://timesofindia.indiatimes.com/city/kolkata/what-women-want-focus-on-real-estate-away-from-stocks/articleshow/118610245.cms>
7. The increasing focus on sustainability is reshaping India's commercial real estate sector, with green certified office spaces gaining traction among global capability centers (GCCs) and IT/ITeS firms. To read more, pls click <https://propnewstime.com/getdetailsStories/MTU1NTA=/gccs-it-firms-boost-demand-for-green-offices-driving-india-s-real-estate-shift>


ABOUT CREDAI

Confederation of Real Estate Developers' Associations of India (CREDAI) is the apex body of private Real Estate developers in India, established in 1999, with a vision of transforming the landscape of Indian Real Estate industry and a mandate to pursue the cause of Housing and Habitat. Today, CREDAI represents 13000+ Developers across 230 city chapters in 21 states and plays an important role in policy formulation by representing the views of its members to various Ministries at regular intervals.

CREDAI strives to make the Real Estate industry organized and progressive by working closely with all stakeholders: Government representatives, policy makers, investors, finance companies, consumers, and real estate professionals. CREDAI is a recognized partner for the Government and is represented on several committees working in policy formulation.

CREDAI engages in policy advocacy with various Ministries at the State & Central Level.

CREDAI has a focused approach in the skilling & upskilling of construction workers & strives to ensure that the construction labour accesses social benefits extended by various departments of state & central Governments. Under its CSR, CREDAI has skilled more than 2 Lakh construction workers and youth till date.



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