

# MAHARASHTRA'S NEXT REAL ESTATE CYCLE WILL BE DRIVEN BY REDEVELOPMENT, MICRO-ZONING AND AI

*From landmark redevelopment projects and new planning reforms to AI-powered property platforms and institutional capital, India's most active real estate market is becoming more organised, transparent and execution-led.*



*Maharashtra's next growth cycle is being shaped by planning reform, redevelopment and execution.*

India's real estate sector is moving toward a more structured and intelligence-led phase of growth. This week's developments underline a market shaped by clearer planning frameworks, accelerating redevelopment and rapidly maturing technology adoption.

Maharashtra's proposed micro-zoning framework has emerged as the week's most consequential development, promising sharper land-use clarity and more predictable approvals across the state's fastest-growing corridors. Alongside this, Mumbai's redevelopment pipeline continues to expand, with a major 101-acre redevelopment award at Juhu Galli and the Bandra waterfront transformation signalling a new wave of large-format urban renewal.

Commercial real estate remained equally resilient, with flex office stock crossing 100 million square feet and industrial leasing touching 18.3 million square feet for the quarter. Institutional capital continued to back this momentum, led by ASK Property Fund's ₹3,500 crore debt platform.

Technology adoption is accelerating in parallel, with AI now embedded across more than 90% of corporate real estate decision-making, from property search to portfolio strategy — pointing to a market that is becoming more organised, transparent and execution-ready.

## MARKET SNAPSHOT

**₹3,500 Cr**

ASK Property Fund's fourth real estate debt platform target corpus

**101 Acres**

Juhu Galli redevelopment project awarded in Mumbai

**100 Mn Sq Ft**

India's flex office stock crosses major milestone

**18.3 Mn Sq Ft**

Industrial & warehousing leasing recorded this quarter

**₹589 Cr**

Smartworks-Sattva managed workspace leasing deal

**90%+**

AI adoption across the corporate real estate ecosystem

BREAKING NEWS

THE ECONOMIC TIMES | 13 JUNE 2026

## Maharashtra's Micro-Zoning Plan Set To Reshape Real Estate Development

**JUSTO VIEW:** *Better planning frameworks reduce uncertainty and accelerate investment decisions. Micro-zoning could become one of Maharashtra's most significant structural reforms for real estate.*

## Justo and its leadership in national real estate conversations.

Founder commentary, brokerage transformation and the rise of integrated, walkable cities — Justo’s perspective across leading mastheads.



01

PUNE MIRROR

Real Estate

### [Justo Founder Pushpamitra Das On Pune’s Real Estate Growth And BSE Listing](#)

Justo Founder and CMD Pushpamitra Das reflects on the company’s journey from a mandate-driven real estate startup to a BSE-listed RealFintech enterprise, and on the structural momentum powering Pune’s next phase of property growth.

#### JUSTO SIGNAL

Justo’s listed, mandate-led model positions it at the centre of Pune’s organised real estate expansion.

02

MUMBAI MIRROR

Feature

### [Broker Bhi, Party Bhi](#)

A closer look at how India’s real estate broking community is professionalising — blending on-ground sales energy with institutional discipline, technology and structured developer mandates.

#### JUSTO SIGNAL

The next generation of broking is being built on organisation, technology and trust at scale.

03

NDTV

Urban India

### [Modern Housing Societies, Integrated Townships And The Rise Of 15-Minute Cities](#)

As urban India matures, integrated townships and self-sufficient ‘15-minute’ neighbourhoods are reshaping how the country lives — bringing homes, workplaces, retail, healthcare and leisure into a single, walkable ecosystem.

#### JUSTO SIGNAL

Integrated, walkable communities are emerging as the defining template for India’s urban future.

# Private credit deepens its hold on development financing.

*Debt funds, AIFs and cross-border allocations are converging around India's organised real estate platforms.*



01

MINT

11 Jun 2026

## [ASK Property Fund Launches ₹3,500 Crore Fourth Debt Fund](#)

ASK Property Fund announced its fourth real estate credit platform with a target corpus of ₹3,500 crore, reflecting continued demand for structured development financing.

**JUSTO SIGNAL**

*Private credit is becoming a core growth engine for residential and mixed-use development.*

02

ET REALTY

11 Jun 2026

## [RBI Revises Lending Framework For REITs And InvITs](#)

The Reserve Bank of India has proposed a cashflow-based lending approach for REITs and InvITs, aligning financing practices more closely with mature global markets and strengthening institutional real estate structures.

**JUSTO SIGNAL**

*India's real estate financing ecosystem is becoming more sophisticated, improving capital access for income-generating assets.*

03

MINT

12 Jun 2026

## [Prime Litmus Launches ₹1,000 Crore Real Estate Fund](#)

The fund will focus on high-growth real estate opportunities, further strengthening institutional participation in the sector.

**JUSTO SIGNAL**

*Capital is increasingly concentrating around professionally managed real estate platforms.*

04

THE ECONOMIC TIMES

12 Jun 2026

## [Japanese Investors Looking Beyond China, India Emerges As Preferred Alternative](#)

Global investors continue increasing allocations to India across manufacturing, infrastructure and real estate-linked opportunities.

**JUSTO SIGNAL**

*Cross-border capital flows remain a powerful tailwind for India's long-term property cycle.*



## Flex and industrial assets anchor commercial momentum.

Large-format leasing and milestone flex-stock growth confirm occupier confidence across India's commercial corridors.

01

BUSINESS STANDARD

12 Jun 2026

### [Smartworks Signs ₹589 Crore Leasing Deal With Sattva](#)

One of India's largest managed workspace transactions reinforces occupier confidence in flexible office formats.

**JUSTO SIGNAL**

*Flex workspaces have moved from an alternative product to a mainstream office strategy.*

02

THE HINDU BUSINESS LINE

10 Jun 2026

### [NDR Group To Invest ₹2,000 Crore In Warehousing Expansion](#)

Industrial and logistics infrastructure continues attracting large-scale investments amid strong occupier demand.

**JUSTO SIGNAL**

*Warehousing remains one of India's strongest commercial real estate themes.*

03

BUSINESS STANDARD

12 Jun 2026

### [India Crosses 100 Million Sq Ft Of Flex Office Space](#)

Driven by GCC expansion and enterprise demand, India's flexible office market reached a major milestone.

**JUSTO SIGNAL**

*Workplace flexibility is becoming a permanent feature of commercial real estate.*

04

THE HANS INDIA

13 Jun 2026

### [Industrial & Warehousing Leasing Reaches 18.3 Million Sq Ft](#)

Robust leasing activity reflects sustained demand from manufacturing, e-commerce and logistics occupiers.

**JUSTO SIGNAL**

*Industrial assets continue benefiting from India's manufacturing and consumption growth story.*

# Redevelopment is rewriting Mumbai's growth map.

Mega redevelopment awards and connectivity upgrades are unlocking the next phase of urban supply.



01

HINDUSTAN TIMES

11 Jun 2026

## [Reliance-Led Consortium Wins 101-Acre Juhu Galli Redevelopment](#)

One of Mumbai's largest redevelopment opportunities is expected to transform a significant urban precinct while unlocking substantial housing supply.

**JUSTO SIGNAL**

*Redevelopment is becoming Mumbai's most important source of future inventory.*

02

ECONOMIC TIMES

11 Jun 2026

## [From Dhobi Ghat To Luxury Towers: Redevelopment Unlocks Mumbai's Next Boom](#)

Urban renewal projects are increasingly creating new premium residential destinations within established city limits.

**JUSTO SIGNAL**

*Land scarcity is accelerating redevelopment-led value creation.*

03

THE TIMES OF INDIA

11 Jun 2026

## [Bandra Waterfront Redevelopment Gathers Pace](#)

The transformation of Mumbai's western waterfront is expected to create a new luxury residential corridor.

**JUSTO SIGNAL**

*Waterfront redevelopment will reshape premium housing demand in Mumbai.*

04

THE HINDU

12 Jun 2026

## [GHMC Accelerates 18 Link-Road Projects Across Hyderabad](#)

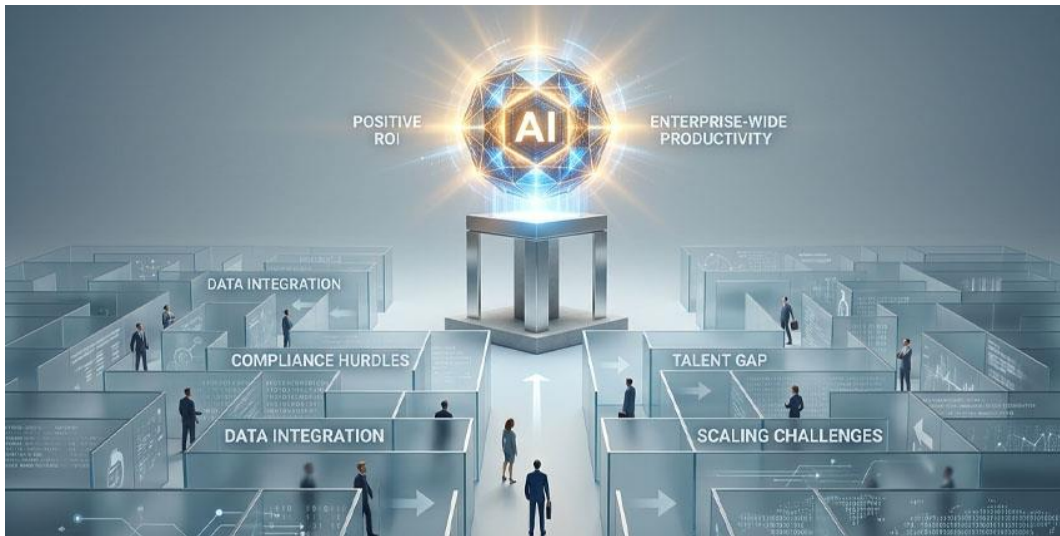
Connectivity upgrades continue expanding development opportunities across Hyderabad's growth corridors.

**JUSTO SIGNAL**

*Infrastructure remains the strongest predictor of future real estate appreciation.*

# AI adoption moves from pilot to platform-wide execution.

Conversational AI and property intelligence platforms are reshaping search, due diligence and decision-making.



01

FORTUNE INDIA

09 Jun 2026

## [AI Adoption In Indian Real Estate Surges To 91%](#)

Investors and developers are increasingly relying on AI-powered analytics, forecasting and customer intelligence tools.

**JUSTO SIGNAL**

*Data-driven decision-making is becoming a competitive necessity.*

02

REALTY PLUS

12 Jun 2026

## [AI Adoption Across Corporate Real Estate Ecosystem Crosses 90%](#)

AI is increasingly influencing leasing, workplace planning and portfolio optimisation decisions.

**JUSTO SIGNAL**

*Artificial intelligence is now embedded across the property value chain.*

03

MINT

12 Jun 2026

## [Housing.com Integrates ChatGPT Into Property Search](#)

The platform's AI-powered search experience aims to simplify property discovery and improve user engagement.

**JUSTO SIGNAL**

*The future homebuyer journey will be conversational, personalised and AI-assisted.*

04

CONSTRUCTION WEEK

12 Jun 2026

## [Landed Launches Property Intelligence Platform Terra](#)

The platform aims to improve property due diligence, data accessibility and transaction transparency.

**JUSTO SIGNAL**

*Property intelligence is becoming as valuable as property inventory.*

# Growth corridors are expanding beyond the metros.

Tier-2 momentum, regional hubs and senior living point to a more geographically diversified demand base.



01

**BUSINESS STANDARD**

11 Jun 2026

## Smaller Cities Outpace Metros In Home Price Growth

Tier-2 and emerging cities are witnessing stronger appreciation as infrastructure and employment opportunities expand.

**JUSTO SIGNAL**

*The next housing growth cycle may be led by emerging urban centres.*

02

**THE HINDU**

13 Jun 2026

## The Great Tier-2 Shift

Demand, affordability and infrastructure investments are driving a structural shift toward secondary cities.

**JUSTO SIGNAL**

*Tier-2 cities are becoming strategic investment destinations rather than alternative markets.*

03

**BUSINESS STANDARD**

12 Jun 2026

## Chhatrapati Sambhajnagar Emerges As Maharashtra's Next Real Estate Hub

Improving connectivity and industrial growth are supporting long-term real estate demand.

**JUSTO SIGNAL**

*New growth centres are emerging beyond Mumbai and Pune.*

04

**BIZZ BUZZ**

15 Jun 2026

## Senior Living Emerges As Real Estate's Fastest-Growing Segment

Demographic shifts and rising lifestyle expectations are creating a new residential asset class.

**JUSTO SIGNAL**

*Senior living is evolving into a major institutional real estate opportunity.*

# JUSTO™

BUILT FOR *REAL* GROWTH

## THE JUSTO LENS

*A proprietary editorial perspective on the week's developments*

# India's Next Growth Cycle Will Be Driven By Organisation, Infrastructure And Intelligence

*This week reinforced three powerful structural shifts shaping the future of Indian real estate.*

First, redevelopment is becoming the country's most important urban renewal mechanism, particularly across Mumbai, where land scarcity is accelerating redevelopment-led growth. The Juhu Galli and Bandra waterfront projects illustrate how large landholdings are being unlocked for premium residential supply, while Maharashtra's proposed micro-zoning framework promises greater clarity and predictability in how such projects are approved and valued.

Second, commercial real estate continues demonstrating resilience through office leasing, industrial expansion and flexible workspace adoption, with flex stock crossing 100 million square feet and warehousing demand holding firm across key logistics corridors.

Third, artificial intelligence has moved beyond experimentation. From property search and customer engagement to investment analytics and portfolio management, technology is becoming deeply integrated into how real estate is built, marketed and transacted.

### WHAT THIS MEANS

***The next generation of real estate winners will be those that combine capital access, redevelopment capability, infrastructure-led market selection and technology-enabled execution.***

***Stay Ahead. Stay Informed.***

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