

JUSTOTM

BUILT FOR *REAL* GROWTH

Week of 21th to 27th April

REALTY PULSE

LINK TUNNEL 1

MUMBAI PUNE EXPRESSWAY
NS56381 LINK OPENING MAY 2006
SIX LANES & DIVIDERS
NO CASH TOLLS

EXISTING MUMBAI TUNNEL

5 KEY TAKEAWAYS OF THE WEEK

01

MUMBAI

₹221 Cr Juhu bungalow & Kurla 8.5-acre redevelopment headline UHNI activity

02

CAPITAL

Q1 2026 inflows hit record USD 5.1 billion, up 72% YoY (CBRE)

03

INFRA

Mumbai-Pune Missing Link 99% complete, opens May 1, 2026

04

DEMAND

Mumbai & Bengaluru enter Knight Frank's Top 10 global luxury markets

05

POLICY

MahaRERA tightens recovery SOP; compliance now decides winners

Mumbai-Pune Expressway Missing Link to Open May 1

Project 99% complete; CM Fadnavis to inaugurate on Maharashtra Day

The 10.5-km stretch with twin tunnels and a cable-stayed bridge over Tiger Valley will bypass the Lonavala-Khandala ghat, cut Mumbai-Pune travel time by 25-30 minutes and unlock real estate demand along Khopoli and the Pune corridor.

Free Press Journal | 26 Apr 2026

Q1 2026 Realty Capital Inflows Surge 72% to USD 5.1 Billion

Highest-ever quarterly investment; REITs and developers lead

CBRE South Asia data shows India's real estate inflows reached a record USD 5.1 billion in Q1 2026, up 72% year-on-year. REITs accounted for 40% of inflows, while Bengaluru, Mumbai and Delhi-NCR drew about 65% of total capital.

Business Standard | 22 Apr 2026

Iconic Leela Bungalow on Juhu Tara Road Sold for ₹221 Crore

Seven-decade-old Art Deco property fetches premium UHNI valuation

The Grade IIB heritage sea-facing bungalow, owned by the Nanavati family, changed hands at Rs 221 crore in a high-value transaction that underscores continued UHNI appetite for rare standalone Mumbai properties along the Juhu coastline.

Free Press Journal | 24 Apr 2026

Sayba Spaces Top Bidder for Taximen's Colony Kurla Redevelopment

8.5-acre LBS Marg property; 36 months' rent offered upfront

The Bombay Taximen's Cooperative Society shortlisted Sayba Spaces to redevelop its 8.5-acre prime LBS Marg complex of 29 buildings with 656 flats, after the developer offered the highest rent advance and additional area on technical and financial criteria.

Free Press Journal | 25 Apr 2026

MUMBAI — REDEVELOPMENT & SUPPLY SHIFT

1

Sayba Spaces Wins Kurla Taximen's Colony Redevelopment Bid

Free Press Journal | 25 Apr 2026

→ **Narrative:** Large society redevelopment becoming a core MMR supply driver.

2

Sixty3 W.E. Bizpark Launches in Goregaon East

Business Standard | 24 Apr 2026

→ **Narrative:** Goregaon East emerging as Mumbai's next major commercial hub.

3

MahaRERA Allows New Developer for Stalled Kurla 'Sapphire I' Project

Free Press Journal | 21 Apr 2026

→ **Narrative:** Regulator unlocking stuck supply while protecting homebuyers.

DEMAND TRENDS

1

Leela Bungalow Sells for ₹221 Crore in Juhu Heritage Deal

Free Press Journal | 24 Apr 2026

→ **Impact:** Marquee UHNI demand keeps Mumbai land prices structurally firm.

2

Mumbai & Bengaluru Enter Top 10 Global Luxury Markets

Knight Frank Prime International Residential Index | Apr 2026

→ **Impact:** India's UHNWI base lifting luxury into a structural segment.

3

Gokuldhams Estate Positions Haridwar as Luxury Destination

ANI News | 25 Apr 2026

→ **Impact:** Wellness-led second-home demand expanding beyond metros.

CAPITAL & POLICY & EXECUTION

1

Q1 2026 Realty Inflows Hit Record USD 5.1 Billion: CBRE

Business Standard | 22 Apr 2026

→ **Signal:** 72% YoY surge signals institutional conviction in Indian realty.

2

REIT Activity Multi-Folds — 40% of Q1 Capital Inflows

Economic times | 22 Apr 2026

→ **Signal:** Real estate increasingly institutionalised and yield-driven.

3

MahaRERA Tightens Compliance — Fresh SOP for Recovery & Penalties

MahaRERA Circular 51/2025 (operative) | Apr 2026

→ **Signal:** Execution discipline becoming a non-negotiable for developers.

TECH, SALES & EXECUTION

1

Why Engineering-Led Construction Still Matters in Modern Real Estate

Times of India | 26 Apr 2026

→ **Signal:** Build quality, design integrity and execution discipline are returning to the forefront as key differentiators.

2

Developers Are Introducing Flexible Payment Plans

Business Standard | 27 Apr 2026

→ **Signal:** Sales strategies are evolving from pricing-led to structure-led conversions to unlock demand.

3

Compliance to Safety Norms a Must for Buildings

Bangalore Mirror | 27 Apr 2026

→ **Signal:** Regulatory enforcement is tightening — execution and compliance are now non-negotiable.

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