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BUILT FOR *REAL* GROWTH

REALTY PULSE

India Real Estate Weekly Briefing

Week of 06 – 13 April 2026

Your weekly edge in India's real estate market

22+

News Stories

6

Cities Tracked

Rs 50,000+ Cr

Deals This Week

JUSTO NEWS

Justo Realfintech Launches Chestertons India

Entering Institutional Real Estate Advisory

Justo Realfintech has brought UK's 220-year-old legacy brand Chestertons to India, forming a new subsidiary for premium and institutional real estate advisory services nationwide.

NBMCW / Construction World / Torbit Realty | 02-03 Apr 2026

Justo Realfintech Submits SEBI Compliance Certificate for Q4 FY26

Regulatory filing milestone for SME-listed entity

Justo Realfintech Limited filed its Q4 FY26 SEBI compliance certificate and declared non-applicability of the Annual Secretarial Compliance Report for its SME-listed entity.

Scanx | 06 Apr 2026

INVESTMENT & CAPITAL

Realty Investments Rise 25% to \$1.6 Bn in Jan-March Quarter

Office and data centres lead institutional inflows

India's real estate sector recorded a 25% jump in investments to \$1.6 billion in Q1 2026, with global capital continuing to flow into office and data-centre assets.

BizzBuzz / Savills India | 04 Apr 2026

Permira to Invest \$100 Mn in SILA to Back Expansion

Global PE bets big on India RE services platform

Global PE major Permira committed \$100 million to SILA, an integrated real estate services platform, to accelerate its national expansion across facilities management and allied services.

Business Standard | 09 Apr 2026

INVESTMENT & CAPITAL

Prestige Estates Hits Pre-Sales of Rs 30,000 Crore in FY26

Company sets landmark new annual record

Prestige Estates achieved Rs 30,000 crore in pre-sales for FY26, reflecting robust residential demand across Bengaluru, Mumbai and Hyderabad.

Mint / CNBC TV18 | 09 Apr 2026

Neo Group Launches Rs 2,000 Crore Real Estate Debt Fund

Hires ex-Walton Street India team to steer strategy

Neo Group entered real estate with a Rs 2,000 crore debut debt fund, bringing in the former Walton Street India leadership team to manage deployments across the country.

Mint / Fortune India | 09 Apr 2026

ASK Property Fund Announces Rs 400 Crore Exit from Mumbai and Gurgaon

Profitable close to key residential portfolio positions

ASK Property Fund announced successful exits totalling Rs 400 crore from residential investments in Mumbai and Gurgaon, signalling healthy returns for the fund cycle.

Business Standard | 10 Apr 2026

RMZ Unveils \$35 Billion Plan Spanning Data Centres, AI, Offices and Homes

One of India's largest integrated real estate strategies to date

RMZ Corp has announced an ambitious \$35 billion expansion plan covering data centres, artificial intelligence infrastructure, commercial offices and residential developments.

Business Standard | 13 Apr 2026

INVESTMENT & CAPITAL**Hawelia Group to Invest Rs 770 Crore in New Housing Project**

NCR-focused developer commits to large-scale residential push

Hawelia Group has committed Rs 770 crore to a new housing project, signalling continued confidence in residential demand across the NCR market.

Business Standard | 13 Apr 2026

Oberoi Realty and Nirmal Lifestyle Get NCLT Approval for Merger

Consolidation strengthens Oberoi's Mumbai residential portfolio

The National Company Law Tribunal has approved the merger of Oberoi Realty and Nirmal Lifestyle, a strategic consolidation that strengthens Oberoi's foothold in Mumbai's mid-to-premium residential segment.

The Economic Times | 13 Apr 2026

RESIDENTIAL MARKET**Ashiana Housing Buys 28.55 Acre Land in Pune**

Expansion into Maharashtra's growing residential market

Ashiana Housing has acquired 28.55 acres of land in Pune, marking a significant step in its Maharashtra expansion strategy and indicating sustained confidence in Pune's residential demand trajectory.

ET Realty | 13 Apr 2026

Mumbai Records 15,000 Property Sales in March - A New High

Record monthly registration milestone

Mumbai's property market closed March 2026 with a record 15,000 registrations, driven by strong end-user demand and favourable ready reckoner rates that held stable.

Business Standard | 05 Apr 2026

RESIDENTIAL MARKET

Prestige Group Launches Rs 9,500 Crore Township in Hyderabad

Homes priced between Rs 1-3 crore

Prestige Group unveiled a massive Rs 9,500 crore integrated township in Hyderabad targeting mid-to-premium buyers in the city's fast-growing western corridor.

Business Standard | 05-06 Apr 2026

Hyderabad Housing Prices Jump 81% Since 2019, Even as Home Sizes Shrink

Affordability under pressure despite strong demand

A new report reveals Hyderabad home prices have surged 81% over seven years while average apartment sizes have decreased, signalling growing affordability pressure.

Hindustan Times | 06 Apr 2026

Godrej Properties FY26 Bookings Rise 16% to Rs 34,171 Crore

Strong demand drives record annual sales performance

Godrej Properties reported a 16% jump in FY26 bookings to Rs 34,171 crore, driven by robust demand across its key markets of Mumbai, NCR and Bengaluru, setting a new company record.

Financial Express | 11 Apr 2026

Hyderabad Records 9,541 Home Sales in Q1 2026 with 9% Price Rise

Prices reach Rs 8,211 per sq ft on sustained demand

Hyderabad's residential market recorded 9,541 home sales in Q1 2026 alongside a 9% increase in average prices to Rs 8,211 persq ft, reflecting continued end-user and investor confidence.

Hindustan Times | 11 Apr 2026

COMMERCIAL & OFFICE**India Office Market Hits Record Q1 Leasing as GCC Demand Surges**

Highest-ever Q1 absorption, supply crunch lifts rents

India's office leasing registered its highest-ever Q1 absorption, with Global Capability Centres driving demand. Supply constraints are pushing rents higher across Bengaluru, Hyderabad and Pune.

CNBC TV18 | 07 Apr 2026

Foreign Firms Lease Record 9.1 Mn Sq Ft Office in Q1 for GCC Setups: CBRE

New benchmark for India's global corporate role

CBRE data shows foreign companies leased a record 9.1 million sq ft of office space in Q1 2026 for GCC setups, reflecting India's rapidly expanding role in global corporate operations.

The Print / CBRE | 06 Apr 2026

WeWork India Leases 7 Lakh Sq Ft Across Bengaluru, Hyderabad and Chennai

Adds around 12,000 desks in largest single expansion

WeWork India signed leases for 7 lakh sq ft across three southern cities, adding approximately 12,000 new desks - its largest single office expansion in recent quarters.

Hindustan Times | 06-07 Apr 2026

NCR Malls and High Streets Clock 45% Rise in Retail Space Leasing: C&W

Retail leasing demand surges across Delhi-NCR micro-markets

NCR's retail real estate market registered a sharp 45% jump in leasing of mall and high-street spaces as per Cushman & Wakefield data, driven by domestic and international brands seeking quality locations.

Economic Times | 12 Apr 2026

COMMERCIAL & OFFICE

AstraZeneca India Plans to Sell 64-Acre Bengaluru Site for Rs 3,400 Crore

Could be one of the city's largest-ever land transactions

AstraZeneca India is in advanced discussions to divest its 64-acre R&D campus in Bengaluru for approximately Rs 3,400 crore, potentially one of the largest land deals in city history.

Economic Times | 10 Apr 2026

TCS Picks Up 20-Acre Land in Kolkata New Town on 99-Year Lease

IT infrastructure expands into eastern metro

Tata Consultancy Services secured a 20-acre plot in Kolkata's New Town on a 99-year lease, signalling continued IT infrastructure expansion into the eastern market.

ET Bureau | 09 Apr 2026

BMW Leases 1.35 Lakh Sq Ft in Pune at Rs 53.19 Lakh Per Month

Major auto brand bets big on Pune's commercial real estate

BMW India has expanded its Pune footprint with a 1.35 lakh sq ft office lease at a monthly rent of Rs 53.19 lakh, reflecting Pune's growing appeal as a premium commercial destination for global corporates.

Hindustan Times | 11 Apr 2026

POLICY & REGULATION**Centre Eases TOD Norms, Mandates 65% Affordable Housing Along Metro Corridors**

Major policy shift reshaping urban real estate supply

The Government revised Transit-Oriented Development norms, now requiring 65% affordable housing in projects along metro corridors - a move that will reshape urban real estate supply significantly.

Hindustan Times | 07 Apr 2026

Builder Cannot Forfeit More than 10% of Total Price on Buyer Default

Key consumer protection precedent set

A landmark consumer court ruling clarifies that developers cannot forfeit more than 10% of the total property value when a buyer defaults, a significant protection for homebuyers nationwide.

Business Standard | 06 Apr 2026

Maharashtra Waives Excavation Royalty, Digitises NA Permission in 10 Days

Construction sector gets major regulatory relief

Maharashtra waived excavation royalty charges for construction and committed to processing NA permissions digitally within 10 days, materially easing project start timelines for developers.

Free Press Journal | 09 Apr 2026

Steady Repo Rate Boosts NCR Housing Market Sentiment

Rate hold lifts buyer confidence ahead of Q2

The RBI's decision to hold the repo rate steady has buoyed buyer confidence in NCR, with developers and analysts expecting improved sales momentum into Q2 2026.

The Tribune | 09 Apr 2026

POLICY & REGULATION

NCLAT Rules Real Estate Insolvency to Be Handled Project-Wise

Landmark ruling protects homebuyers in multi-project insolvencies

The National Company Law Appellate Tribunal has ruled that real estate insolvencies must be ring-fenced on a project-by-project basis, a landmark decision that significantly strengthens protections for homebuyers in distressed developer situations.

Economic Times | 13 Apr 2026

BMC to Launch AI-Powered Facility in Mumbai to Fast-Track Approvals

Technology to cut bureaucratic delays in project clearances

The Brihanmumbai Municipal Corporation plans to launch an AI-based facility to fast-track building plan approvals in Mumbai, a move expected to significantly reduce bureaucratic delays and accelerate project launches.

Financial Express | 11 Apr 2026

UP-RERA Eases Property Transfers: What the New Rules Mean for Buyers

Simplified transfer process boosts buyer confidence in UP

Uttar Pradesh RERA has introduced simplified rules for property transfers within the state, reducing procedural hurdles for homebuyers and making the transfer process significantly more transparent and efficient.

MSN India | 13 Apr 2026

LUXURY & PREMIUM

Gurugram Leads Branded Residency Boom - Golf Course Extn Sees 379% Sales Surge

India's hottest premium residential micro-market

Gurugram's Golf Course Extension Road recorded a 379% jump in sales value year-on-year, cementing its position as India's leading premium residential micro-market for branded homes.

Hindustan Times | 04-06 Apr 2026

LUXURY & PREMIUM

Birla Estates Clocks Rs 1,600 Crore Bookings in One Month for Gurugram Luxury Project

Sustained HNI appetite for branded premium homes

Birla Estates' Gurugram luxury project achieved Rs 1,600 crore in bookings within a single month of launch, underscoring powerful demand for branded residences among high-net-worth buyers.

CNBC TV18 | 07 Apr 2026

Embassy REIT Approves Rs 1,100 Crore Commercial Paper Issuance

Commercial RE sector taps capital markets with confidence

Embassy Office Parks REIT approved a Rs 1,100 crore commercial paper issuance, signalling the commercial real estate sector's strong confidence and continued access to capital markets.

ET Realty | 08 Apr 2026

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