NATIONAL ASSOCIATION OF REALTORS - INDIA









CREA (I) NEWS LETTER

SEPTEMBER 2025 ISSUE

CREA(I) CONNECT

Create, Connect, Collaborate

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Pradeep Joe

Founder,
Chairman Emeritus - CREA (I)



Dear Members of CREA (I) family ,

With immense pride, deep gratitude, and a firm commitment, I share with you a moment that marks the long-cherished milestone in our collective journey, a long-cherished dream by our realtor's fraternity has now become a reality.

It gives me profound joy to share that CREA (I), our own Confederation of Real Estate Associates (India) now has a permanent address. A landmark building in the heart of city, Barton Centre, MG Road, Bengaluru. An address that stands tall, just as our vision has always been.
This isn't just an address. It is a symbol of our unity, our aspirations, and the legacy we are building together with all your support, we turned this dream into a reality for all of us to stand with pride.

Acquisition was one chapter the next was the grand inaugural of the office which showed the power of strength in full house attended by all developers and the inauguration was done by none other than the industry leader Mr Irfan CMD of Prestige Group.
On behalf of the entire CREA (I) Committee and its office bearers, I extend my heartfelt gratitude to each and every one of you, our members, well-wishers, and especially the builders of this great city, for your selfless contributions, belief, and unwavering support. Your generosity and commitment to our members have made this CREA (I) family stand united with pride. We are eternally thankful for all your support at all times.

Establishing our office is just the beginning. As the wise words remind us:

"Coming together is a beginning, staying together is progress, and working together is success."

NATIONAL ASSOCIATION OF REALTORS - INDIA

CONFEDERATION OF REAL ESTATE ASSOCIATES INDIA
CREA(I)
Approved

LET US NOW MOVE FORWARD AS ONE TO BUILD A LEGACY THAT TRANSCENDS GENERATIONS. A LEGACY ROOTED IN PROFESSIONALISM, ETHICS, EXCELLENCE, AND UNITY—ONE THAT MAKES CREA (I) A FORCE TO RECKON WITH, NOT JUST IN OUR CITY, BUT ACROSS THE COUNTRY.



We are the most preferred Realtors' Association—the trusted voice that builders, customers, and communities look forward to associate with.

The road ahead is filled with high expectations, promise, and purpose to deliver. Together, let's shine brighter than ever before and script a future that echoes our values and vision for many more years to come.

With warmth, utmost respect, and heartfelt thanks.

Pradeep Joe

Founder,
Chairman Emeritus - CREA (I)

THE BUSINESS BIBLE FOR CREA (I) MEMBERS & REALTORS OF BANGALORE BY SAMIR ARORA



Dear CREA (I) Family & Realtors of Namma Bengaluru,

As we walk through an era where real estate is evolving faster than ever, I pen this article, not only as your Chairman and President—but as your fellow realtor, dreamer, and believer in the future of Bangalore's realty landscape.

In a city where skyscrapers touch the clouds and ambition touches the stars, our role is not just to sell property, but to **build trust, shape legacies, and foster communities.**

Let this message not merely be a note, but a call to excellence—a manifesto, a compass, and a Bible of Business for every CREA (I) Member and Realtor of Bangalore.

SAMIR ARORA

PRESIDENT & CHAIRMAN, CREA (I)

1. Integrity Over Everything

"In the end, you are your reputation." Never compromise ethics. Deals may come and go, but trust is a permanent currency.

2. Be the Expert, Not Just an Agent

"Don't just show property. Show knowledge."
Understand the law, the layout, the history, and the potential of every square foot you present.

3. Put Clients First – Always

"People don't care how much you know until they know how much you care." Your client's dreams must be your guiding light. Serve, don't sell.

4. Build Long-Term Relationships, Not One-Time Transactions

"Your network is your net worth."
Every handshake should turn into a lifelong association. Referrals are born from relationships, not commissions.

5. Embrace Technology and Innovation

"Adaptability is the key to survival."
Use digital tools, AI, data analytics, and virtual tours to stay ahead of the curve. Be the realtor of tomorrow, today.

6. Know Your City Like the Back of Your Hand

"A realtor without knowledge is like a pilot without a map."
From Koramangala to Yelahanka, Whitefield to Jayanagar—know the pulse, the plans, the trends.



7. Educate, Elevate, Empower

"Knowledge shared is power multiplied." Support fellow CREA (I) members. Train, mentor, and elevate each other.

8. Respect the Profession, Raise the Standard

"We are not just agents—we are architects of aspiration."
Dress sharp. Speak well. Be punctual. Professionalism is not optional; it's the standard.

9. Be Transparent in Every Transaction

"Clarity is the new currency."
Honesty about pricing, paperwork, and process creates peace of mind and lifelong loyalty.

10. Never Stop Learning, Never Stop Growing

"Once you stop learning, your career starts ending. Attend workshops, read books, stay curious. The market evolves; so must we.

Words to Live By

Success isn't just what you achieve. It's what you inspire others to become. Real estate is not about property. It's about people.
– **Samir Arora**
President & Chairman, CREA (I)

A Final Word to Every CREA (I) Member:
Let Bangalore not just be a tech capital, but a **trust capital**—because **where trust thrives, business flourishes.**

Let us wear the CREA (I) badge not just on our jackets, but in our hearts.

Together, let us elevate this industry
Together, let us build a Bangalore we'll be proud to pass on.
Together, let us lead the real estate revolution—with purpose, pride, and passion.
Yours in service and solidarity,
Samir Arora

EDITOR'S NOTE



Jagdish Nagbushan
Vice President
Editor – CREA (I) Newsletter

It gives me great joy to present the **second edition** of the CREA (I) newsletter—one that arrives at a time of **renewed momentum and purpose.** This issue is especially significant as it coincides with a momentous occasion for our fraternity, **the inauguration of CREA (I)'s very own office space,** a long-cherished dream now brought to life at the iconic **Barton Centre, MG Road, Bengaluru.**

This isn't just about an address—it's a symbol of identity, permanence, and the collective heartbeat of of our REALTOR community. It reflects the resilience, vision, and unity that defines **Confederation of Real Estate Associates (India).**

As we step into this new chapter, I extend my **heartfelt gratitude to all contributors** of articles, authors, thought leaders, and well-wishers, who have poured their energy and insight into shaping this edition. Your continued enthusiasm ensures that our platform remains relevant, dynamic, and forward-looking.

This issue brings together a diverse blend of perspectives—ground realities, emerging trends, thought-provoking ideas—all tied together by our shared commitment to **ethics, excellence, and evolution in real estate.**

Special thanks to our creative partners, and to **Ms. Disha Mohan**, for all the support. I would also like to acknowledge the **visionary guidance** of our Founder & Chairman Emeritus **Mr. Pradeep Joe,** and the ever-inspiring leadership of our Chairman & President **Mr. Samir Arora.**

To all CREA (I) members: this office, this newsletter, this momentum—it all belongs to you. May this platform continue to **foster collaboration, ignite conversations,** and be a beacon for real estate professionals across the country and beyond.

Here's to growth, togetherness, and a future built on solid foundations—**both literally and metaphorically.**

Warm regards,
Jagdish Nagbushan – Vice President
Editor – CREA (I) Newsletter

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CREA OFFICE LAUNCH
28-03-2025



CREA (I) OFFICE LAUNCH – A MOMENTOUS MILESTONE

Here's a curated glimpse into the vibrant moments captured during the grand inauguration of the CREA (I) office on 28th March 2024. This collage reflects the energy, enthusiasm, and elegance of the occasion, graced by esteemed dignitaries, distinguished invitees, and our Chief Guest—along with the honourable Chairman of RERA, the Director General & Inspector General of Police, and senior officials from the Karnataka State Police Force.

A remarkable day etched in our journey, symbolising collaboration, credibility, and a strong commitment towards shaping the future of real estate excellence.

NATIONAL ASSOCIATION OF REALTORS – INDIA

A SYMBOLIC BEGINNING



The ceremonial lighting of the lamp by Mr. Irfan Razack, Chairman & Managing Director of Prestige Group and Chief Guest for the occasion, marked the auspicious inauguration of the CREA (I) Office.

He was joined by an esteemed gathering of dignitaries including Mr. Rakesh Singh, Chairman – RERA Karnataka, Dr. Alok Mohan, IPS, Director General & Inspector General of Police – Karnataka State, and Mr. Pradeep Joe, Chairman Emeritus – CREA (I), signifying a powerful beginning rooted in leadership, collaboration, and vision.





LIGHTING THE FLAME OF PROGRESS

As part of the CREA (I) office inauguration ceremony, the auspicious lamp lighting was gracefully led by **Ms. Nirupa Shankar, Joint Managing Director – Brigade Group**

She was joined by distinguished leaders including **Mr. Tarun Bhatia,** Vice Chairman – NAR India, **Mr. Amit Chopra,** President – NAR India, **Mr. Vikas Agarwal,** Honorary Secretary – NAR India, and **Mr. Samir Arora,** Chairman & President – CREA (I), marking a luminous beginning to a new chapter of collaboration, innovation, and leadership in the real estate sector.



The Voice of Vision and Legacy

An address by **Mr. Irfan Razack, Chairman & Managing Director – Prestige Group,** is nothing short of inspirational. His presence at the CREA (I) Office Inauguration infused the atmosphere with energy, authenticity, and undeniable gravitas.

A visionary who has transformed skylines and redefined benchmarks in Indian real estate,

Mr. Razack is not just the builder of one of the country's most respected brands—Prestige Group—but a symbol of what unwavering conviction, integrity, and humility can achieve.
He speaks with purpose, leads with example, and walks every word he believes in. His success is monumental, yet his humility makes him even more legendary.

A leader who doesn't just command respect, he inspires it.



A Visionary Voice of Governance

The address by **Shri Rakesh Singh, IAS (Retd), Chairman – RERA Karnataka,** was a masterclass in leadership and insight. With his trademark dynamism and compelling presence, he captivated the audience, leaving a lasting impression during the CREA (I) Office inauguration. His words reflected clarity of vision, policy depth, and an unwavering commitment to transparency and excellence in real estate governance.

A Commanding Presence with Purpose

Dr. Alok Mohan, IPS, Director General & Inspector General of Police – Karnataka, graced the occasion with his presence and delivered an address that was characteristic of his distinguished persona — precise, impactful, and deeply insightful. A thorough officer and a true gentleman, his words reflected integrity, discipline, and an unwavering dedication to public service.





TEAM CREA (I) – The Powerhouse Behind the Vision

More than just a team—this is a movement of minds and hearts, driven by purpose, passion, and relentless dedication. Under the visionary leadership of **Founder & Chairman Emeritus Mr. Pradeep Joe** and the dynamic stewardship of Mr. Samir Arora, President & Chairman, CREA (I) continues to break barriers and redefine excellence.

In the presence of Mr. Sumanth Reddy, Chairman – NAR India, a leader of unmatched dynamism, and with the unwavering support of our most enterprising office bearers and the committed core committee, this collective of changemakers is shaping the future of real estate with unity, innovation, and impact.

Together, we don't just make a difference , We create a legacy.



Why Today's Youth — Especially Women — Should Explore a Career in Real Estate Consulting in Bangalore

In a time when everyone's talking about startups, coding bootcamps, and influencer culture, one career path quietly offers freedom, purpose, and serious growth potential — real estate consulting. And in a city like Bangalore, where development is booming and urban dreams are constantly being built, this profession is more relevant than ever.



As a millennial living in India's Silicon Valley, let me tell you why this is the perfect time — and the perfect city — for young people, especially young women, to step into this space.

Disha Mohan

Committee Member CREA (I)

1. Bangalore is Booming — and Needs Smart Advisors

From Koramangala to Kanakapura, Whitefield to Yelahanka, Bangalore is expanding in every direction. Whether it's premium apartments, gated community plots, or commercial hubs, the demand for real estate is constant. But what buyers and investors need today isn't just a salesperson — they need a smart, informed, and tech-savvy consultant who can guide them through the chaos. That's where young professionals can truly add value.

2. Real Estate = Flexibility + Freedom

Let's be honest — traditional jobs aren't for everyone. As millennials and Gen Z, we value work-life balance, flexible hours, and the ability to work on our own terms. Real estate consulting lets you do exactly that. You can choose your schedule, focus on areas you love (like South Bangalore or North Bangalore), and grow at your own pace. It's ideal for those who want to hustle, but not be tied down.

3. A Golden Opportunity for Women

Real estate has long been male-dominated, but that's changing fast — and it needs to. Women bring empathy, patience, trust, and incredible communication skills to this field — exactly what today's buyers are looking for. More and more women in Bangalore are now entering real estate as independent consultants, team leaders, and even realty entrepreneurs.

Whether you're a fresh graduate, a returning professional after a break, or just looking to build your own identity — real estate offers an empowering, respectable, and financially rewarding career path.

4. No Fancy Degree Required Just People Skills

Real estate in Bangalore doesn't ask for an MBA or tech background. What it does ask for is integrity, relationship-building, and the ability to listen and offer the right advice. If you're naturally good with people, detail-oriented, and digitally savvy, you can grow quickly. Platforms, digital marketing, virtual tours — tech has made it easier than ever to start and scale your business.

5. Every Day is Different And That's Exciting

From visiting luxury villas in JP Nagar to helping an NRI invest in Devanahalli plots, no two days are the same. If you love meeting people, exploring new places, and solving real problems, you'll thrive. Plus, the sense of helping someone find their dream home or secure their future? Invaluable.

6.Unlimited Growth & Entrepreneurial Energy

Bangalore is a city of startups and self-starters. Real estate lets you build your own brand, work independently, or join professional networks and brokerages. There's no limit to how big you can grow — and that's exactly the kind of challenge our generation loves.

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Final Thoughts: A **Modern Career** for a **Modern Mindset**

Real estate consulting in Bangalore is not your parent's brokerage job. It's smart, flexible, tech-driven, and deeply rewarding. For young professionals — especially young women looking for independence, purpose, and a high-earning career with no glass ceiling — this is your chance to make your mark.

Bangalore is growing. Opportunities are everywhere. All it takes is the right mindset and the courage to start.









THE REALTOR AS AN ARCHITECT OF ASPIRATION.



Shyam Bathija
Committee Member, CREA (I)

A realtor, one might muse with an almost Tharoorian flourish, is far more than a mere transactional intermediary in the prosaic exchange of bricks and mortar. Indeed, they are the veritable cartographers of our domiciliary aspirations, the alchemists who transmute abstract desires into tangible addresses. In a world increasingly fragmented, where the labyrinthine complexities of property ownership can confound even the most perspicacious individual, the realtor emerges as a beacon of sagacity, a veritable Virgil guiding Dante through the purgatory of real estate listings.

They possess not merely a Rolodex of properties, but a profound understanding of the urban tapestry, the subtle cadences of neighborhood character, and the osmotic flow of societal predilections. They are negotiators, yes, but also empathetic listeners, deciphering unspoken needs and navigating the often-fraught emotional landscape of buying or selling a home. Theirs is a nuanced ballet of diplomacy and discernment, ensuring that the grand overture of a new beginning, or the bittersweet crescendo of a departure, resonates with harmonious precision. Thus, the realtor stands as an indispensable architect of our personal geographies.



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Behind the Deal: A Masterclass in Composure and Clarity



Amit Banerjee - Advisory Board, CREA (I)

In the dynamic world of real estate, every transaction carries its own unique story—some straightforward, others laced with unexpected twists. One such deal etched itself into memory, not just for its complexity, but for the remarkable calm required to see it through.

This transaction involved a well-known property in a premier township, and the seller hailed from a prominent celebrity family—a name that echoes across international arenas. The initial terms were standard: 40% own contribution through a sale agreement, and the remaining balance through bank funding at the time of registration

All seemed to be progressing smoothly—until the moment of document verification.

A day prior to registration, the due diligence process took an alarming turn at a legal office, where the so-called original documents presented by the seller's representative—a family member holding Power of Attorney—were found to be color photocopies, not originals. The revelation sent ripples of concern across the room. The buyer was visibly distressed, the co-agent was stunned, and the seller's representative, convinced of their authenticity, stood her ground—until a magnifying glass brought the truth into sharp focus. What followed was emotional—tears, panic, and uncertainty.





In such moments, time slows, and decisions weigh heavy. With the registration looming and the bank's legal team scheduled for verification the very next day, the room needed something more than information—it needed leadership.

It was clear this wasn't an attempt at deception. The reputation of a celebrated family was at stake, and the need of the hour was sensitivity, composure, and swift action.

The registration was postponed. The seller's representative was advised to conduct a thorough search at home. But when she returned, she maintained that the documents in hand were the only ones ever received—collected personally from the builder and locked away ever since.

THE MYSTERY DEEPENED.



The situation called for escalation. Taking charge, I approached the builder's office and requested a document trace. Initially, the response was dismissive: their records showed a signed handover. However, with persistent persuasion—and the weight of the celebrity connection quietly invoked—senior management agreed to recheck.

What followed was both shocking and relieving. A day later, the builder's office confirmed that the original documents had mistakenly been retained in their internal file, while photocopies were handed over at the time of possession.

THE RELIEF WAS IMMENSE.

The registration resumed. The bank's legal team was satisfied. The buyer regained confidence. And the deal, once on the brink of collapse, concluded successfully.

A LESSON BEYOND PAPERWORK

This experience was more than a test of procedural clarity—it was a reminder that in real estate, anything can happen. No matter how familiar the process, assumptions can unravel deals, and reputations can teeter in the balance.

What saw this transaction through was not just knowledge of the process, but the ability to stay calm, composed, and solution-focused when the unexpected emerged.

In this industry, the true mark of a professional isn't just in how deals are closed—but in how challenges are handled when the unexpected knocks on the door.

So, here's the takeaway:

In real estate, expect the unexpected. Stay prepared, stay poised—and always, always verify.

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EMPOWERING WOMEN THROUGH REAL ESTATE

A CAREER OF FREEDOM, GROWTH & IMPACT

Real estate is rapidly becoming one of the most empowering and rewarding career choices for women. It offers the perfect blend of flexibility, financial independence, and personal growth—allowing women to thrive professionally while balancing life's many roles.

From setting your own schedule to achieving uncapped earning potential, real estate is an open platform where women can lead, inspire, and succeed. Clients appreciate the empathy, trust, and attention to detail that women naturally bring to the profession.

Whether you're helping someone find their dream home or leading a property venture, the possibilities are endless. With opportunities to become entrepreneurs or hold leadership positions in associations like CREA(I) and NAR-INDIA, women



SARLA MENON

Vice President – CREA (I)

Climbing of 3000 steps & it's significance in a Realtors Life



DOLLY ISRANI

1st 1000steps

I am supposed to start at 530am but I start my walk at around 645am.. AC in the room late night get together & new environment are my lame excuses

The steps are steep crooked & crowded people trying to walk in different ways

Vendors selling organic &junk food are main attractions

I am carrying a shawl matching dupatta socks menthols sanitizers lipsticks makeup kit etc unwanted stuff in my handbag

Lesson 1

Start your day early Start your Real Estate Career early if you have to reach greater heights

We have the habit of carrying unwanted baggage of inventories and uncleared/unresolved deals of the past which keeps us heavy distracted and drained of energy

Focus on the importance of Site Visit Vs Forwards of Inventories

2nd 2000 steps

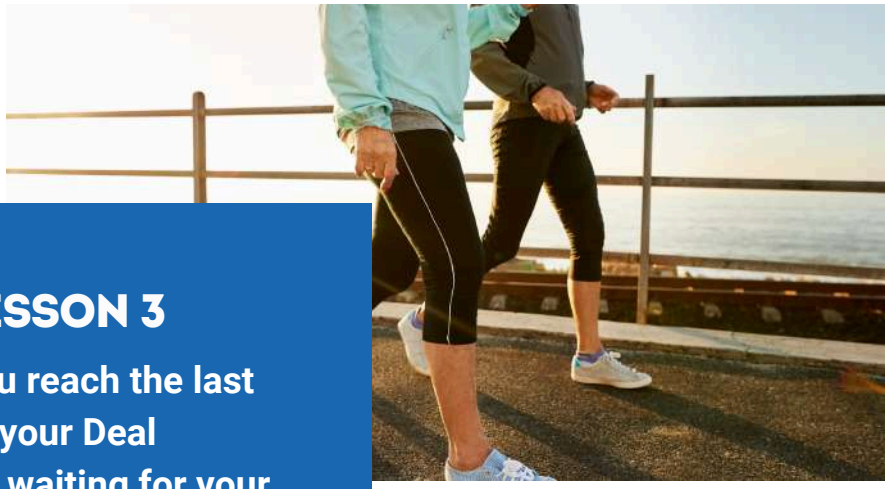
The body has gained flexibility as I savor some coconut water &boiled peanuts choice of food keeps me light the struggle seems less but not that tough I Target to finish my 2nd thousand I perspire my feet are wet but my spirits are not dampened as I chant out Govinda! Govinda

Lesson 2

Before leaving for site keep nutrition quality high Vs Quantity Junk Food Remember you are what you eat Dress Aptly try to analyse the deal is closed (mentally) which converts your site/meeting

Into transactions. Try to keep your spirit high with a child like enthusiasm avoid acting childish rather act polished & poised with knowledge and strategy with a noble intention to close the deal

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LESSON 3

When you reach the last stage of your Deal
Client is waiting for your expertise to close the deal
throw your gizmos away which distract you
Focus on the client for he is your Govinda who will give you your Moksha (Cheque)
Thank you Kurry & Varsha

3rd 3000 last steps

The last steps are flat and easy..It feels like as if I am swimming in the air
I have thrown my unwanted bills socks & blah blah from the handbag my I just hold on to my face tissue & tie my shawl on my waist to strengthen it with warmth
I walk on the platform swiftly & lightly
The last 50 steps are left
I feel a little tired and suddenly I hear Govinda! Govinda!
I focus on the Lord as
I want darshan the crowd walking thins in numbers
I sprinkle my face with water & feel fresh



PROPTECH – INDIA'S NEXT REVOLUTION IN REAL ESTATE



Technology and digitization have enabled the businesses in a multifaceted way and real estate is also not left out. With technology made accessible, affordable and introduction of 4G/5G services in Tier II and Tier III cities, Indian real estate market is trying to gain the customers trust digitally starting from an advertisement of the propertyto the sale closure of the same,promising transparency and seamless transactions. The property technology or popularly known as Proptech is India's next big revolution that is picking up demand more than ever before.

Ar. Pallavi M Vishwanath
Vibhinna realty

Indian real estate market is currently ridinga wave irrespective of the geopolitical tensions, general elections and has been the driving factors for making India one of the major growing economies in the world. The Indian real estate market in India is valued at approximately $477 billion in 2022 and is set to grow significantly reaching $1 trillion by 2030. The growth is expected to increase the sector's GDP contribution from 7.3% to 15.5%. With the income tax relief,there will be an increasein consumption, disposable income which would strengthen the affordable housingdemand. The great push given to Global capability Centres (GCC) will in turn fuel office space demand in major metros like Bengaluru, Mumbai,Hyderabad, Pune and Chennai along with Toer II cities.The residential segment in the top 7 cities has witnessed a 21% rise in year on year in spite of downwardtrend in new launches and housing sales.

According to the grand view research, India'sproptech market generated a revenue of $918 million in 2022 and is expected to reach $3797 million by 2030.The major shareholder of this is the residential segment with commercial and industrial as the fastest growing segment.



commercial and industrial as the fastest growing segment.

This process has started to gain the trust of the customers and helping them invest in these properties even before the buildingcomes up in reality. With GIS, GPS mappingand advancement in the architecture softwares, understanding real estate in terms of location, accessibility, surrounding neighbourhood, internal layout of the flat has now become a tangibleparameter to assess and ascertainthe value of the property.



Apart from this, proptech is providing solutions post sales in terms of asset management, portfolio management, property management, customer experience management. Property managers, housing associations, property investors and residents are now able to maintain the property and monitor of the propertyfrom any corner of the world. From the virtueof this, investorsare confident to own and maintain multiple properties.

However, the challenges exist in terms of overcoming the regulatory and compliance in terms of applying the complex zonal laws and RERA norms. The second challenge is the awareness of the technology to the traditional buyers and developers who perceive this as a risky platform and sometimes are not in a state to understand the technicalities of technology. The third challenge is, with the lack of transparency and the varyingstate level regulations, Proptech has not been able to provide a completeservice to the investors and developers, therebybenefiting the local brokers. The lastchallenge is termsof the cybersecurity ranging from the authenticity of the information, financial fraud has made the investors not rely fully on the proptech industry thereby curbing it growth.

Prime minister Modi, in Budget 2024 has taken initiative to make the system more transparent and customer friendly. These initiatives include the digitization of land records and real estate transactions via the digital land record modernization program (DILRMP), the regulation of real estate development and licensing service providers under RERA (regulation and development) act 2016, and overhaul of rent control through the model tenancy act 2021. Hopefully with these technologies and policies, would increase the confidence of the investorsand developers leadingto a smooth and seamless real estate investment.



BANGALORE REAL ESTATE:

Today & the Road Ahead

Current Snapshot – A Market of Strength and Resilience

Residential Real Estate:

- Bangalore continues to rank among India's most vibrant and resilient residential markets.
- Demand is strong across all segments: luxury, mid-segment, and affordable housing.
- Smart homes, gated communities, and integrated townships dominate buyer preferences.
- Top hotspots include Whitefield, Sarjapur Road, Electronic City, North Bangalore (Devanahalli, Yelahanka), Hebbal, and Kanakapura Road.
- Steady price appreciation and rental yields are attracting long-term investors.

Commercial Real Estate:

- The city leads in demand for Grade A office spaces, co-working hubs, and business parks—especially from IT, startups, BFSI, and flexible space operators.
- Bangalore remains a major contributor to India's 62.98 million sq. ft gross leasing activity, with technology firms accounting for 22% of leasing share.
- Strong pipeline in retail, data centers, and hospitality driven by urbanization and tech-centric growth.



JAGDISH NAGBUSHAN

VICE PRESIDENT – TRAINING & EDUCATION

CREA (I)

KEY TRENDS DRIVING BANGALORE'S REAL ESTATE GROWTH (2025–2030)



1

URBAN EXPANSION & POPULATION GROWTH

- Accelerated migration due to tech jobs and startup ecosystem is driving demand in suburban corridors.
- Emerging satellite towns and metro-connected suburbs are key growth centers.

INFRASTRUCTURE PUSH

- Metro Phases 2 & 3, Peripheral Ring Road, Satellite Town Ring Road, and airport link roads will drastically boost connectivity and appreciation potential.

2





3

URBAN EXPANSION & POPULATION GROWTH

- PropTech, AI-enabled analytics, virtual home tours, and smart automation are transforming how properties are marketed, sold, and managed.

REGULATORY REFORMS

- RERA, PMAY, and stricter compliance norms are enhancing transparency, boosting buyer and investor confidence.

4





5

CHANGING BUYER PREFERENCES

- The hybrid work culture is shifting preferences toward spacious, green, suburban homes.
- Growing demand for sustainable housing, smart townships, and co-living spaces.

GLOBAL PERSPECTIVE & INDIA'S MACRO TRAJECTORY

- India's real estate market is projected to grow to $1 trillion by 2030, from $200 billion in 2021.
- By 2047, market potential is pegged at $5–7 trillion, possibly crossing $10 trillion, positioning India among the largest global real estate economies.

Bangalore, as India's tech and innovation capital, is poised to lead this transformation

Challenges to Watch

- Traffic congestion, especially in core city zones
- Affordability gaps in premium localities
- Regulatory delays in project clearances
- Supply-demand mismatch in certain micro-markets

WHAT TO EXPECT OVER THE NEXT 5 YEARS IN BANGALORE

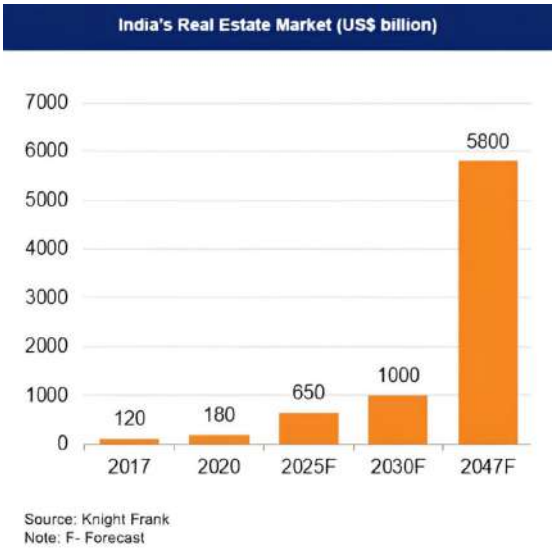
Area	Current Status	5-Year Outlook (2025–2030)
Residential	High demand, mid to luxury growth	Premium appreciation in emerging corridors, smart living boom
Commercial	Dominated by IT/BFSI, growing flexible space	Data centers, R&D, and hybrid workspace models on the rise
Retail & Hospitality	Mixed-use and mall formats expanding	Integrated townships, experience-based retail surge
Infrastructure	Metro, PRR, STRR in development	Better last-mile connectivity, increased land values
Investor Sentiment	Cautiously optimistic	Strong bullishness in peripheral markets and strategic assets

Challenges to Watch

Bangalore's real estate future lies at the intersection of **technology, infrastructure, and lifestyle transformation.** It is **poised for exponential growth,** driven by:

- Government-backed urban expansion,
- International investment inflows,
- And a shift in consumer aspirations toward smarter, greener, more connected living.

As we look toward 2030, Bangalore is expected to **lead India's real estate evolution,** setting benchmarks for both **commercial innovation** and **residential excellence.**



Source: Knight Frank
Note: F- Forecast

In real estate—especially in Bangalore—everything is possible. Expect the unexpected. Preparation, calm thinking, and a forward-looking mindset are the true keys to success.

Dear Partners and Well-Wishers,

With gratitude, we at CREA (I) extend our deepest appreciation to all distinguished builders of our fraternity in Bengaluru, for the unwavering support and camaraderie you have shown in solidarity with us on the occasion of our office inauguration at Barton Centre.

Your gracious presence, despite your busy schedules, gave us a feeling of one family in solidarity, transforming it into a truly memorable celebration. Your encouragement and consistent cooperation and support have been the cornerstone of our success, and for this, we remain profoundly ever grateful.

“Thank you ” feels far too modest a phrase to capture the depth of our sincere appreciation, yet we offer it from the bottom of our hearts.

With warm regards and deepest respect,

Pradeep Joe
Founder & Chairman Emeritus, CREA (I)

Builders who graced CREA (I)
New Office Inauguration

Sl no.	Builder Name	Attendees with Designation
1	Prestige Group	Mr. Irfan Razzack - Chairman & Managing Director, Mr Zaid Sadiq - Executive Director
2	Brigade Developers	Mr. M R Jaishankar - Executive Chairman, Ms.Nirupa Shankar - Jt Managing Director, Viswa Prathap Desu - COO Residential
3	Sobha Limited	Mr Ravi Menon - Chairman, Mr Jagadish Nangineni - Managing Director
4	Sattva Group	Mr Bijoy Agarwal - Managing Director
5	Goyal & Co.	Mr Sanjeev Reniwal
6	Vaishnavi Group	Mr Govindaraju - Chairman & Managing Director
7	Adarsh Group	Mr B M Jayeshankar - Founder, Chairman & Managing Director
8	Chartered Housing P Ltd	Mr. A Balakrishna Hegde - Managing Director
9	Bhadra Group Pvt.Ltd	Mr Sarveshaa SB - Chairman & Managing Director
10	Bhartiya City - Nikoo Homes	Mr Davinder Jain - Resident Director
11	BCD Group	Mr.Ashwinder R Singh - Vice Chairman
12	Mana Developers	Mr Kishore Reddy - Chairman & Managing Director
13	CKPC Properties	Dr K J Purshotam - Chairman
14	Bren Corporation Pvt.Ltd.,	Mr Boopesh Reddy - Founder & Managing Director
15	Cornerstone Properties pvt Ltd	Mr. B P Kumar Babu - Chairman & Managing Director
16	Aratt	Mr Tony Vincent - Founder & Managing Director
17	Nambiar Builders Pvt.Ltd.,	Mr Rajesh Nambiar - Chairman
18	Assetz Properties	Mr Rohit Cariappa - Director Sales & CRM
19	MAIA Estates	Mr Mayank Ruia - Founder & CEO
20	Vaswani Estates Developers	Mr Neville Vaswani & Managing Director

Builders who graced CREA (I)
New Office Inauguration

Sl no.	Builder Name	Attendees with Designation
21	Rohan Builders	Mr Suhas Lunkad - Chairman & Managing Director
22	HM Developers	Mr Faizan M Siwani - Director
23	TG Prime Realty Pvt.Ltd.,	Management representative was in attendance
24	White Lotus Allied Homes LLP	Mr. Pavan Kumar
25	Nestled Hav.Developers LLP	Management representative was in attendance
26	SBR Group	Mr Nagesh
27	Globe Associates	Management representative was in attendance
28	Neobuild Ventures	Mr Kishore Reddy and Mr Sandeep Reddy
29	Landmark Group	Mr Shahil
30	Elegance Enterprises	Mr.Ravikant - Director
31	Boluke Realty Ventures	Mr Vaninath Reddy - Founder & CEO
32	Krishvi Developers	Mr Dinesh Reddy
33	SBR Group	Mr Nagesh
34	Embassy Builders	Mr Jaikishen Virwani
35	Featherlite Developers	Mr Jawahar - MD
36	Kusuma Advocates	Mr Kusuma Muniraju
37	Modern Space	Ms Abhilasha Rai
38	Zion Hills	Mr George
39	Zonasha	Mr.Nagraj Reddy
40	Suraj Developers	Mr. Sachin / Mr. Suresh
41	Gayathri and Namith Architects	Mrs. Gayathri Shetty

NATIONAL ASSOCIATION OF REALTORS - INDIA

Dear CREA (I) Members and Readers,

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