

## Central Park Estates plans to invest ₹2,000 crore in a new residential project in Gurugram



New Delhi, Nov 24 (PTI) Realty firm Central Park Estates will invest ₹2,000 crore to develop a luxury housing project in Gurugram as part of its expansion plan.

Central Park, owned by The Bakshi Group of Enterprises, which has presence in real estate, infrastructure, hospitality and automotive industries, has launched a new project 'Delphine' in Sector 104, Dwarka Expressway. The company will develop six towers in this project, spread across 7.85 acres, in three phases.

In a statement on Monday, the company said the total investment would be ₹2,000 crore through internal accruals and bank loans.

## South Delhi resident Ashok Mittal purchases a bungalow in an upscale Delhi locality for ₹65 crore

Ashok Mittal, a South Delhi resident, has bought a property worth ₹65 crore in Delhi's posh Sunder Nagar area, documents accessed by CRE Matrix, a real estate data analytics firm, showed. Last year, a 900 sq yard bungalow was sold for almost ₹100 crore in the area. According to local brokers, a 867 sq yard bungalow in Sunder Nagar was sold for around ₹96 crore.

The bungalow sits on an 866 sq yd plot. The ground and basement floors, spanning 4,846.88 sq ft, were purchased for ₹34 crore, with the buyer paying ₹2.38 crore in stamp duty. The deal was registered on October 31, 2025, the documents showed. The first floor spread across an area of 3118.62 sq ft has been bought for ₹31 crore and stamp duty of ₹2.17 crore has been paid for the transaction, the documents showed.



## Noida luxury high-rise controversy lands in the Allahabad High Court

The Association of Allottees (AOA) of a Noida housing project in Sector 107 has moved the Allahabad High Court, challenging the developer's plan to construct a new 46-storey tower with apartments priced from ₹7 crore. Homebuyers have contested a Noida Authority order that approved an additional floor area ratio (FAR), enabling the developer to add the tower despite objections from existing residents.

The AOA maintains that altering FAR changes each homeowner's permanent share in common areas, which legally requires written consent from all apartment owners. The AOA approached the High Court after the Uttar Pradesh government rejected its revision petition against the Noida Authority's order.



## Housing sales soar by 66%; Gurugram, Delhi-NCR take centre stage

The Gurugram housing market experienced strong demand for luxury housing units in 2024, where sales rose by 66% to approximately Rs 1.07 lakh crore. In Delhi NCR, the sales value of residential units rose by 63% to 1,53,000 crore from 94,143 crore. According to the PropEquity report, Gurugram's housing sales rose from 64,314 crore to 1,06,739 crore in 2023.

Infrastructure projects like the Dwarka Expressway, Delhi - Mumbai Expressway, and Golf Course Road have proved to contribute to this growth. Along with expressways and highways, metro routes have also been planned for better connectivity to prominent locations.

## M3M-Jacob & Co branded 5BHK residences in Noida sell out at ₹40,000 per sq ft — the highest rate ever recorded in the city.

In a landmark moment for Noida's property market, M3M India has sold out 5BHK units at its newly launched Jacob & Co-branded residences at a record Rs 40,000 per sq. ft., the highest pricing ever achieved for an apartment project in the city, people aware of the matter said.

The project was launched in October at a base price of Rs 35,000 per sq. ft. but after including the preferred location charges (PLC), parking charges and others the company traded these apartments at final price of Rs 40,000 per sq. ft, people known to the development said. The project will feature starting luxury premium residences in configurations of 3 BHK, 4 BHK, and 5 BHK premium luxury residences, priced between the range of Rs 14 crore to Rs 25 crore. The size of a 5BHK apartment is around 6,400 square feet and the ticket price is around Rs 25 crore.



The branded residence project boasts a total investment of Rs 2,100 crore. The project is spread across six acres of land in Noida Sector 97 along Noida-Greater Noida Expressway. The development is expected to generate a top line of Rs 3,500 crore.

## Noida real estate rally: boom, correction, or Gurugram-level growth?

I worry when prices run without pause, when ₹6,500-psf pockets jump up 300% in 4 years, and sell at ₹25,000 per sq. ft. I worry when end-users are priced out and investors line up for second and third homes.

And I worry most when buyers cut cheques on a broker's pitch without ever seeing the site. By any marker, these are classic red flags of an overheated market.

That's what's happening in Noida. And to be clear, I'm talking about just Noida and the first 15 kilometres of Noida Expressway. Not its ever-stretching cousins: Noida Extension, Greater Noida or the Yamuna Expressway.

I've spoken to top developers (even with those with no skin in Noida), brokers and every major data aggregator. The verdict is unanimous: prices can stay irrational for a while, because supply is tight.

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## Brookfield REIT ropes in investment banks for ₹3,500 crore share sale via QIP

Global investment major Brookfield has appointed two investment banks to begin work on the proposed qualified institutional placement (QIP) offering of its real estate investment trust (REIT) - Brookfield India Real Estate Trust - to raise up to Rs 3,500 crore, said people aware of the development.

The proposed QIP offering to raise funds from institutional investors is aimed primarily at funding the recently announced Rs 13,125-crore acquisition of Arliga Ecoworld Business Parks Private Limited, owned by Brookfield entities. Ecoworld Business Parks owns commercial office space of 7.7 million sq ft in Bengaluru.

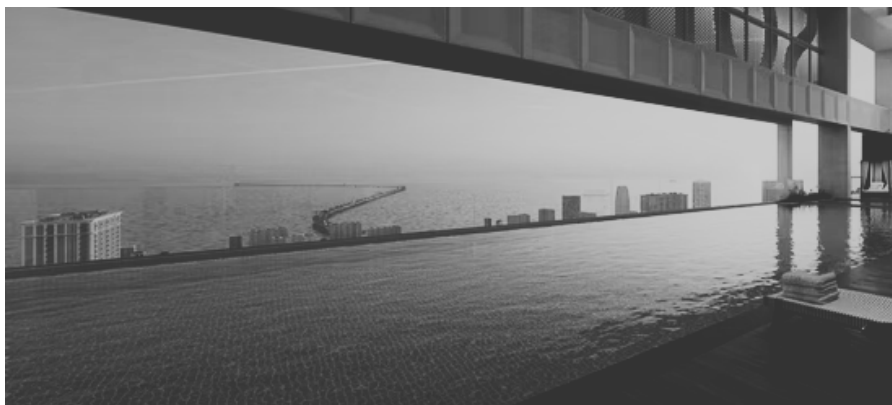
Brookfield has picked Kotak Investment Bank and JM Financial to manage the share sale. Around Rs 2,500 crore is expected to be used for funding the Ecoworld acquisition, while the remaining money may be used for repayment of some debt and other general corporate purposes," said one of the sources.

## SOBHA Limited has launched its first project in the Mumbai real estate market, featuring 310 residences.

SOBHA Limited announced on November 24 the launch of its first project in the Mumbai real estate market, named SOBHA Inizio. The project, spanning over 1 acre, will feature 310 residences, according to the company's announcement.

According to the company, the project is situated along the Eastern Waterfront at the foot of Atal Setu, offering 1, 2, and 3 BHK residences spanning 64 floors.

"Designed for elevated living, the residences offer panoramic orientation, with all 2 and 3-bed homes capturing views of the Atal Setu Bridge and gorgeous waterfront vistas. The 63rd floor has premium clubhouse amenities including a Fitness Centre, Games Lounge, Changing Rooms, and Salon," the company statement said.



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## Signature Global plans ₹14,000 crore of launches in FY26, eyes opportunities in Noida

Signature Global is gearing up for one of its biggest launch cycles so far, with chairman Pradeep Aggarwal saying that the developer will roll out nearly 8 million square feet of new residential projects in Gurugram by the end of the current financial year, with a combined gross development value (GDV) estimated between Rs 13,000 crore and Rs 14,000 crore.

Aggarwal said the company will launch 3.5–4 million square feet (msf) in Sector 37D in the current quarter, with a GDV of Rs 6,000–Rs 7,000 crore. This will be followed by another project in Sector 71 slated for launch in Q4 FY26, taking the overall planned development volume for the year to 8 msf.

We had promised to launch projects worth Rs 17,000 crore, out of which projects worth around Rs 4,000 crore have already been launched and Rs 14,000 crore projects will be launched by the end of FY26," Aggarwal, who is also whole-time director of Signature Global