



Centre Introduces Home Rent Rules 2025, Promising Big Relief for Urban Tenants



The Centre has rolled out the Home Rent Rules 2025, a sweeping new framework aimed at modernising and formalising India’s rental housing market—long plagued by arbitrary rent hikes, excessive deposits and weak documentation. The new rules promise major relief for tenants in high-pressure cities like Bengaluru, Mumbai, Hyderabad and Pune, while giving landlords a clearer compliance pathway and a more predictable dispute-resolution mechanism.

At the heart of the reforms is a push for full digital compliance. The rules mandate that all tenancy agreements must be digitally stamped and registered online within 60 days of signing. States have been instructed to upgrade property-registration portals and enable faster digital verification to support the rollout.

Non-registration can attract penalties starting at ₹5,000, depending on state-level implementation. The Centre says the move will curb fraud, eliminate back-dated or vague agreements, and prevent illegal evictions—problems that have long troubled India’s renters. Tax advisory platform Tax Buddy, which analysed the new framework, noted that the rules finally bring clarity to an unregulated rental ecosystem. For tenants, the changes end many long-standing pain points—especially in metros where security deposits commonly stretch to 10 months’ rent.



Yamuna Expressway Property Boom Continues — Experts Say Rally Has More Room

Yamuna Expressway - Delhi-NCR's hottest realty hub-has witnessed an average property price appreciation of 95% in just two years. Rates along the expressway near the Jewar airport have risen from Rs 4,564 per square foot in 2023 to Rs 8,923 per square foot in 2025, according to MagicBricks data.

The rise in property prices can be primarily attributed to the ongoing infrastructure development and improvements in connectivity.

Market projections indicate that prices could climb by a further 50-60% over the next three to four years, as large-scale projects continue to reshape the region, says the real estate research firm.

ICICI Bank approves Rs 3,945 crore capital raise via Tier-2 bonds

Private sector lender ICICI Bank has successfully allotted unsecured, subordinated, Tier-2 bonds to raise Rs 3,945 crore on a private placement basis, the bank disclosed in a regulatory filing on Friday, after market hours.

The issuance comprises 3,945 Basel III-compliant bonds in the nature of debentures, each holding a face value of Rs 1 crore. According to the term sheet details provided by the bank, the bonds carry a coupon rate of 7.40 per cent per annum, payable annually.

The instruments have a tenor of 15 years from the deemed date of allotment, which is November 28, 2025, setting the maturity date for November 28, 2040. However, the structure includes a call option, allowing the bank to redeem the bonds earlier. The filing noted that the tenure is "subject to exercise of any call option by the Bank at the end of 10 years and every year thereafter".

Adani to Invest Up to \$5 Billion in Data Centres; Follows Google's \$15 Billion AI Hub Launch



India's Adani Group is gearing up for one of its biggest digital infrastructure bets, planning to invest up to \$5 billion in Google's upcoming India AI data centre project. The move comes as Alphabet-owned Google begins rolling out its massive \$15-billion, five-year plan to build an artificial intelligence data hub in Andhra Pradesh, its single largest investment in India.

The surge in AI deployment has triggered unprecedented demand for high-density, high-power data centres capable of linking thousands of compute chips. Adani Group CFO Jugeshinder Singh said the Google-led campus could translate into a substantial scale-up for Adani Connex, the joint venture between Adani Enterprises and EdgeConnex.

MMRC makes approval mandatory for redevelopment or construction within 50 m

To avoid any adverse impact on the tunnels of the underground Mumbai Metro Line-3 (Aqua Line), which spans 33 km from Cuffe Parade to Aarey Colony, the Mumbai Metro Rail Corporation (MMRC) has urged all landlords and housing societies within a 50-metre influence zone on either side of the alignment to seek its approval before undertaking redevelopment, construction, demolition, excavation, or related activities.

Relief for Buyers as Greater Noida Authority Approves Co-Developers for Stalled Real Estate Projects



Offering a glimmer of hope for the revival of long-delayed real estate projects, the Greater Noida Authority has granted in-principle approval to appoint co-developers for two stalled group housing projects in Sectors 10 and 1. The move, taken under the UP government's co-developer policy for legacy stuck projects, brings the total number of Greater Noida developments allowed to induct co-developers to nine, paving the way for construction to restart.

Under the 2023 UP rehabilitation policy, stalled housing projects can rope in financially strong co-developers to jointly complete construction and clear dues. The Authority also offered interest waivers to such projects if developers paid 25% of total dues upfront, with the remaining 75% payable over three years.



DDA to auction 10.43 acres in Dwarka for integrated mall, offices and upscale homes

The Delhi Development Authority (DDA) is preparing to auction a 10.43-acre land parcel in Sector 22, Dwarka, to be developed into a first-of-its-kind mixed-use complex comprising a luxury mall, corporate office spaces and premium residential facilities. Officials said this is the first time that the DDA will facilitate all three uses within one integrated development.

According to the project report, the plot will be allotted on a 55-year licence period to the selected developer and will require the developer to design, finance, build, operate and maintain the infrastructure for 55 years before handing it back to the authority at the end of the contract period.

Yeida to meet UP officials on Dec 5 to decide fate of stalled Jaypee Sports City

The Yamuna Expressway Industrial Development Authority (Yeida) will meet Uttar Pradesh government officials on December 5 in Lucknow to discuss unresolved issues surrounding the Jaiprakash Associates Limited (JAL) Sports City project, officials aware of the development said on Monday. The meeting will be chaired by Alok Kumar, principal secretary of the Uttar Pradesh Infrastructure and Industrial Development Corporation. Yeida chief executive officer RK Singh, and other senior officials are expected to attend, along with senior state officials.

In March 2025, the Allahabad high court intervened to safeguard the interests of 4,638 homebuyers stranded across 14 long-delayed JAL projects, directing the Uttar Pradesh government and Yeida to assume control, complete construction, and begin delivering homes that have remained unfinished for over 14 years.

Godrej Properties acquires 5-acre Hyderabad plot; to build ₹4,150-crore premium housing project

Godrej Properties Limited (GPL) has said it has bought a 5 acre land parcel in Hyderabad through an e-auction conducted by the Hyderabad Metropolitan Development Authority (HMDA) and plans to develop a housing project worth ₹4150 crore on the site.

The company said it had participated in an e-auction for a marquee land parcel measuring almost 5 acres in Neopolis, Kokapet, a high-growth real estate destination. Godrej Properties emerged as the highest bidder, according to the MSTC Ltd. e-tendering portal. The proposed development on this land is planned as a premium residential project with a saleable area of around 2.5 million sq. ft. and an estimated revenue potential of around ₹4,150 crore, the company said.

Godrej Properties to buy multiple land parcels in FY26 with revenue potential of ₹30K cr

New Delhi, Nov 28 (PTI) Godrej Properties continues to be bullish about housing demand and will acquire this fiscal year multiple land parcels with a total revenue potential of around ₹30,000 crore, a top company official said.

Godrej Properties is aggressively acquiring land parcels outright and also partnering with land owners to expand its business.

In an interview, Godrej Properties Executive Chairperson Pirojsha Godrej said the company's business development, which means new land acquisition, has been pretty strong during the first six months of this fiscal and the pipeline for the second half also looks attractive.

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