



## Gurugram's affordable housing projects hit crisis as missing 24-metre road sparks residents' anger.

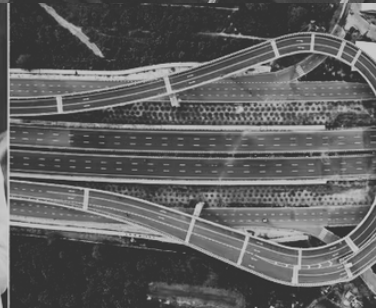


In Gurugram's affordable housing towers, the promise of modern living is giving way to frustration. Across several societies, residents are protesting against developers over unfulfilled promises, poor infrastructure, and unsafe conditions.

The promised 24-metre-wide access roads that never materialised. With taxis refusing to enter, and elderly people and children struggling to step out safely, school-going children are among the worst affected.

From Signature Global City to ROF Alante and Pyramid Urban Homes, projects offered under Deen Dayal Jan Awas Yojana (DDJAY) and Haryana's Affordable Housing Policy, the story is the same: grand promises on paper, but broken on the ground.

Residents allege that developers continue to sell dreams while ignoring realities, leaving families stranded in incomplete, unsafe projects. Despite repeated complaints, they say only empty assurances have followed. In Sector-37D, the residents of Signature Global City Phase-1 are at the forefront of the protest. The project, launched in 2021, began offering possession in 2024. Of the 1,250 flats, nearly 150 families have already moved in. But instead of convenience, they are grappling with uncertainty.



## Impact on NCR housing, commercial and warehousing markets

Prime Minister Narendra Modi on August 17 inaugurated the 76-km Urban Extension Road-II (UER-II), envisioned as Delhi's third Ring Road, along with the 29-km Dwarka Expressway. Together, these projects form a key part of the Centre's decongestion strategy for the capital, aimed at cutting travel time across Delhi and adjoining regions while easing pressure on the existing Ring Road and other arterial routes.

For NCR residents, the enhanced connectivity is expected to drive residential and commercial growth. According to real estate experts, the corridor is set to emerge as a hub for mid-segment and premium housing, while also boosting logistics and warehousing activity.



## Table Space leases 5 lakh sq ft at Gurugram's Intellion Park for ₹3.5 crore/month to manage for Google.

Table Space Technologies Private Limited, a flexible workspace solution provider, has taken on lease 5.34 lakh sq ft of office space for ₹3.47 crore per month in Intellion Park in sector 59, Gurugram and the space is proposed to be leased to tech giant Google according to the property registration document reviewed by real estate analytics firms Propequity and Propstack.

The transaction was registered on July 25, 2025 between Table Space Technologies Private Limited and Mikado Realtors Private Limited, a Tata Group Company (Tata Realty and Infrastructure Ltd) for six years.

## IKEA opens first 15,000 sq ft Delhi store at Pacific Mall, eyes expansion across the Capital and other cities

Swedish retailer IKEA opened its first Delhi store at Pacific Mall on August 13, spanning 15,000 sq ft, and plans to replicate the model across the Capital and the country to get closer to customers. While exploring retail spaces across Delhi, the company chose a West Delhi mall for its ideal combination of space, prime location, and easy access, but this decision does not rule out South Delhi.

Pacific Mall was chosen as it offered the perfect combination of factors: the right space in a mall, a prime location with good access. It's not about excluding South or East Delhi, but rather seizing the opportunity that presented itself here.

## 'Third' and 'Fourth' Mumbai to power \$1.5 trillion MMR economy; City can surpass Dubai in 10 years

Maharashtra Chief Minister Devendra Fadnavis has said Mumbai is poised for a major transformation, with plans to develop 'third' and 'fourth' Mumbai as new economic growth hubs, supported by world-class infrastructure, high-speed connectivity, and an upcoming innovation city designed to rival global centres.

Fadnavis told the developers that "the government is fully committed to working hand-in-hand with the real estate sector to make this vision a reality" but expressed concern over soaring property prices in Mumbai, noting that despite offering multiple concessions to the real estate sector, including premium reductions, home prices continue to climb. CREDAI-MCHI on August 14 also announced the new management committee for the next two years. "This change of guard marks not only a leadership transition but also the beginning of a transformational phase for the real estate ecosystem in the Mumbai Metropolitan Region (MMR).

## Govt plans 5% & 18% GST slabs—will it help homebuyers?

The Central government has proposed two tax rates of 5% and 18% in the revamped goods and services tax (GST), slated to replace the current indirect tax regime by Diwali this year, according to media reports.

While the presently nil or zero per cent GST tax is charged on essential food items, 5% is charged on daily use items, 12% on standard goods, 18% on electronics and services, and 28% on luxury and sin goods, the revamped GST regime will have two slabs plus a special rate of 40% for luxury and 'sin' goods.

The development comes hours after Prime Minister Narendra Modi, during the Independence Day address, promised next generation Goods and Services Tax (GST) reforms as a Diwali gift for the country.

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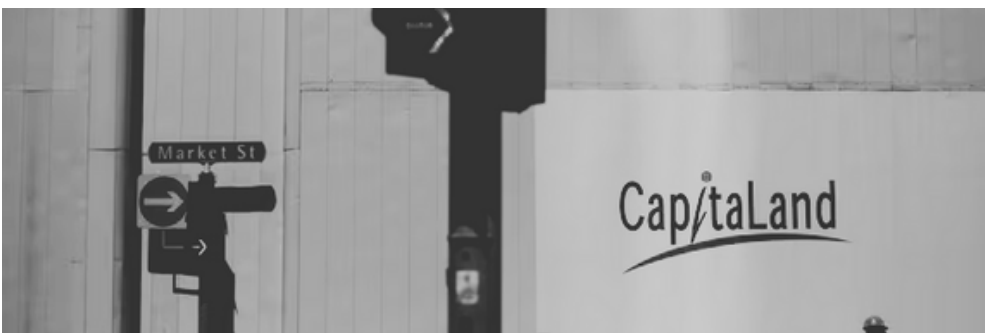
## India's Kotak Mahindra unit secures UAE licence to sell funds to retail investors

Kotak International, the global arm of India's third-largest private lender Kotak Mahindra ([KTKM.NS](#)), said on Monday it has been given a licence by the United Arab Emirates (UAE) to sell investment funds and portfolios to onshore retail investors. Kotak is the first Indian firm to receive a licence from the UAE's Securities & Commodities Authority, as more UAE investors show interest in Indian markets.

CapitaLand's investments will cover business parks, data centres, logistics and industrial parks in the western state of India, where it has had operations since 2013, it said. The company will scale up the investments through its listed trust CLINT, its private funds and the Ascendas-Firstspace platform, said CEO Sanjeev Dasgupta.

The Temasek-backed firm had invested around 68 billion rupees over the past decade across 10 assets spanning business parks, data centres and logistics facilities in Mumbai and Pune.

## Singapore's CapitaLand to invest \$2.2 billion in Mumbai, Pune commercial real estate



Singapore's CapitaLand Investment ([CAPN.SI](#)), signed an agreement with the state government of Maharashtra, India to invest 192 billion rupees (\$2.19 billion) by 2030 to drive its growth in Mumbai and Pune, the real estate asset manager said on Tuesday.

The planned investments is part of its broader growth strategy for India, where it aims to increase its funds under management to around S\$15 billion by 2028 from more than S\$8 billion, the company said.

## \$1 Trillion in Data Center Development Underway Through 2030

North America's data center colocation market is straining under unprecedented demand, with vacancy rates plunging to just 2.3%, according to JLL's North America Data Center Report - Midyear 2025. Total inventory has reached a record 15.5 gigawatts (GW), but capacity constraints and energy shortages are intensifying, even as the sector continues its rapid expansion.

Northern Virginia leads as the largest hub with 5.6 GW—over triple Dallas-Fort Worth's 1.5 GW—driven by cloud giants and tech firms, which make up 65% of leasing.

## World Property Bank to Capitalize on Trillion-Dollar Tokenization Boom



In a bold move signaling the next phase of digital disruption in global real estate finance, Miami-based World Property Ventures -- a real estate technology development firm operating at the true intersection of Main Street real estate, Wall Street finance, Silicon Valley innovation and DARPA disruption.

Slated to launch in 2026, World Property Bank will function as a SEC-regulated digital investment bank specializing in the structuring, origination, and issuance of institutional-grade tokenized real estate products. Its offerings will span across debt, equity, credit instruments, and derivative securities -- all transformed into blockchain-based tokens designed to provide transparency, liquidity, and efficiency at scale.