

# A Bold New Chapter Unfolds in Indian Realty

A fresh wave of leaders is reshaping the country's real estate with innovation, integrity, and vision — building not just structures, but communities, legacies, and future-ready ecosystems.



**TOP STOREY**  
Kausar Firdausi

Indian real estate is amid a generational shift. Once defined primarily by scale and legacy, the sector is now being reshaped by a younger crop of leaders who blend pedigree with purpose, global exposure with local insight, and entrepreneurial grit with deep respect for community building. They represent not only a fresh vision for the industry but also a broader transformation in how Indian cities, townships, and workspaces are conceived.

This new guard is diverse — spanning developers, financiers, and innovators — yet they are united by a shared ethos: real estate is no longer about just building structures, but about creating ecosystems that enrich lives, inspire pride, and endure across generations.

## Precision in South Mumbai:

**Anuj Mehta, Dhuleva Group**  
In South Mumbai, where every square foot carries legacy, Anuj Mehta of Dhuleva Group is carving a distinct niche in luxury and redevelopment. A Harvard graduate with roots in finance and infrastructure, Mehta brings rare discipline to one of India's most complex markets.

Under his leadership, Dhuleva has delivered marquee projects like

Dhuleva 232 — a redevelopment completed ahead of schedule, no small feat in Mumbai's construction climate. His philosophy is boutique by design: build fewer projects but make each one a signature that respects its neighbourhood while elevating it.

Looking ahead, Mehta envisions expanding into new micro-markets and embracing sustainable, tech-driven practices. "Real estate isn't just about homes," he says. "It's about shaping communities."

## Legacy, Reinvented:

**Mohit Goel, Omaxe Ltd.**  
At Omaxe Ltd., Mohit Goel is proving that legacy is not something to sit on but to evolve. As Managing Director of one of India's largest developers, Goel has infused agility and resilience into a company with projects spanning 31 cities.

Goel's leadership style is deeply people-first — he visits sites, conducts on-ground reviews, and keeps communication transparent. Under him, Omaxe has launched landmark projects like The Omaxe State in Dwarka and Omaxe Chowk in Chandni Chowk, blending modern design with cultural sensitivity.

His foray into public infrastructure through Omaxe's 'BeTogether' initiative marks another frontier: redeveloping six bus ports in Uttar Pradesh to create people-centric, future-ready infrastructure.

"Growth without planning is risk," Goel says. "Every project we launch is built on research, realism, and responsibility."

## Reimagining Communication & Culture:

**Uzma Irfan, Prestige Group**  
In an industry long dominated by men,

Uzma Irfan of Prestige Group has emerged as a creative force blending communication, culture, and commerce. As Director of Corporate Communications and Joint Secretary of CREDAI National, Uzma has redefined how real estate tells its story.

Her ventures — from The Falcon News and The Luxury Magazine to the multi-vertical Sublime brand — reflect her belief that every touchpoint should evoke authenticity and aspiration. She also continues to guide luxury retail landmark The Collection at UB City, alongside hospitality ventures like FairyGlen and Maayaa.

Uzma's leadership is rooted in innovation and inclusivity. "Real leadership lies not in following tradition blindly, but in reimagining it with passion and empathy," she says.

## Sustainability at the Core:

**Sarveshaa SB, BHADRA Group**  
In Bengaluru, BHADRA Group's Sarveshaa SB is raising the bar for boutique luxury developments with an emphasis on sustainability and holistic living. His upcoming flagship combines residential, retail, and commercial elements in an integrated ecosystem.

Sarveshaa's vision is green-first: renewable energy, water-efficient systems, and eco-friendly materials are standard across projects. This debt-free, trust-driven company has already delivered 2.7 million sq.ft. and is preparing for a landmark 2025.

"We don't just build homes, we craft experiences," he says. "Our mission is to create spaces that inspire and endure."

## Global Acumen, Local Purpose:

**Roshy Chhillar, Landmark Group**  
With degrees from NYU and Cornell and experience at firms like Silverstein

Properties and Bank of America, Roshy Chhillar brings global sophistication to the family-led Landmark Group.

Her flagship project, Landmark SKYVUE on Dwarka Expressway, epitomises her vision — twin towers soaring 500 feet, offering luxury amenities from pickleball courts to sky observatories. Beyond glamour, Roshy insists on data-driven planning and sustainability benchmarks.

"Real estate isn't just about structures," she says. "It's about shaping how communities live, work, and grow."

## Building Assets for Life:

**Sushil Bedarwal, Bedarwals Projects**  
For over two decades, Sushil Bedarwal has steered Bedarwals Projects with a guiding mantra: Assets for Life.

The company has long specialised in identifying future corridors like Kundli, Sonipat, and Panipat — well before they became investment magnets.

Today, Bedarwals is planning 100-acre integrated townships in Yamuna Nagar and Ambala, as well as luxury developments in Gurugram. The group also explores lifestyle ventures, such as an international wellness resort with an airstrip near Khajuraho.

"Our success is measured not just in numbers, but in the smiles of families who live in the spaces we create," says Bedarwal.

## Financing the Future:

**Amit Goenka, Nisus Finance**  
While developers build structures, Amit Goenka of Nisus Finance (NIFCO) is rewriting the rules of real estate investing. Since founding NIFCO in 2013, he has grown it into one of India's most distinctive alternative investment platforms with ₹1,500 crore in AUM.

In 2024, NIFCO became India's first listed AIF manager on the BSE — a governance milestone. Its RESO-1 fund targeting self-redevelopment has delivered ~21% returns, while its Dubai platform eyes a US\$1 billion portfolio.

Goenka is also pioneering asset tokenisation, aiming to democratise real estate investing for global investors. "We always model the downside first," he highlights. "Purpose comes before profit."

## Redefining Workspaces:

**Neetish & Harsh, Smartworks**  
If traditional offices were boxes, Smartworks has blown them open.

Founded in 2015 by Neetish Sarda and Harsh Binani, Smartworks is today India's largest managed workspace operator, with over 10 million sq.ft. across 54 centres.

By pivoting from startups to enterprises, Smartworks built a differentiated model: leasing entire campuses to create custom, scalable workplaces for giants like Google and EY.

Their philosophy is simple: people should want to come to work. Hence, campuses include gyms, cafés, crèches, and even cricket pitches. "We're not just changing where people work — we're changing how people feel about work," says Harsh.

## Thoughtful, Transparent Growth:

**Yashank & Varun, Royal Green Realty**  
At Royal Green Realty, young directors Yashank Wason and Varun Kr. Makhija are rejecting the volume game to build trust-led, community-centric projects. Since 2020, they've focused on plotted developments and eco-luxury townships that prioritise transparency and lifestyle upliftment.

Projects in Bahadurgarh, Gurugram, and Indore highlight their model: curated developments that balance modern aspirations with solid investment fundamentals. "We build every project as if we're building it for our own families," says Varun.

## Purpose-Driven Ecosystems:

**Lohit Bansal, PLPB**  
In Chandigarh, Lohit Bansal of PLPB is championing purpose-driven growth. His flagship, The Wellness City, nestled near Rajpura, Patiala, is India's first LEED Gold Pre-Certified Bioclimatic Township, designed around the Five Elements of Nature and wellness principles with The Art of Living Foundation.

Another project, PLPB IndusPark, aims to empower MSMEs and startups with sustainable industrial infrastructure. For Bansal, wellness isn't just a design trend — it's a philosophy. "We are cultivating ecosystems where individuals can thrive mentally, physically, and spiritually," he says.

From Mumbai's luxury redevelopments to Chandigarh's wellness townships, from NCR's plotted eco-communities to Bengaluru's green boutique homes, a bold new chapter is indeed unfolding in Indian real estate.

## IN SPOTLIGHT



(L-R): Mallanna Sasalu, CEO-South Puravankara; K Prakash, IPOs, Chief Postmaster General, Karnataka Postal Circle; Amanda Puravankara, Addl. Director, Puravankara and Rajat Rastogi, CEO-West, Puravankara.

## Puravankara Marks 50 Years with India Post 'My Stamp'

Puravankara Limited, one of India's most admired realty developers, marked its 50th anniversary with the release of a customised 'My Stamp' by the Department of Posts. The milestone celebrates a legacy of trust, transparency, and world-class homes since 1975.

The Golden Jubilee stamp traces Puravankara's journey from its beginnings in Mumbai to its strong base in Bengaluru and expansion across nine cities. Its contemporary design highlights the years 1975–2025, framed by iconic cityscapes of Mumbai and Bengaluru, symbolising the company's past and future.

At the launch, K. Prakash, chief postmaster general, Karnataka Postal Circle, said stamps narrate stories of history, achievements, and culture, and this initiative honours Puravankara's contribution to India's growth.

Founder & Chairman Ravi Puravankara called it a proud reflection of five decades built on trust and timely delivery. Additional Director Amanda Puravankara described it as both a tribute to core values and a pledge toward innovation, sustainability, and customer-centric growth.