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# THANE PROPERTY EXPO-2024

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## “THIS IS THE RIGHT TIME TO BUY YOUR DREAM HOME...”

And the right event to do just that is **CREDAI MCHI Thane EXPO-2024**, a ‘must visit’ event



CREDAI MCHI Thane is an association of developers, formed with the underlying objective to seek rational rules and regulations which are uniformly applied across the board. This results in speedy construction, cost reduction, fair pricing and a push for better quality standards with a high level of transparency at par with the developed world. The Thane of CREDAI MCHI, runs on the belief that a great city is the sum total of great buildings, great infrastructure and great people. Through strategic partnerships with Thane Municipal Corporation, MMRDA and MIDC, the city is being developed to become a global city.

CREDAI MCHI Thane had organised its first exhibition in the year 1999, and as we leap into the 21st edition of this unique gathering that aims to highlight these startling facts about the city and reach out to people on a large scale. A lot of suitable housing options will be available this year at the expo. Many developers also feel that launching their projects during the expo would provide them with the much needed boost and in turn, help home-buyers make an informed choice and increase the chances of the sale of their apartments with the help of house financing.

## CREDAI MCHI THANE MANAGING COMMITTEE 2023-24

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# THINK CONSTRUCTION THINK CAPACIT'E

Capacit'e Infraprojects is one of the leading construction company in India with a clear vision of bringing in systems and processes and encouraging cutting-edge technology that is second to none in the industry.

Use of such technology has been tile hallmark of the group and Capacit'e has complemented this opportunity by using world-class technology for changing the high-rise landscape in India. Within a short span of time, Capacit'e Infraprojects has marked it's presence in various sectors such as Highrise and Super Highrise, Commercial, IT/ ITES, Healthcare, Hospitality, Townships & Premium Residences, Retails and Data Centres.

Capacite, among many projects has delivered two of the best super highrises in India, technically challenging projects, namely ONE ALTAMOUNT (India's tallest composite structural steel residential building - 210 meters) and THE PARK (TRUMP TOWERS - 265 meters)

Capacite has delivered the highest level of craftsmanship, uncompromising quality and unparalleled service in all its projects and will continue to do so.

Mr. Rahul Katyal, *Managing Director*



[www.capacite.in](http://www.capacite.in)



## JITENDRA MEHTA

Hon. President  
CREDAI MCHI Thane.

## Welcome to HOME UTSAV : PROPERTY 2024-Thane.

Greetings! Across the Mumbai Metropolitan Region (MMR), Thane offers multiple opportunities in terms of residential real estate offerings. For those looking to make their home in Thane, when it comes to means of seeking out their 'dream home' and making it a reality, the 'jewel in the crown' has always been the CREDAI-MCHI Thane Property Expo.

Welcome to the 21st edition of Thane's leading Property Expo. I have seen this Expo grow over the years, and looking beyond the aspect of having been a part of the organising team of the very first Expo, to this one in 2024, as President, the upcoming Expo reflects the culmination of so many years of planning and hard work. We, at CREDAI MCHI Thane, have ensured that every edition of the Property Expo evolves to something bigger and better. 2024, being our 21st edition, it has seen us put in all the hard work required to make it a grand success.

From the perspective of a housing destination, Thane has been a real estate development hub which constantly keeps evolving and updating, offering multiple options for the home seeker.

What makes this Expo truly the front-runner for home seekers? It is the perfect platform to showcase Thane's real estate offerings, viewed from a real estate development perspective. Stakeholders in Thane's real estate have co-scripted an exciting saga real estate development which translates into not just shelter, but also options of investment and wealth creation. From new products and services for the 'new age homes' the Property Expo has been the perfect platform where home seekers find their dream homes. The Expo is truly a safe opportunity, powered by the real estate developer's association, CREDAI-MCHI Thane.

Over the years, CREDAI-MCHI Thane has been the steady factor, ensuring real estate development in sync with the city's growth story. For the home buyer, it reflects the all-important 'trust factor'. The Expo has been creating safe and secure home buying opportunities for home seekers.

The Expo will showcase offerings from some of India's leading real estate developers, who will offer a wide array of options across their on-going projects in

Thane. The Expo will be a vibrant, safe and secure platform to offer not just housing but also a wide range of home finance and other real estate related offerings. It will continue the series of family events and knowledge events that add value for the visitors.

I expect the new launches to be show-stoppers in HOME UTSAV : PROPERTY 2024-Thane. It brings together some of the leading developers, home finance companies, smart product / service suppliers to offer the home seeker a wide array of opportunities which Thane's real estate offers. The Expo is the ideal event, the right platform, to reach out to the right audience - the Math doesn't get better than this.

Arguably, home seekers will find no better opportunity across the Mumbai Metropolitan Region than Thane, and HOME UTSAV : PROPERTY 2024-Thane is the opportunity for home seekers. I hope you find your dream home – and make it a reality!

**Jitendra Mehta is President,  
CREDAI MCHI Thane**



## AJAY ASHAR

Immediate Past President  
CREDAI MCHI Thane.

## THE IDEAL PLATFORM TO BUY YOUR HOME

If you are on a house hunt, the CREDAI MCHI Thane's HOME UTSAV : PROPERTY 2024-Thane is among the best options to buy your home. While many might have researched online for homes in the market, visiting this property and home finance expo will prove to be quite beneficial, as you will get to meet the real estate developers and their teams upfront.

If we look at Thane as a real estate destination, it has evolved over the years. In the 1960s, Thane was an Industrial City and from being a 'dormitory city' in the 1970s, has gradually evolved - from stand-alone, plain vanilla single buildings to large residential townships which through the 1990s and the new Millennium, defined lifestyles. Thane as a real estate hub, also provides a 'one stop shop' scenario for residents, with their own shopping/ recreation /schools and medical facilities. Ensuring that the wide range of choices which the home seeker has – from single buildings to townships – was conveyed to the home buyer correctly – has been the founding principle for the CREDAI MCHI Thane Property and Home Finance Expo.

From being a base for industrial and manufacturing units, Thane has evolved into a city hosting businesses which are carbon neutral and service oriented. This is the shift which has happened, and has been captured by CREDAI MCHI Thane in

Over the years, the Expo has evolved – it has also gone digital; the online version will be live after the 'on ground Expo ends

themes for the Expo, from Evolving Thane to Futuristic Thane to a Global City. This evolution has been showcased by the Expo in a proper manner, helping many a home seeker from across the Mumbai Metropolitan Region (MMR) to opt for Thane as their home.

Real estate, as an industry, has faced many challenges, the one aspect where CREDAI MCHI Thane has excelled is ensuring that

there are no doubts on part of home buyers. It is a fact that a 'positive push' is given by such Expos, and normally, there's something positive from authorities to support the home buying sentiment. The Expo helps many a 'fence sitter' make the shift to 'actual buyer' - with a home in Thane.

HOME UTSAV : PROPERTY 2024-Thane is a team effort by CREDAI MCHI Thane. The premier property expo will see many real estate developers and leading home finance providers offering some of the best options that a home seeker would want.

Over the years, the Expo has evolved – it has also gone digital; the online version will be live after the 'on ground Expo ends. This reflects on how the expo has evolved in sync with the changing times – something that will continue in the future.

Truly, a success story scripted through trust; and this is the legacy which the CREDAI MCHI Thane Property Expo enjoys.

**Ajay Ashar is Past President,  
CREDAI MCHI Thane**





## MANISH KHANDELWAL

Hon. Secretary  
CREDAI MCHI Thane.

## THE IDEAL CITY TO CALL 'HOME' - THANE

Over the years, CREDAI-MCHI Thane has been the steady factor, ensuring real estate development in sync with the city's growth story. For the home buyer, CREDAI MCHI Thane reflects the all-important 'trust factor'; and this is where the HOME UTSAV : PROPERTY 2024-Thane, a team effort by CREDAI MCHI Thane, provides the perfect platform for home seekers. Over the years, the Expo has seen many a home seeker find their dream home.

If last year's Expo was 'good', then this year, we are looking at shattering all previous records. It is the 21st time that CREDAI MCHI Thane is organizing the premier property and home finance expo, it is time to experience the change, and ensure that the safety and security that one's own home provides becomes a reality for home seekers. In a city that is perfect to call your 'home' – Thane. Without a doubt, Thane has emerged as a self-sustaining City, providing good quality of life to its residents. Not only does it offer a safe and secure, culturally rich city to live in, it has evolved due to the active participation of citizens. With substantial development plans, real estate in Thane is a positive step for home

seekers. Together with new infrastructure projects, several amenities have been built in the area, including schools, universities, institutes, multiple hospitals, and medical supply stores. Thane has become a real estate hotspot, which is well connected through highways and train services.

Thane has emerged as a self sustaining City, providing good quality of life to its residents. Not only does it offer a safe and secure, culturally rich city to live in, it has evolved due to the active participation of citizens

This process of making the change to a new home can be successfully completed by visiting HOME UTSAV : PROPERTY 2024-Thane, the annual property and home finance expo organized by CREDAI-

MCHI THANE.

The venue at Raymond Grounds, Pokhran Road No 1, Thane west is in sync with the 'new age' and it is perfect in all aspects needed to hold a property expo. Home seekers will find the expo this year an improvement over the past year; as a safe and secure environment where home seekers get the advantage of multiple options under one roof.

This year, the expo will also reflect upon the new types of homes required by the 'new age' home seeker. The home seeker wants a home that fits in their requirements in the new world; and HOME UTSAV : PROPERTY 2024-Thane will provide home seekers with just this.

Some of the best, curated deals on homes are on offer at HOME UTSAV : PROPERTY 2024-Thane. The expo will also offer home finance options, which will make the decision to buy your dream home the right one. CREDAI MCHI THANE looks forward to it being a safe and secure event for home seekers. Come, make your dream homes a reality!

**Manish Khandelwal is Hon. Secretary,  
CREDAI MCHI Thane** ■



**GAURAV SHARMA**

Treasurer  
CREDAI MCHI Thane.

**MAKING AN INTELLIGENT CHOICE WHILE SELECTING THE PERFECT HOME**

For a home seeker, buying a home is among the most important decisions in life. Thane offers a wide array of home options, and showcasing these is the ideal platform, organised by the real estate developers who create the housing options - HOME UTSAV : PROPERTY 2024-Thane. A home in Thane makes perfect sense, as it is a city with cultural richness and a safe and secure environment. Thane is the ideal place to make your 'home'. Best of amenities and facilities make Thane homes a win-win: a Thane home has something for every member of the family.

Over the years, Thane has not just grown as a real estate hub, it has also evolved into a Smart City. As a Thaneite and a real estate developer, it makes me proud to see the growth and evolution of what was once a sleepy city on the outskirts of Mumbai, having evolved present day, into a real estate hub of choice – and looking at the future, a modern, smart city which will

offer the best of options for tomorrow's global citizen to work and stay.

Showcasing these options is HOME UTSAV : PROPERTY 2024-Thane, a team effort by stakeholders in Thane's real estate; led by CREDAI MCHI Thane. As a real estate developers association, it has been a facilitator, ensuring that the community of stakeholders in Thane's real estate get the best of updated information and new developments. It has gone beyond the primary aspect of fellowship and bringing together various stakeholders on a single platform to a scenario where pro-actively, changes are being suggested – and implemented.

This positive approach has been the hallmark of CREDAI MCHI Thane, and I am happy to see that the enthusiasm has grown over the years. This enthusiasm is also reflected in HOME UTSAV : PROPERTY 2024-Thane.

Thane is a culturally vibrant city, with a social fabric that includes education, medical, retail, entertainment and just about everything a family could want. This is the 21st edition of the Property and Home Finance Expo. As a team, we at CREDAI MCHI Thane have organized the expo with the aim of offering a safe and secure environment in which home seekers will be able to select their dream home, from a wide array of choices.

From a studio apartment to a luxury home – and multiple choices in between – Thane's real estate offers some of the best housing options for those looking to buy a home.

Home seekers visiting HOME UTSAV : PROPERTY 2024-Thane will surely get their dream home, and make it a reality.

**Gaurav Sharma is Hon Treasurer, CREDAI MCHI Thane**





## SANDEEP MAHESHWARI

Exhibition Committee Chairman  
CREDAI MCHI Thane.

## THE EXPO THAT'S TRULY PREMIUM TO BUY YOUR HOME

For a home seeker, buying a home is among the most important decisions in life. If Thane offers a wide array of home options, showcasing these is the ideal platform, organised by the real estate developers who build these marvels in housing. The success story of the CREDAI MCHI Thane Property Expo has been scripted through trust; and this is the legacy which the expo enjoys.

From its very inception, CREDAI MCHI Thane set a clear direction: the Real Estate Expo would offer 360° Real Estate Solutions. This translated into a safe and secure platform, where multiple real estate developers come together and offer prospective home buyers homes that fit their budgets and meet their aspirations.

Going beyond just homes and home finance, the expo co-relates growth in Commercial real estate, be it IT/ ITeS/ Retail/ Logistics/ Data Centres and other segments with enhanced demand for Residential real estate. HOME UTSAV : PROPERTY 2024-Thane works on the process of defining the ideal platform for home seekers to interact with Real Estate Developers and Housing Finance Companies.

Organizing Thane's Premier Real Estate Expo is a huge, challenging task, and as a team, CREDAI MCHI Thane has worked

hard to make it happen. I expect the 21st edition of CREDAI MCHI Thane's real estate and home finance expo to see a good response from home seekers. HOME UTSAV : PROPERTY 2024-Thane will help home seekers by being a one stop shop in which to select their dream home and make it a reality.

It is always a challenging task to organize a property and home finance expo, especially in a world where digital and on-line have gained as mediums of communication for sales and marketing

The confidence about success while organizing the expo is largely based on two aspects - it is a safe and secure platform, which giving home seekers the perfect 'one stop shop' to buy a home

activities. The confidence about success while organizing the expo is largely based on two aspects - it is a safe and secure platform, which giving home seekers the perfect 'one stop shop' to buy a home.

What makes HOME UTSAV : PROPERTY 2024-Thane special? The key point is: it is organized by CREDAI MCHI Thane, which is one of the most respected association of Thane's Real Estate Sector. Apart from the organizers being trusted, it is a property and home finance expo organized after continuous feedback received from home seekers, who are looking forward to being able to check our various property and home finance options under one roof.

This aspect, more than anything else, reflects upon the trust and confidence buyers have in both: CREDAI MCHI Thane and the expo. The venue, Raymond Grounds, Pokhran Road No 1, Thane West, is just right. Along with the new location, the expo also reflected upon the type of homes required in the 'new normal', post the pandemic. HOME UTSAV : PROPERTY 2024-Thane is planned keeping smart home buying in mind, and CREDAI MCHI Thane will ensure that it will be a safe and secure event for home seekers.

**Sandeep Maheshwari is  
Exhibition Committee Chairman,  
CREDAI MCHI Thane**



**JAY VORA**

Youth Wing President  
CREDAI MCHI Thane.

**MAPPING THE GENNEXT  
HOME BUYER'S HOUSING  
NEEDS**

What new aspects can visitors to the Expo expect this year? HOME UTSAV : PROPERTY 2024-Thane will showcase offerings from some of India's leading real estate developers, who will offer a wide array of options across on-going projects in Thane.

CREDAI-MCHI Thane's HOME UTSAV : PROPERTY 2024-Thane has been curated to offer home seekers with a vibrant, safe and secure platform to offer not just housing but also a wide range of home finance and other real estate related offerings. For GenNext and Gen-Z, the Expo offers a unique platform to not only make the transition from a 'low asset' thought process to one where they buy their own first home. For the first time home buyer, HOME UTSAV : PROPERTY 2024-Thane will also offer information and knowledge through events that will add value. CREDAI MCHI Thane is more than just an association of real estate developers; it represents trust, faith and confidence on part of home seekers. The Youth Wing represents GenNext, not just among the real estate developers, but also the 'new age home buyer'. Our contribution to the Expo can be seen in the bright and vibrant look and feel that the expo reflects, as also subtle touches which make it relevant to the home seeker who are both – young in age and young at heart. When a home seeker realizes that CREDAI MCHI Thane, as an

organization, is concerned about the city and its citizens and stands up to support the city in any crisis, it becomes a stakeholder in the city's growth. This obviously creates a positive impact in minds of home buyers and impacts sentiment positively.

We see the success of HOME UTSAV :

For GenNext and Gen-Z, the Expo offers a unique platform to not only make the transition from a 'low asset' thought process to one where they buy their own first home

PROPERTY 2024-Thane as an extension of this sentiment. CREDAI MCHI Thane, as an important part of the social fabric of Thane City, responded to feedback by home seekers who wanted the expo to return this year also. We did the needful last year, now we are all set to welcome home seekers selecting their dream homes and making it a reality through the event, HOME UTSAV : PROPERTY 2024-Thane.

When it comes to visitors to the Expo, the numbers will reflect actual home seekers and not casual expo visitors, this is expected to be a very positive development. Across

the four days of the expo, we expect good crowds at stalls of banks and home finance companies, where they will source information such as the period of disbursement, the tenure and eligibility on home loans. Apart from this, the home finance stalls will also have experts with answers to legal queries and this, hopefully, will help clarify doubts on the documentation process. Overall, the response to HOME UTSAV : PROPERTY 2024-Thane is expected to be good, not just from a real estate perspective, but also the home finance aspect.

Every good event needs to be planned properly and executed well. HOME UTSAV : PROPERTY 2024-Thane will achieve its goals as the ideal information centre, where home seekers will get information about Thane, the surrounding region, properties and the home loan aspect. As usually happens, visitors will not buy the properties right away – we will see sales from such visitors spread across the next couple of months, like on auspicious days like Akshaya Trititiya. Thane's property will see enhanced home buying post the Expo, simply because it offers some of the best options, across different budget segments, in a city which is culturally vibrant.

**Jay Vora is Youth Wing President,  
CREDAI MCHI Thane** ■



## NIMIT MEHTA

Youth Wing Treasurer  
CREDAI MCHI Thane.

# AS HOME BUYERS GET YOUNGER, THANES REAL ESTATE KEEPS PACE

GenNext homebuyers, as a segment in Thane's real estate, are growing in a big way. This is a segment of home seekers who will redefine the real estate scenario of Thane, as we move into the future. We are witnessing increased home buying from young professionals as we chart the future growth cycles of Thane's real estate. Traditional business models are being replaced by Corporate Work Culture, which in turn, helps ensure Thane's real estate buyer keeps getting lower in age, in line with Global Best Practices.

For the smart young home buyer, looking for a value for money home, it has to be Thane. A safe and secure environment to select the dream home, from a wide array of choices - CREDAI MCHI Thane's 21st Property Expo. We look forward to the GenNext home buyers making the smart choice at HOME UTSAV : PROPERTY 2024-Thane. The pursuit of excellence by the young reflects in the fast-growing home buyer segment, which is the defining factor of Thane's real estate growth over the years. As boundaries melt away and geographical locations merge amidst rapid urban growth, we find that what were once Thane's peripheral areas are now a part of the city's social fabric. Indeed, it is this fast growth of what were once peripheral areas, which has given

Thane its new found reputation of being a real estate hub of choice, especially for young homebuyers.

This is primarily driven by the commercial real estate growth, which is stupendous, to say the least. We have seen India Inc., representing some of India's best corporate brands, opting for Thane when they consolidate and relocate their dispersed offices across Mumbai and the Mumbai Metropolitan Region (MMR). It is positive to see human resources of these corporate

GenNext homebuyers, as a segment in Thane's real estate, are growing. This is a segment of home seekers who will redefine the real estate scenario of Thane

brands relocate across different locations into a single location of choice: Thane. In turn, this has brought in younger home buyers to Thane's real estate. This shift, as a result of jobs moving to Thane, reflects initially in higher quantum of rental home

requirements, ultimately leading to these 'renters' opting to buy their own a home within Thane. In effect, it is the jobs being created in Thane – across a wide variety of commercial real estate segments – which is driving demand for new homes by young home buyers in the city. As a stakeholder in Thane's real estate development, I am pleased by this coordinated growth story which has been the norm.

Thane offers some of the best themed townships in the Mumbai region. The segment of young home seekers who are looking for 'something different' find their dream homes become a reality in the various themed township projects across Thane. Obviously, it is different lifestyle which these projects offer; and in turn, the profile of residents keeps evolving too. It is this mutual growth trend, between the city skyline and its residents, which makes Thane such a wonderful place to call 'home'. I look forward to young home seekers in Thane, visiting HOME UTSAV : PROPERTY 2024-Thane. In effect, selecting a home which will ensure their future is not just modern, but also neo-classical – the best of all worlds!

**Nimit Mehta is Youth Wing Treasurer, CREDAI MCHI Thane**



**BOMAN IRANI**  
President, CREDAI

## CELEBRATING 25 YEARS OF CREDAI: A LEGACY OF DEVELOPMENT, EMPOWERMENT, AND INNOVATION

In an extraordinary journey spanning 25 years since its formation in 1999, CREDAI (Confederation of Real Estate Developers' Association of India) has evolved into a formidable force, making indelible strides in the real estate sector. Boasting a membership of over 13,000 developers across 230 city chapters in 21 states, CREDAI has truly become a beacon of collaboration, commitment, and positive change in the sector.

Real estate sector constitutes 7-8% of India's GDP and employs 50 million people, playing a crucial role in both economic contribution and job creation.

CREDAI has played a pivotal role in shaping key policies that have significantly impacted the real estate sector in India. One of its important contributions is in the formation of the Real Estate (Regulation and Development) Act, commonly known as RERA, which was enacted to enhance transparency and accountability in the real estate industry. We actively engaged with stakeholders and policymakers to ensure the implementation of RERA, there by safe guarding the interests of both developers and home buyers. Additionally, CREDAI has been instrumental in advocating for and contributing to the formulation of the Goods and Services Tax (GST) in the real estate sector, streamlining taxation

processes and fostering a more unified and transparent economic environment. Furthermore, CREDAI has been a driving force behind the promotion of affordable housing initiatives, collaborating with the government to address the housing needs of the burgeoning population. In the realm of rental housing, CREDAI has actively participated in the formulation of policies to encourage and facilitate affordable and quality rental housing options, addressing the diverse housing requirements of the population.

Recognizing the imperative of grooming the next generation of real estate developers, CREDAI introduced the Youth Wing (CYW) in 2013. Since its inception, CYW has experienced significant growth, establishing an extensive network of 151 chapters with around 3000 members nationwide. This visionary initiative seeks to foster a knowledge-based environment, instil robust values, and provide a dynamic platform for young developers to thrive in the ever-evolving industry landscape.

At the forefront of promoting gender inclusivity in the real estate industry is the CREDAI Women's Wing (CWW), established in 2017. With 65 chapters across India and a total of 1400+ women members, CWW has become a dynamic force in encouraging meaningful participation of women in the

sector. Through initiatives like networking opportunities and incubation programs, the Women's Wing is actively fostering diversity and inclusion in a traditionally male-dominated field.

Founded in 2015, the CREDAI CSR Foundation stands as a pillar of social responsibility within the real estate sector. Under its umbrella, the foundation has undertaken a myriad of activities aimed at positively impacting various facets of society—One of its primary focuses has been on the welfare of construction workers, emphasizing skill development initiatives that empower individuals within this sector. By providing training and support, the foundation has enabled over 2 lakh workers and youth to enhance their skills and improve their livelihoods. This commitment to skill development is complemented by welfare programs designed to address the holistic needs of the workforce.

Additionally, the CREDAI CSR Foundation has extended its outreach to the education sector through the CREDAI Educational Scholarship Fund (CESF). Members of CREDAI voluntarily contribute to this fund, which support economically disadvantaged students pursuing courses in Civil and Electrical Engineering, as well as other degrees relevant to the real estate industry.

Beyond skill development and education, the Foundation has been actively involved in community development projects. This includes the “Clean City Movement, “ which has played a crucial role in transforming urban landscapes for the better. The foundation’s visionary approach has successfully reached one million households across 30 cities, making substantial strides in enhancing overall cleanliness and aesthetic appeal in urban spaces.

Additionally, during the challenging times of the Covid-19 pandemic, CREDAI through its members across the country contributed over 150 crores towards relief efforts, encompassing cash donations, groceries, medicines, oxygen cylinders, PPE kits, and even donated flats.

The CREDAI leadership, with a focus on policy advocacy, has spearheaded transformative initiatives in the Indian real estate sector. Their unwavering commitment to substantial policy changes, including noteworthy contributions to the formulation and implementation of RERA, establishes a robust foundation for transparency and accountability in the industry. Simultaneously, the leadership actively supported sustainable practices through a pioneering collaboration with IGBC, contributing to the development of environmentally conscious projects.

Additionally, CREDAI was the first to join the Global Housing Technology Challenge in India, aiming to use advanced construction methods to meet the housing needs of a growing global population, showcasing our commitment to innovation and sustainability. Furthermore, in collaboration with the Ministry of Housing and Urban Affairs (MOHUA), we played a key role in promoting the widespread adoption of new and emerging building materials, contributing to advancements in the construction sector across India. This approach under scores CREDAI’s leadership in fostering innovation, sustainability, and transparency within the real estate landscape.

In a commendable move towards transparency, CREDAI Consumer Redressal Forum(CRF) stands as a pioneering initiative in the real estate sector. This forum provides a swift and fair resolution of issues, instilling confidence in home buyers and reinforcing CREDAI’s commitment to ethical business practices.

As CREDAI proudly marks its 25th year, the organization stands tall as a pillar of strength for the real estate sector, embodying principles of development, empowerment, and innovation. The rich history of accomplishments and a forward-looking approach position CREDAI as a stalwart poised to continue shaping the

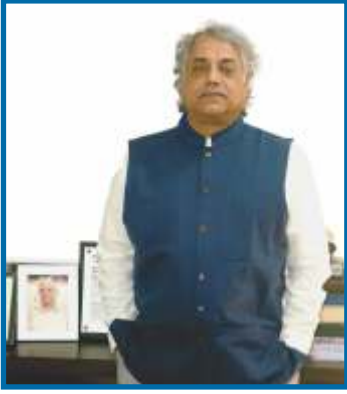
future of real estate in India. In a strategic move geared towards leaving a lasting and impactful imprint on both the Indian real estate landscape and society at large, CREDAI has unveiled five scalable initiatives, building upon its past milestones. With a vision to empower the construction workforce, CREDAI, in collaboration with the National Skill Development Corporation (NSDC) and the Government of India, aims to up skill an impressive construction worker over the next two years.

Demonstrating a commitment to sustainability, CREDAI has pledged, through its members, to advocate for the construction of green-certified homes and commercial spaces. As an effort towards environmental sustainability and reducing carbon footprints, CREDAI has committed to planting 1 million saplings in the country. In addition to this, promoting the skilling of construction workers and infrastructure development in government schools marked its silver jubilee celebration.

CREDAI believes in strengthening real estate sector through transparency, quality construction, grievance redressal with an objective of Housing for All.

**Boman Irani is President, CREDAI** ■





## THANE REAL ESTATE: TRACKING THE GROWTH STORY

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Since the past few decades, Thane has been constantly evolving. "Today, it is a proud, self-sustaining city in Maharashtra, and

with some excellent residential and commercial real estate options, is all set to evolve into a Global City soon," he added.

As an evolving city, Thane has witnessed phenomenal growth across various economic parameters-be it high-end residential accommodation, high- street retail, multiplexes, shopping malls or work spaces. It extends to include office spaces, IT & ITeS spaces, logistics spaces, entertainment spaces including

auditoriums, art galleries, entertainment complexes, international schools, supermarkets, healthcare services and such other developments - which translate into one term: 'real estate'.

"Thane has evolved into a global city, all set to take off," says Dominic Romell. From its superb connectivity through major highways leading out of Mumbai as also to the existing airport/upcoming new airport, and to the JNPT port - Thane is truly the centre-point of the MMR. "As a bustling, cosmopolitan Metro City, Thane's real estate has evolved and developed along correct lines," adds Dominic Romell. It is truly the MMR's premier real estate investment option with maximum growth potential.

Ensuring that real estate growth happens along a structured path with proper planning, Thane's real estate scenario witnessed the birth of the first Unit of what was then the Maharashtra Chamber of Housing Industry, recalls the CREDAI MCHI President. "Since then, the industry has grown in sync with Global Best Practices. CREDAI-MCHI Thane (as it is now called) has been hugely instrumental in the development process of Thane, especially from the real estate perspective," he adds.

From the perspective of residential as also commercial real estate, Thane is an ideal destination for investment in residential, commercial, and other segments of property. HOME UTSAV : PROPERTY 2024-Thane - is a unique platform which, apart from enabling home seekers to get their dream homes, will also connect with investors and end-users of real estate, residential as also commercial. HOME UTSAV : PROPERTY 2024-Thane - provides the buyer and investor a safe and secure property buying experience.

Thane represents a wide array of real estate investment options, and CREDAI-MCHI Thane through HOME UTSAV : PROPERTY 2024-Thane -, would like to share the opportunities, the options and excellent options available for both, end-users as also investors. It is not just about square feet of space: the Thane real estate story is also about opportunities which the city offers. And, if past realty appreciation trends are any indication, sky is the limit in times to come.

**Dominic Romell is President,**

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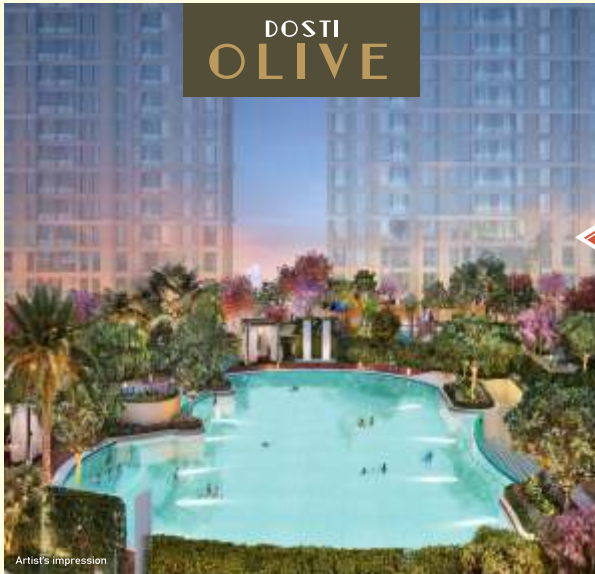
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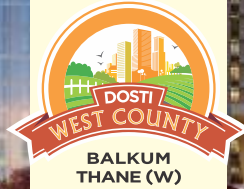


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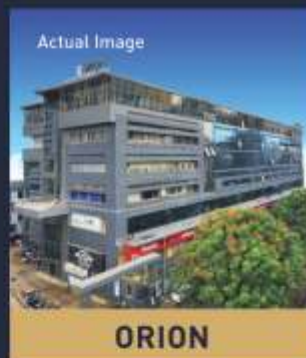
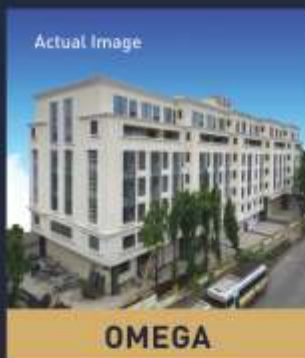


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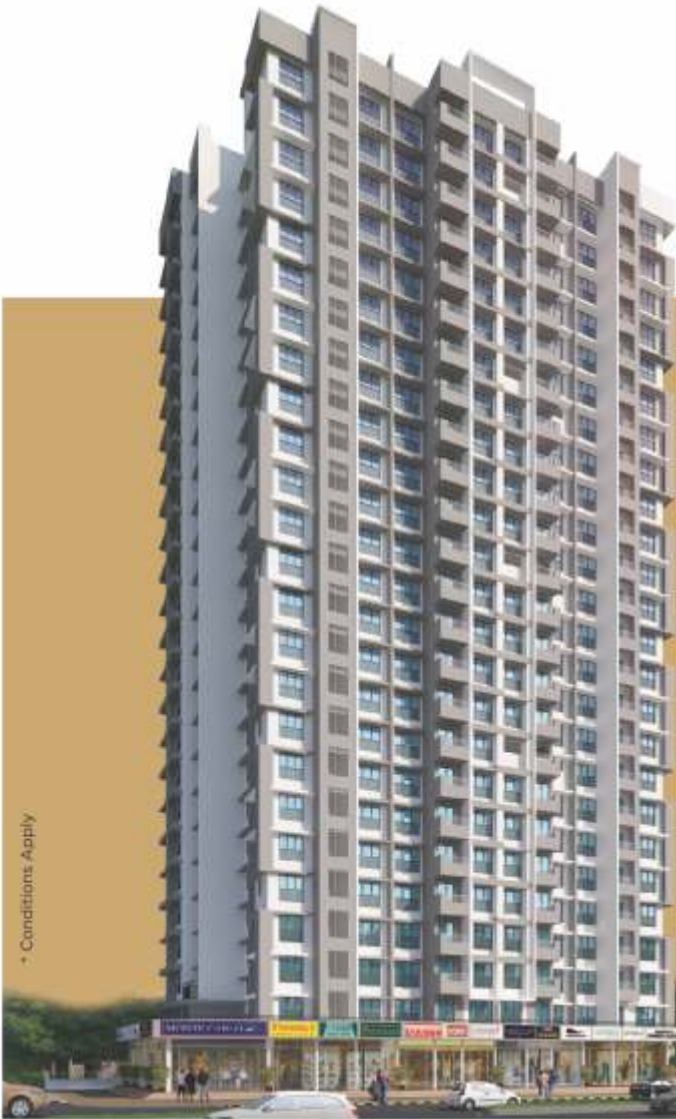
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Contact : 88899 66622 / 93215 31033

MAHARERA Registration No.: P51700054273  
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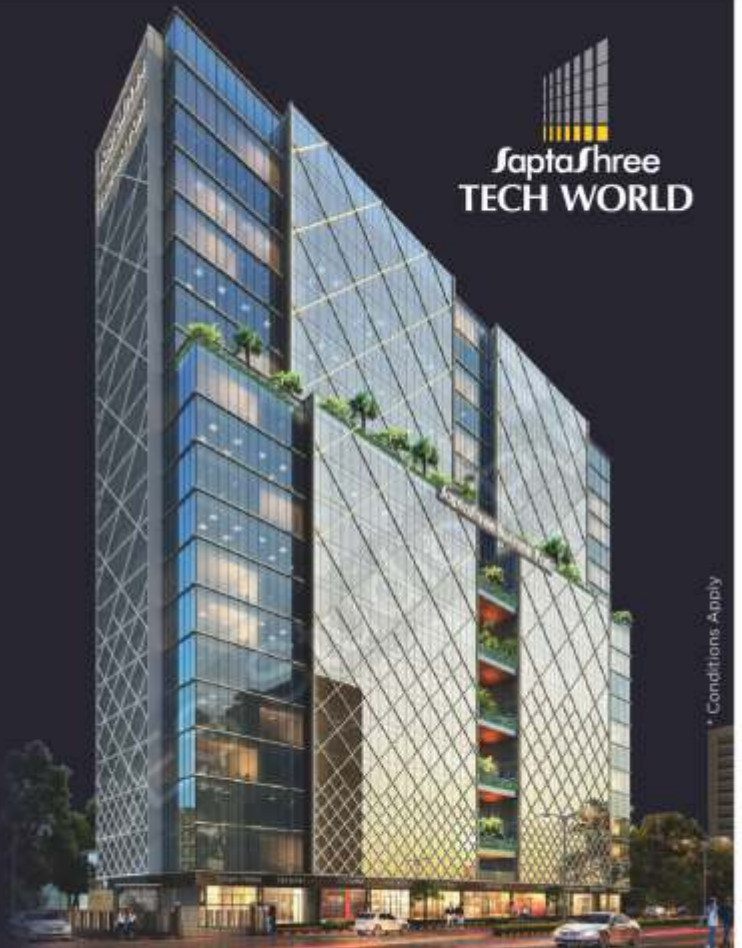
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Artist's Impression



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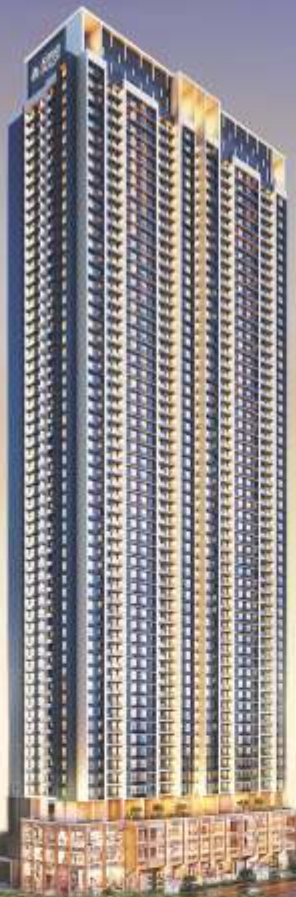
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Artist's Impressions

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MahaRERA Registration No.: P51700032730 (TOWER-4) | P51700052167 TOWER-3)

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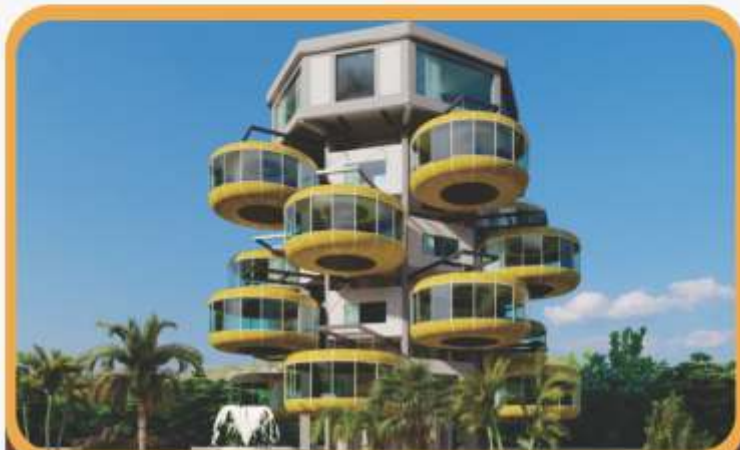
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New Bhiwandi, Thane

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G.B. Road, Thane



Chikhli, Ambernath



Thane City



Wagle Estate Thane

## COMPLETED PROJECT'S

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Ace Square - Ghodbunder Road, Thane | Green Square (Phase 1) - Ghodbunder Road, Thane | Joy Square - Ghodbunder Road, Thane  
Imperial Square - Ghodbunder Road, Thane | Grand Square - Ghodbunder Road, Thane | Dev Corpora - Eastern Express Hwy, Thane  
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**PHASE - 1**

**\*ACTUAL SITE  
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Artists impression

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Sugee Vijayshree is registered with MahaRera under registration number: P51900052518, Sugee Sukrut is registered with MahaRera under registration number: P51900051181, Sugee Renaissance is registered with MahaRera under registration number: P51900051597, Greendale Estates is registered with MahaRera under registration number: P51800053945 and its details are available on the website <https://maharera.mahaonline.gov.in> under registered projects. Sugee Tathastu project does not require MahaRera registration under section 3(2) of RERA Act, 2016. This project is managed by the Sugee Group. \*All approvals in place \*T&C Apply.





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# VIHANG

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**PROJECT NAME :** Capital of Thane

**OFFICE PHONE :** 022 – 21729000 **MOBILE NO. :** +91 85912 00781

**CONTACT PERSON :** Ajay Upadhyay

**DESIGNATION :** Manager

**EMAIL ID :** ajayupadhyay@vihanggroup.com

**WEBSITE :** www.vihanggroup.com

**ADDRESS :** 12th Floor, Dev Corpora, Cadbury Junction,  
Eastern Express Highway, Khopat, Thane (W) - 400601

**PROJECT NAME :** Ashar Axis, Ashar Pulse, Ashar Arize, Ashar Titan

**OFFICE PHONE :** NA **MOBILE NO. :** +91 91670 51111

**CONTACT PERSON :** Ajay Ghanekar

**DESIGNATION :** Marketing Head

**EMAIL ID :** NA

**WEBSITE :** www.ashar.in

**ADDRESS :** Ashar IT Park, B Wing 11th Floor, Wagle Estate,  
Thane (W) - 400604



**STALL NUMBER A-2**



**STALL NUMBER A-3**

**PROJECT NAME :** TenX Habitat, TenX ERA, Invictus By GS  
The Address By GS Season 2

**OFFICE PHONE :** NA **MOBILE NO. :** +91 96655 30888

**CONTACT PERSON :** Abhinav Gundu

**DESIGNATION :** Marketing Associate

**EMAIL ID :** abhinav.gundu@raymond.in

**WEBSITE :** www.raymondrealty.in

**ADDRESS :** JK Gram, Thane West

**PROJECT NAME :** Rustomjee La Familia, Rustomjee La Vie

**OFFICE PHONE :** NA **MOBILE NO. :** +91 98920 12354

**CONTACT PERSON :** Gauravjit Khandagale

**DESIGNATION :** Senior Manager

**EMAIL ID :** gauravjitkhandagale@rustomjee.com

**WEBSITE :** www.rustomjee.com

**ADDRESS :** Off Eastern Express Highway, Majiwada Junction,  
Sainath Nagar, Thane, W, Mumbai, Maharashtra 400601



**STALL NUMBER A-4**



**NARANG**  
REALTY

**STALL NUMBER A-6**

**PROJECT NAME :** Asteria, Narang Privado - B  
**OFFICE PHONE :** 022 6789 0202 **MOBILE NO. :** +91 98200 46413  
**CONTACT PERSON :** Parth Dave  
**DESIGNATION :** Senior Manager - Marketing  
**EMAIL ID :** parth.dave@narangrealty.com  
**WEBSITE :** www.narangrealty.com  
**ADDRESS :** NA

**PROJECT NAME :** JVM Clermont, JVM Monica, JVM Cornerstone, JVM Spectrum, JVM Magnum, JVM Accord, JVM Odysseus, JVM Aroma, JVM Synergy, JVM Hive, JVM Tiara, JVM Veda  
**OFFICE PHONE :** NA **MOBILE NO. :** +91 86575 53316  
**CONTACT PERSON :** Shifin Philips  
**DESIGNATION :** Sales & Marketing  
**EMAIL ID :** sales@jvmspaces.com  
**WEBSITE :** www.jvmspaces.com  
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**CONTACT PERSON :** Uma Ankolkar  
**DESIGNATION :** Senior Manager  
**EMAIL ID :** uma.ankolkar@hdfcbank.com  
**WEBSITE :** www.hdfcbank.com  
**ADDRESS :** NA

**MOBILE NO. :** +91 99207 04201 | +91 88791 50151  
**CONTACT PERSON :** Girish Ghanshani | Mitali Vaydande  
**DESIGNATION :** Manager HLST | Manager BRT  
**EMAIL ID :** girish.ghanshani@sbi.co.in | mitali.vaydande@sbi.co.in  
**WEBSITE :** bank.sbi  
**ADDRESS :** Regional Business Office-1, Thane Central, Wagle Ind. Area, Plot No.B-35, Road No.22, Thane (W) - 400604



**STALL NUMBER A-10**



**STALL NUMBER A-11**

**PROJECT NAME :** Divine Shloka  
**OFFICE PHONE :** NA **MOBILE NO. :** 9137757414  
**CONTACT PERSON :** Neha Mundhra  
**DESIGNATION :** Accounts  
**EMAIL ID :** omdivinebuildcon@gmail.com  
**WEBSITE :** www.omdivinebuildcon.com  
**ADDRESS :** Divine Shloka, Acharya Atre Marg, Opp. TMC Prabhag Samiti Office, Off. Pokharan Rd No.1, Vartak Nagar, Thane(W) 400606.

**PROJECT NAME :** Puneet Amarjyoti, Puneet Brahmand, Puneet Shivalaya, Puneet Kalpavriksha, Puneet Prime, Puneet Era-Emperia, Puneet Aura  
**OFFICE PHONE :** 022-50006000 **MOBILE NO. :** +91 80807 90907  
**CONTACT PERSON :** Shyamal Rakhasia  
**DESIGNATION :** Senior Manager Marketing  
**EMAIL ID :** r.shhyamal16@thepuneet.com  
**WEBSITE :** www.thepuneet.com  
**ADDRESS :** 401-402, Tulsee Chambers, Opp. Teen Petrol Pump, LBS Marg, Thane West, Thane – 400602



**STALL NUMBER A-12**



**STALL NUMBER A-13**

**PROJECT NAME :** Greendale Estates, Sugee Sukrut, Sugee Vijayshree, Sugee Sea Krest, Sugee Marina Bay, Sugee Renaissance, Sugee Tathastu  
**OFFICE PHONE :** +91 22 2499 3333 **MOBILE NO. :** +91 90829 44588  
**CONTACT PERSON :** Prem Mistry  
**DESIGNATION :** Assistant Manager - Marketing  
**EMAIL ID :** homes@sugee.co.in  
**WEBSITE :** www.sugeegroup.com  
**ADDRESS :** Sugee Group, 3rd Floor, Nirlon House, Dr. Annie Besant Road, Worli, Mumbai, Maharashtra - 400030.

**PROJECT NAME :** The Olive, Orbit, Onyx, Olivia Prime, Signet, Coral  
**OFFICE PHONE :** +91 70457 99899 **MOBILE NO. :** +91 75067 99899  
**CONTACT PERSON :** Dinesh Pandurangi  
**DESIGNATION :** Sr Manager - Sales  
**EMAIL ID :** sales@ekatvagroup.com  
**WEBSITE :** www.ekatvagroup.com  
**ADDRESS :** 1214, Opal Square IT Park, Wagle Estate, Thane (W) 400604



**STALL NUMBER A-14**



## STALL NUMBER A-15

**PROJECT NAME :** Neelkanth Greens  
**OFFICE PHONE :** 022 2102 1080 **MOBILE NO. :** +91 91679 78999  
**CONTACT PERSON :** Dipali Golwala  
**DESIGNATION :** VP - Marketing & Sales  
**EMAIL ID :** dipaligolwala@neelkathgroup.com  
**WEBSITE :** www.neelkanthgroup.com  
**ADDRESS :** Fine House, 5th Floor, Anandji Lane, Off M.G.Road, Near Pooja Hotel, Ghatkopar E, Mumbai 400077

**PROJECT NAME :** Castalia, Woodspring, Belicia, Anchorage, Octavious & Verona, Solitaire, Aralia, Delana & Solus  
**OFFICE PHONE :** 022 2576 3600 **MOBILE NO. :** NA  
**CONTACT PERSON :** NA  
**DESIGNATION :** NA  
**EMAIL ID :** property@houseofhiranandani.com  
**WEBSITE :** www.houseofhiranandani.com/about-us  
**ADDRESS :** Olympia (Head Office), Central Avenue, Hiranandani Business Park, Powai, Mumbai, Maharashtra 400076



## STALL NUMBER A-16



## STALL NUMBER A-17

**PROJECT NAME :** C30 Square, Centrum Business Square, Regal Square, Green Square, Metropolis Bayside, Mahavir Square, Pradeep Square, Y Square  
**OFFICE PHONE :** +91 96989 59193 **MOBILE NO. :** +91 99881 74545  
**CONTACT PERSON :** Viral Mehta  
**DESIGNATION :** Manager  
**EMAIL ID :** sales@squarefeetgroup.in  
**WEBSITE :** www.squarefeetgroup.in  
**ADDRESS :** Unit No 309-312, Centrum IT Park, Next to Satkar Grande Hotel, Wagle Estate, Thane(W) - 400604

**PROJECT NAME :** Forestville By Oberoi Realty  
**OFFICE PHONE :** +91 80698 07406 **MOBILE NO. :** +91 81086 08968  
**CONTACT PERSON :** Utsav Pandya  
**DESIGNATION :** Manager - Marketing  
**EMAIL ID :** corpcomm@oberoirealty.com  
**WEBSITE :** www.oberoirealty.com  
**ADDRESS :** Forestville By Oberoi Realty, Customer Experience Centre, Kolshet Rd, Sandoz Baug, Thane West, Thane, 400607



## STALL NUMBER A-18



## STALL NUMBER A-19

**PROJECT NAME :** Dosti Nest, Dosti Pine, Dosti Mezzo 22, Dosti Eastern Bay, Dosti Greenscapes, Dosti Planet North, Dosti Eden, Dosti 1 Mumbai, Dosti Olive

**OFFICE PHONE :** 91 22 22198500 **MOBILE NO. :** +91 75064 44505

**CONTACT PERSON :** Niteysh Bandil

**DESIGNATION :** Sr. Manager

**EMAIL ID :** niteysh.bandil@dostirealty.com

**WEBSITE :** www.dostirealty.com

**ADDRESS :** Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001

**PROJECT NAME :** Highland Springs, Highland Sky Towers

**OFFICE PHONE :** 022 225446699 **MOBILE NO. :** +91 90221 51216

**CONTACT PERSON :** Manish Parsani

**DESIGNATION :** Sales

**EMAIL ID :** sales1@siddhigroup.co.in

**WEBSITE :** www.highlandsprings.co.in

**ADDRESS :** Highland Gardens



## STALL NUMBER A-20

**OFFICE PHONE :** 022- 22632811 **MOBILE NO. :** +91 79009 36666

**CONTACT PERSON :** Sunil Sharma

**DESIGNATION :** Chief Manager

**EMAIL ID :** cmpnd.romumbainorth@unionbankofindia.bank

**WEBSITE :** www.unionbankofindia.co.in

**ADDRESS :** Regional Office Thane, 1st Floor, Gokul Nagar, Dhanalaxmi Estate, Nr. Navneet Motors, Gokul Nagar, Thane (W)



## STALL NUMBER B-01

**PROJECT NAME :** Manhattan by Rosa, Rosa Sephora

**OFFICE PHONE :** +91 87676 07607 **MOBILE NO. :** +91 76663 17637

**CONTACT PERSON :** Vivek Thakkar

**DESIGNATION :** Finance Manager

**EMAIL ID :** sales@rosagroup.com

**WEBSITE :** www.rosagroup.com

**ADDRESS :** Manhattan by Rosa, Sales Office Opp. Flora Building, Hiranandani Estate, GB Road, Thane (W)



## STALL NUMBER B-02





**BHOOMI GROUP**  
*Creating Values*

**STALL NUMBER B-03**

**PROJECT NAME :** Bhoomi Lakescape  
**OFFICE PHONE :** +91 87889 76306 **MOBILE NO. :** +91 90113 88515  
**CONTACT PERSON :** Shikha Gupta  
**DESIGNATION :** Manager  
**EMAIL ID :** shikhag5287@gmail.com  
**WEBSITE :** Bhoomigroup.com  
**ADDRESS :** Bhoomi Sales Office, Near Bhoomi Acres Circle, Hiranandani Estate, Thane (W) - 400607

**PROJECT NAME :** KINGS My Home  
**OFFICE PHONE :** +91 98212 98001 **MOBILE NO. :** +9190046 70691  
**CONTACT PERSON :** Mr. Anand Das  
**DESIGNATION :** AVP Sales & Marketing  
**EMAIL ID :** sales@kingsbuilders.in  
**WEBSITE :** www.kingsbuilders.in  
**ADDRESS :** Kings Paradise Office No. 101, Plot No 46-B, Hemu Kalani Marg, Chembur Mumbai 71



**STALL NUMBER B-04 & 05**

**TATA CAPITAL**  
Housing Finance

**STALL NUMBER B-06**

**OFFICE PHONE :** NA **MOBILE NO. :** +91 98336 81558  
**CONTACT PERSON :** Surendra Purohit  
**DESIGNATION :** Manager- Product Marketing  
**EMAIL ID :** Surendra.Purohit@tatacapital.com  
**WEBSITE :** tatacapital.com  
**ADDRESS :** 11th Floor, Tower-B, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai -400013

**PROJECT NAME :** Marathon Nexzone, Marathon Nextown, Marathon Nexworld, Zaver Arcade, Sunset Garden, Neo Homes, Millennium  
**OFFICE PHONE :** 022-67248529 **MOBILE NO. :** 8551053853  
**CONTACT PERSON :** Namrata Kalushte  
**DESIGNATION :** Sr. Executive Marketing  
**EMAIL ID :** namrata.kalushte@marathonrealty.com  
**WEBSITE :** marathon.in  
**ADDRESS :** 702, Marathon Max, Mulund Goregaon Link Rd., Mulund (W), Mumbai - 400080

 **MARATHON**

**STALL NUMBER B-07**



**PROJECT NAME :** Pool City - Meravilla, Lakshadweep Villa - Poolcity, Bougainvilla - Nirvana, Wollywood - Nirvana, Viroha - Nirvana

**OFFICE PHONE :** +91 70426 33633 **MOBILE NO. :** +91 77389 36187

**CONTACT PERSON :** Tejal Joshi

**DESIGNATION :** Partner

**EMAIL ID :** sales@meravilla.in

**WEBSITE :** www.poolcity.in

**ADDRESS :** NA

**STALL NUMBER B-7A**

**PROJECT NAME :** Alaya Belmonte, Mount Milano, Mount Bizpark, Alaya Heights

**OFFICE PHONE :** +91 90999 00300 **MOBILE NO. :** +91 75750 03367

**CONTACT PERSON :** Soyab Malek

**DESIGNATION :** Sales

**EMAIL ID :** sales@mountgroup.co.in

**WEBSITE :** www.mountgroup.co.in

**ADDRESS :** Alaya Belmonte, 198/1/2, B/H Vandemataram Fabula, Chharodi, Ahmedabad - 382481



**STALL NUMBER B-08**



**PROJECT NAME :** Shreeji Paraiso, Shreeji Landmark

**OFFICE PHONE :** NA **MOBILE NO. :** +91 9224 38959 / 80800 25025

**CONTACT PERSON :** Shukla

**DESIGNATION :** NA

**EMAIL ID :** NA

**WEBSITE :** shreejilifespaces.in

**ADDRESS :** Shreeji Landmark Phase 1, Plot Bearing / Cts / Survey / Final Plot No.: 167 Part At Ambarnath

**STALL NUMBER B-09 & 11**

**PROJECT NAME :** Khushi Axis World

**OFFICE PHONE :** +91 85910 73819 **MOBILE NO. :** +91 72089 08093

**CONTACT PERSON :** Saqlain Kazi

**DESIGNATION :** AVP-Sales

**EMAIL ID :** Admin@khushiaxisworld.org

**WEBSITE :** www.khushicreation.in

**ADDRESS :** Lodha Upper Thane , Greenville H 903 , Bhiwandi -421302



**STALL NUMBER B-10**



**OFFICE PHONE :** NA **MOBILE NO. :** +91 87370 78527

**CONTACT PERSON :** Siddharth Singh

**DESIGNATION :** NA

**EMAIL ID :** Siddharth.singh@phfl.com

**WEBSITE :** www.pnbhousing.com

**ADDRESS :** NA

**STALL NUMBER B-13 TO 15**

**OFFICE PHONE :** NA **MOBILE NO. :** +91 98199 15625 / 97664 97832

**CONTACT PERSON :** Mr.Nikhil Mali / Mr. Aditya Kumar

**DESIGNATION :** Area Managers

**EMAIL ID :** nikhil.mali@lichousing.com / aditya.kumar@lichousing.com

**WEBSITE :** www.lichousing.com

**ADDRESS :** Shop no 1,2,3 Krishna Vihar CHSL,  
Dr. Ramesh Pradhan Rd, Naupada, Thane (W)- 400602



**STALL NUMBER B-16**



**OFFICE PHONE :** NA **MOBILE NO. :** +91 81415 89933

**CONTACT PERSON :** H R Kachhwah

**DESIGNATION :** NA

**EMAIL ID :** NA

**WEBSITE :** www.centralbankofindia.co.in

**ADDRESS :** NA

**STALL NUMBER C-01**

**OFFICE PHONE :** 022-40544305 **MOBILE NO. :** +91 93255 67539

**CONTACT PERSON :** Sudhir Kumar

**DESIGNATION :** Sr. Manager

**EMAIL ID :** zo.mumbai@ucobank.co.in

**WEBSITE :** www.ucobank.com

**ADDRESS :** Uco Bank, Zonal Office, Mumbai, Bldg. No 359,  
1st Floor, Dr. D.N Road, Fort Mumbai - 400001



**STALL NUMBER C-02**



**STALL NUMBER C-03**

**PROJECT NAME :** CIDCO CANCTION KHOPTA TOWNSHIP,  
CIDCO NAINA TOWNSHIP

**OFFICE PHONE :** +91 80813 00300 **MOBILE NO. :** +91 98201 67999

**CONTACT PERSON :** Rajesh Pandu Rathod

**DESIGNATION :** Vice President

**EMAIL ID :** fivebricoffice@gmail.com

**WEBSITE :** www.fivebric.in

**ADDRESS :** CBD Belapur, Mayuresh Square, 6th Floor, 606,  
Near Croma Showroom, Navi Mumbai

**OFFICE PHONE :** NA **MOBILE NO. :** +91 98261 57034

**CONTACT PERSON :** Saurabh Daipuria

**DESIGNATION :** Sr. Manager

**EMAIL ID :** saurabhd@canarabank.com

**WEBSITE :** www.canarabank.com

**ADDRESS :** NA



**STALL NUMBER C-04**

**KALPATARU**  
— DOORS & PLYWOOD —  
India's No.1 Door Company

**STALL NUMBER C-08 & 09**

**OFFICE PHONE :** 022 25431550/48 **MOBILE NO. :** +91 96199 35955

**CONTACT PERSON :** Mr. Nitish Gandhi

**DESIGNATION :** Executive Assistant to MD

**EMAIL ID :** sales@kalpatarudoors.com

**WEBSITE :** www.kalpatarudoors.com

**ADDRESS :** G 3/4, Mahesh Darshan, Near Makhmali Talao,  
Old Agra Road, Thane-400602, Maharashtra, India

**PROJECT NAME :** Crystal Retreat

**OFFICE PHONE :** NA **MOBILE NO. :** +91 99670 54449

**CONTACT PERSON :** Shishir Maheshwari

**DESIGNATION :** Director

**EMAIL ID :** crystalretreat111@gmail.com

**WEBSITE :** www.crystalhomesmurbad.co.in

**ADDRESS :** 105/106, Vijay Industrial Estate, Main Link Rd  
Malad West

**CRYSTAL  
RETREAT  
MURBAD**

**STALL NUMBER C-13**



## STALL NUMBER C-20

**PROJECT NAME :** NA

**OFFICE PHONE :** +91 78209 93055 **MOBILE NO. :** +91 98900 82312

**CONTACT PERSON :** Kalpesh Shah

**DESIGNATION :** Proprietor

**EMAIL ID :** shahrealtors90@gmail.com

**WEBSITE :** www.warehouseallindia.com

**ADDRESS :** Dharam Square, E1, Office no.101, Sonale Village, Opp. Reliance Petrol Pump, Mumbai Nashik Hwy, Bhiwandi-421302 Thane.

## DRY MIX PRODUCTS

**OFFICE PHONE :** 022 27562962/63 **MOBILE NO. :** +91 93727 66807

**CONTACT PERSON :** Bharat Chavan

**DESIGNATION :** Tech Head

**EMAIL ID :** sales@preciseconchem.in

**WEBSITE :** www.preciseconchem.in

**ADDRESS :** Plot No. D171, TTC Inds Area, MIDC Shirvane, Nerul



## STALL NUMBER C-21



## STALL NUMBER C-22

**PROJECT NAME :** Maza Ghar Agro Tourism Hub( Agro Fusion )  
Product 21 Agro Resort Home

**OFFICE PHONE :** +91 8097 842121 **MOBILE NO. :** +91 98199 24288

**CONTACT PERSON :** Mr. Sanjay Rane

**DESIGNATION :** Head Sales & Marketing

**EMAIL ID :** 21unexpectedresorthome@gmail.com

**WEBSITE :** www.mazaghar.com

**ADDRESS :** 15th Floor, Dev Corpora Eastern Express Highway  
Opposite Cadbury Junction , Thane west, Maharashtra 400601

**PROJECT NAME :** Q Gardens

**OFFICE PHONE :** +91 96196 32521 **MOBILE NO. :** +91 98197 19614

**CONTACT PERSON :** Kailas Khatavkar

**DESIGNATION :** Manager

**EMAIL ID :** info@strategicrealty.in

**WEBSITE :** www.strategicrealty.in

**ADDRESS :** 102, Vikas Paradise, LBS Marg, Opp. HP Petrol Pump,  
Near Santoshi Mata Mandir, Mulund (W) - 400080



## STALL NUMBER C-24



## STALL NUMBER C-25

**OFFICE PHONE :** +91 92233 17222 **MOBILE NO. :** +91 98200 23281  
**CONTACT PERSON :** Ashok R. Mishra  
**DESIGNATION :** Proprietor  
**EMAIL ID :** hilton.ashok@gmail.com  
**WEBSITE :** www.hiltonproducts.com  
**ADDRESS :** A-201, Asopalav, Kasturi Park, Bhayander (E), Mumbai

**OFFICE PHONE :** 022 2577 1414 **MOBILE NO. :** +91 98675 14951  
**CONTACT PERSON :** Prashant Pawar  
**DESIGNATION :** Proprietor  
**EMAIL ID :** royalmosquitonet123@gmail.com  
**WEBSITE :** www.royalwindowfashion.com  
**ADDRESS :** Karma Stambh Industriel Estate, 11FC/12FC/FD4  
 LBS Road, Vikhroli (W), Mumbai - 400083



## STALL NUMBER C-34

## STALL NUMBER C-35

**PROJECT NAME :** Pest Control, Sevices, Products  
**OFFICE PHONE :** +91 84249 35611 **MOBILE NO. :** +91 81696 96801  
**CONTACT PERSON :** Prakash Shirke  
**DESIGNATION :** Proprietor  
**EMAIL ID :** prakashshirke426@gmail.com  
**WEBSITE :** NA  
**ADDRESS :** C/304, Hema Apartment, Dowle Nagar,  
 Pada No.3, Lokmanya Nagar, Thane (W) - 400606

STALL  
NUMBER  
C-23

**MOBILE NO. :** +91 98702 42227  
**CONTACT PERSON :** Sujata Pawar  
**DESIGNATION :** Proprietor  
**EMAIL ID :** nidracreations@gmail.com  
**WEBSITE :** www.nidracreations.com  
**ADDRESS :** NA

STALL  
NUMBER  
C-36

**MOBILE NO. :** +91 97026 70699  
**CONTACT PERSON :** Prashant Sawant  
**DESIGNATION :** Proprietor  
**EMAIL ID :** uniquehealth6@gmail.com  
**WEBSITE :** NA  
**ADDRESS :** Vihang Valley Phase 1,  
 Kasarvadavli, Thane (W)

## THANE'S TOWNSHIPS OFFER LIFESTYLE-PLUS LIVING

THE BIGGEST PLUS POINT WHILE BUYING A HOME IN THANE IS THE LIFESTYLE-PLUS LIVING OFFERED BY THE INTEGRATED TOWNSHIPS WHICH ARE ACCLAIMED FOR STUNNING DESIGN FORM AND ARCHITECTURE AS ALSO THE EMPHASIS ON QUALITY



The biggest plus point while buying a home in Thane is the lifestyle-plus living offered by the Integrated townships which are acclaimed for stunning design form and architecture as also the emphasis on quality. Across Thane, a home seeker finds integrated townships, which epitomize community living with a holistic experience. These townships tick all the boxes of what a home seeker would expect from an integrated township. Living spaces that are larger in size as compared to other locations in the Mumbai Metropolitan Region (MMR), which offer excellent social infrastructure, be it academics, health care – and working spaces located within easy reach. Wagle Estate and Hiranandani Estate are two examples that come to mind; which offer residents 'walk to work; walk back home' as an option.

These townships also are set amid verdant greenery, with gardens and parks. They also offer retail spaces, daily necessity markets, clubhouses with amenities and sports facilities – the overall package offers home seekers much more than one would desire. Truly, lifestyle-plus living: Thane's townships are well-planned, the internal commute is through wide streets and

serene green spaces, making each of these a coveted home address.

One of the ways to search for one's preferred home and evaluate these townships is to search on digital platforms. Thane's outreach to potential home buyers looking for a lifestyle-plus living amid a community that shares their perceptions is reflected in the digital engagement that has been the norm since the past few years. The best part of this 'new age' communication which targets the discerning home seeker is the customization aspect.

Thane's townships have upgraded their outreach to potential home seekers in sync with changes in the market and homebuyers' preferences. Thane's integrated townships have upgraded their marketing and sales; digital is the main focus; the home selection and buying process follows new engaging and convenient methods of interaction. So, digital marketing morphs into user-friendly websites which offer a virtual walkthrough to visualise how the home will be. On smartphones, the home seeker has options

like apps and such new, engaging and convenient methods of interactions make evaluating a lifestyle-plus home in a Thane integrated township an easier option for such discerning home buyers.

The biggest USP of Thane's real estate offerings is verdant green spaces and water bodies. The integrated townships go even better, with landscaped lawns and gardens crafted to offer lifestyle options galore – be it a health garden or a fragrance garden; a stone and pebble-based design or one that shows interactivity of green spaces with water bodies. Thane's integrated townships offer an add-on experience within the township that enhances Thane's existing greenery.

The best part of evaluating such townships is the advantage of digitally experiencing these features, at one's convenience. From digital to the actual visit – Thane's townships offer a unique proposition for discerning home seekers; one not only understands your needs but also helps fulfil your desires and dreams about living a life that offers some of the finest pleasure and leisure that life can offer. Your dream abode in a Thane township. ■

## THE RIGHT TIME TO BUY YOUR DREAM HOME, AT THE PERFECT VENUE

THE RIGHT TIME TO MAKE YOUR DREAM HOME A REALITY IS NOW; THE RIGHT CITY FOR YOUR DREAM HOME TO BECOME A REALITY IS THANE. MAKING THIS HAPPEN IS THE RIGHT PLATFORM TO EVALUATE, SELECT AND GET HOME FINANCE OPTIONS: HOME UTSAV : PROPERTY 2024-THANE



For a safe and secure future, there is no better option than owning one's own house. It is not just about buying property, but also about ensuring your family has the right abode, the proper comfort zone, that provides the sort of lifestyle your family will cherish.

It is not just about being a smart buyer or ensuring stability for the family as also growth options; buying the right home, the right way – and, from the right platform – like HOME UTSAV : PROPERTY 2024-Thane – is also about safety and security. The decision to buy one's own home, in effect, represents the right decision a family needs to make, and the CREDAI MCHI Thane property and housing finance show, HOME UTSAV : PROPERTY 2024-Thane is the ideal option.

HOME UTSAV : PROPERTY 2024-Thane has been organized after feedback received from home seekers, who were looking forward to being able to check our various property and home finance options under one roof. Due importance has been given to ensuring a safe and secure set-up, especially from the perspective of health and hygiene.

Planned development of Thane has ensured balanced growth and even distribution of residential areas, job centres, commercial centres, retail outlets and work spaces. The city and its peripheral areas have the advantage of excellent connectivity, which makes Thane the

centre-point in the mass rapid transport corridors of Mumbai and the Mumbai Metropolitan Region (MMR).

Thane offers the right mix of education, health, social, religious, cultural, sports and recreational facilities, making it the ideal location for your dream home to become a reality. The 'new normal' sees demand for homes which are slightly different than what was the norm before the pandemic struck; Thane offers new age home seekers the perfect homes to meet the new requirements brought about by the ever-changing scenario. Be it flexible home interior spaces or an additional room for work from home or e-study, Thane's residential offerings are 'just right' in the new normal.

CREDAI-MCHI THANE organized its first property and home finance expo in 1999, over the years the expo has grown in quantum and gained confidence of home seekers. Not only has the exhibition clocked growth in terms of quantum and numbers, what has also grown is its importance over the years.

HOME UTSAV : PROPERTY 2024-Thane, a team effort by CREDAI MCHI THANE, sees many real estate developers and leading home finance providers offering some of the best options that a home seeker would want. The advantage of having a wide array of options under one roof, with the option of directly interacting with representatives of real estate brands and home finance

providers will see many home seeking families select their dream home and make it a reality.

Thane not only offers the right sort of homes that meet the requirement of living in the 'new age home buyer', it is also the perfect city for all segments of home seekers, across budgets and sizes. A culturally rich city which offers a safe and secure lifestyle, it is blessed by Mother Nature in form of the verdant greenery and water bodies. The existing infrastructure is good, the on-going projects will enhance the city's future-preparedness. For all home seekers, there's a project in Thane where your dream home will become a reality.

For you, the home seeker, HOME UTSAV : PROPERTY 2024-Thane adds up to a smart equation – a smart buy for the smart home seeker. Organized by CREDAI-MCHI Thane, the leading association of real estate developers, HOME UTSAV : PROPERTY 2024-Thane has members of CREDAI MCHI Thane provide safe and secure homes for those attending the expo. Home finance options in the expo will enhance the options which will make the numbers game while making dream homes into a reality easier. Plus, the comfort of a wide array of options under one roof.

Thane is evolving into a global city; and making a home purchase in this time is the smart thing to do. The expo offers discounts and special prices – the right thing to do, at the right time.





## JITENDRA MEHTA

Hon. President  
CREDAI MCHI Thane.

### ‘WE ARE NOT JUST ‘BUILDERS’ – WE CREATE THE CITY, CO-SCRIPT ITS GROWTH STORY’

#### ***Your thoughts on HOME UTSAV : PROPERTY 2024-Thane?***

Over the years, CREDAI-MCHI Thane has been the steady factor, ensuring real estate development in sync with the city's growth story. For the home buyer, it reflects the all-important 'trust factor'; HOME UTSAV : PROPERTY 2024-Thane, as an Expo provides the perfect platform for home seekers as also developers looking to sell their housing inventory. Over the years, the Expo has been creating safe and secure home buying opportunities for home seekers.

#### ***Your thoughts on Thane as a real estate hub?***

Across the past few decades, Thane has offered multi-faceted business opportunities in terms of real estate offerings, and the 'jewel in the crown' has always been the CREDAI-MCHI Thane Property Expo. This is the 21st edition, and we have curated the event from the celebration aspect of buying a home, so it is 'Home Utsav'.

#### ***How do you see ‘HOME UTSAV : PROPERTY 2024-Thane’ from the home seeker’s perspective?***

From the perspective of the home seeker; as also that of real estate development and growth potential for other stakeholders - be it Home Finance or any new product or service providers - Thane has been a real estate development hub which constantly keeps updating, with multiple options for the home seeker. HOME UTSAV : PROPERTY 2024-Thane is

the perfect platform to showcase these.

#### ***As an important link between buyers and developers, what is the role of CREDAI MCHI Thane?***

We, the members of CREDAI MCHI Thane, have always seen our association as an integral part of the city's fabric. We are not just 'builders' – we create the city, co-script its growth story.

#### ***Can you elaborate?***

As real estate developers, CREDAI MCHI Thane has always worked in sync with authorities, like the State Government, the Municipal Corporation, and organisations like MIDC. Activities by CREDAI MCHI Thane have always been on the 'cooperation' mode. This ensures that over the years, real estate development is integrated with infrastructure development by various authorities, this is what makes a major difference for the city and its home buyers.

#### ***How important is the Expo in this process?***

Commitment to Thane's development and growth is reflected in the work carried out by CREDAI MCHI Thane. It is not just about square feet of constructed space, but about being a part of the city's development and growth story. For the home seeker, we have created a platform, the Property and Home Finance Expo. The success of the same and this in effect, proves the point that we have won trust and confidence of the home buyer, and have achieved our goals.

#### ***How do you see Thane's real estate benefit and leverage newer and upgraded versions of technology?***

Obviously, technology has a positive effect. From planning and conceptualizing to construction and sales and marketing to documentation and compliance – technology is making a major difference. Those who understand the positive aspect of assimilating technology and implement the same, are gainers. Thane's real estate is updated on these new developments through knowledge events which CREDAI MCHI Thane organises regularly.

#### ***How will the future plans of CREDAI MCHI Thane benefit the realty industry in coming days?***

We are aware that the only constant in life is change; the market changes; customer profile changes and with these, the required real estate product, and its features. So yes, we are constantly evolving, and working at making better what we have achieved over the past.

Jitendra Mehta is President,  
CREDAI MCHI Thane

# Investors Heaven: Thane Offers Wealth Creation Opportunities

## MAKE THE SMART MOVE, INVEST IN THANE'S REAL ESTATE NOW!

- Thane-Borivali Twin Tunnel Project
- Masunda Lake Beautification
- Beautification Below Kalwa Bridge
- Waterfront Kopri
- Airoli - Katai Naka Road
- Railway Over Bridge, Kopari
- Mankoli - Motagaon Bridge
- Metro Line - 5
- Flyover Y Junction Mumbra
- Thane Coastal Road & Many More...

### ABOUT CREDAI MCHI THANE

- Established in 1998.
- 150+ Members (Real Estate Developers) Working in & around Thane.
- Bridge Between Developers and Government Authorities.
- Voices Opinion on Various Vital Issues with Decision Makers.
- Conducts Knowledge Events, Seminars & Activities for all Stakeholders.
- Creating Trust in Customers.

### CSR ACTIVITIES

- 1000 Bedded Covid Hospital @ Balkum.
- Tree Plantation Drives.
- Diwali Decorative Lighting in Thane City.
- Mobile Dispensary Van.
- Thane Raas Rang Navratri Celebration with Naitik Nagda.

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