

Newsletter

BUILDING, STEADILY

Across sites, work continues with steady momentum.

WHERE LIFE SETTLES GENTLY

Every Ganga home carries quiet stories.

GANGA REALTY



Table of Contents

01

Message from
the leadership

02

A Journey
In Motion

03

Delhi NCR
Real Estate
& Design Trends

04

PR - In the News

05

Infrastructure
That Shapes
What Comes
Next

06

Design
That Shapes
The Way
We Live



Message From The Leadership



Creating projects for the generations to come.

From the Management's Desk

At Ganga Realty, every decision we take is guided by a long-term view. Not just of growth, but of responsibility. The environments we create, the communities we contribute to, and the standards we uphold must all reflect that perspective.

Over the years, our journey has been strengthened by the trust of our stakeholders and the dedication of our teams. Their commitment continues to inspire us to think deeper, act responsibly, and deliver with integrity.

As we move forward, our focus remains clear. To pursue thoughtful expansion, strengthen our foundations, and continue building with a sense of purpose that goes beyond the immediate.

On behalf of the leadership team, I thank every partner and stakeholder who believes in our vision and continues to walk this path with us.

Ashok Garg

CHAIRMAN
GANGA REALTY



A clearer direction. A stronger purpose.

From the Management's Desk

A sense of possibility often arrives quietly. It gives us a moment to pause, reflect and move ahead with greater intention.

As we move forward, our focus remains clear, on building better, listening more closely and shaping spaces that feel calm, considered and enduring. Our journey has been marked by meaningful progress across projects, people and partnerships, and we remain committed to deepening that impact, guided by the same principles that define Ganga.

We thank every member of the Ganga Realty family for being part of this journey and wish you continued growth, balance and purpose.

Satish Garg

VICE-CHAIRMAN
GANGA REALTY





A Journey In Motion

**Moments that carried us forward
& grounded us along the way**

The months behind us have been shaped by momentum and meaning. New launches, shared celebrations, familiar rituals, and steady progress across sites. Each moment added to the flow of our journey.



New beginnings.
New possibilities.
A vision moving forward.

Project Spotlight:

- **Kashi Residences,**
Sector-89, Gurugram
- **Swarnim**
Sector-22, Rewari
- **Tathastu**
Sector-22, Rewari

With the launch of Kashi, Swarnim, and Tathastu in Rewari, the world of Ganga continues to grow wider.

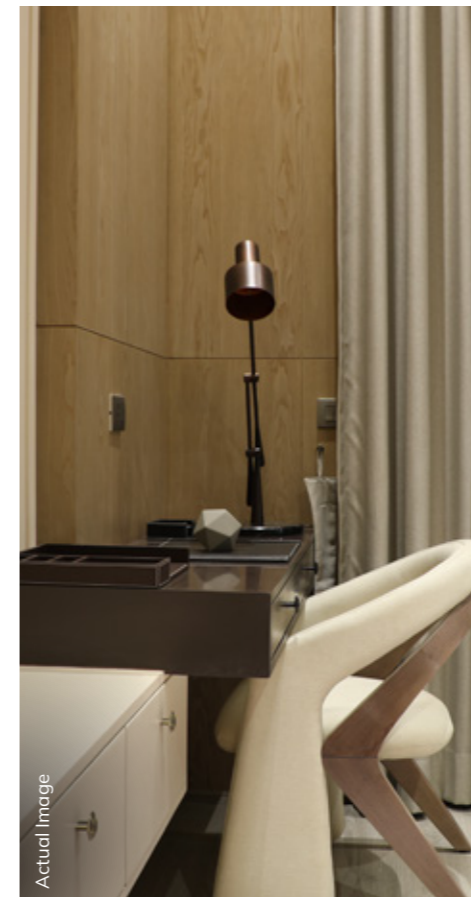


Rooted in thoughtful planning and inspired by nature, these developments reflect our belief that homes should feel intuitive, balanced, and connected to everyday life. This launch marks not just an expansion of geography, but an evolution of vision.

Designed to make you feel home.

Showcase:
NANDAKA SAMPLE
APARTMENT UNVEILING

The unveiling of the Nandaka Sample Apartment offered a closer look at the lifestyle Ganga envisions.



Thoughtful layouts, refined details, and spaces that breathe reflect our approach to design. Calm, functional, and quietly luxurious. A home designed not to impress, but to belong.

Joy that finds its way into every moment.

Festival Highlights: HOLI CELEBRATIONS

As colours filled the air across offices and sites, Holi reminded us of something simple and powerful. Community is built in moments of shared joy.



The celebrations brought teams together beyond roles and routines, reinforcing the inclusive and warm spirit that defines Ganga Realty.

Rooted in purpose, guided by belief.

Milestones: FOUNDATION DAY

Our Foundation Day was a moment to reflect on the journey so far. From our early beginnings to becoming a trusted presence in Gurugram and beyond, the path has been shaped by consistency, integrity, and belief in long-term value.



As we celebrated the milestone, we also reaffirmed our commitment to building responsibly and thoughtfully.

The start of something that stays with you.

**Rituals and Roots:
BHOOMI POOJAN
CEREMONY OF TATHASTU
& KASHI RESIDENCES**

Every new beginning at Ganga Realty starts with respect for tradition.



The Bhoomi Poojan ceremony marked the commencement of upcoming developments, honouring age-old practices while setting intentions for the future. It reflected the balance we strive for between progress and roots, innovation and belief.



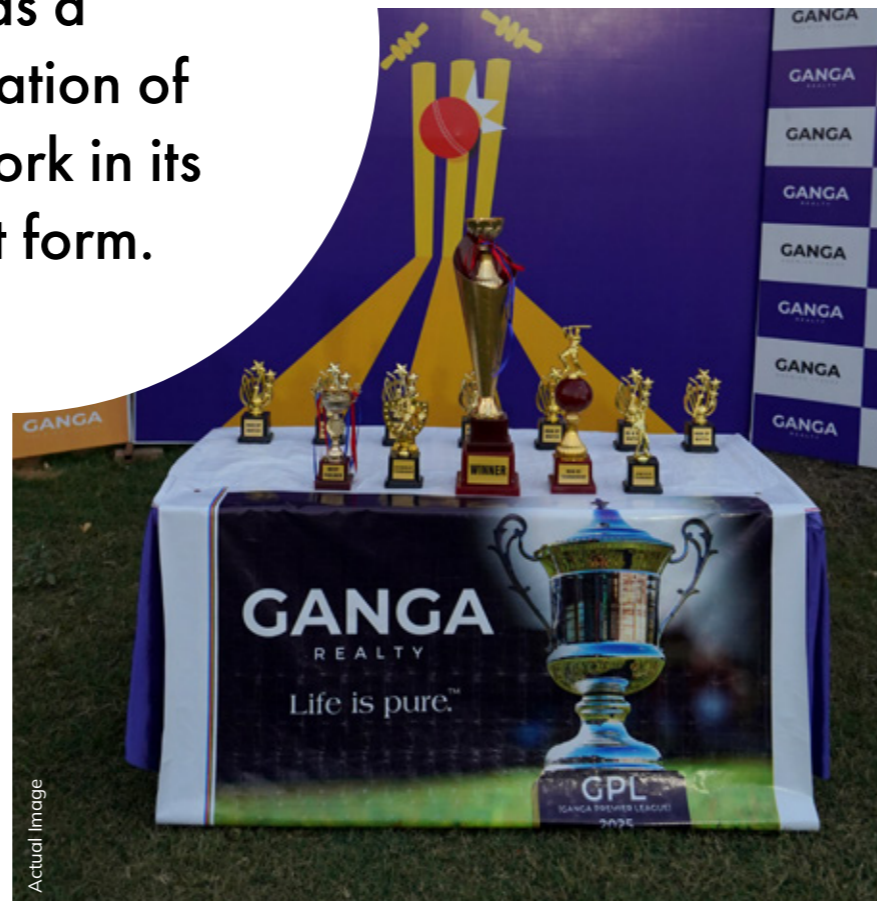
One team,
one shared spirit.

Corporate Chronicle:
GANGA PREMIER LEAGUE

The Ganga Premier League was a celebration of teamwork in its truest form.



From spirited matches to moments of camaraderie, the event brought together teams across the organisation. It was a reminder that collaboration, resilience, and trust are as important on the field as they are in our everyday work.



Where conversations turn into connections.

Celebrating The SUCCESS OF KASHI!

Our Meet and Greet sessions created space for meaningful conversations across teams and leadership.



Actual Image



Actual Image

These interactions help us stay aligned, connected, and responsive. At Ganga, growth is strongest when it is shared.



Actual Image



Actual Image

Where vision finds its space.

Tathastu: SALES GALLERY

Beautifully crafted, the Tathastu Sales Gallery brings together design and purpose in a space made for meaningful conversations and seamless collaboration.



Actual Image



Actual Image



Actual Image



Actual Image

Thoughtfully designed in every detail, it creates an environment that inspires connection, strengthens relationships, and supports a shared vision, where interactions go beyond transactions to build lasting partnerships.

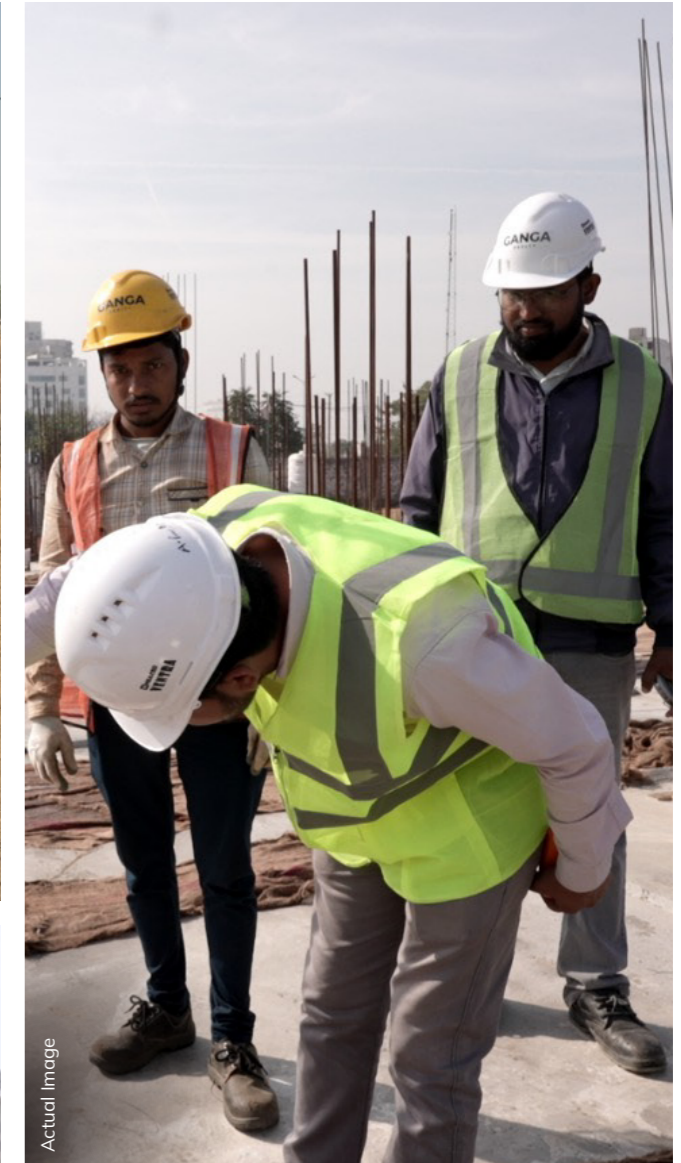
Care that becomes part of how we work.

Workplace Highlights: SAFETY TRAINING SESSION

At the core of every site is a commitment to safety. Through regularly conducted training sessions, workers are equipped with the knowledge and practical skills needed to carry out their tasks responsibly and with confidence.



Actual Image



Actual Image



Actual Image



Actual Image

Focused on real on-site scenarios, these sessions cover essential safety practices, from correct equipment usage to adherence to site protocols, ensuring preparedness at every step. Detailed safety signages across the site further support this effort, offering clear, constant guidance & reinforcing a culture where safety is second nature.

Building steadily, with steady momentum.

Construction UPDATE

Across sites, work continues with steady momentum.

Fast-paced construction is taking place across projects such as Anantam.



Key construction milestones are being achieved in line with planned timelines, reflecting our focus on quality execution, safety, and transparency. Each update brings us closer to delivering spaces shaped with care and consistency.



Delhi-NCR: Real Estate & Design Trends



Market Momentum

Gurugram Leads NCR's Residential Growth

India's real estate sector is projected to reach a market size of \$1 trillion by 2030, up from around \$200 billion in 2021, contributing nearly 13% to the country's GDP.

Source: IBEF

Keeping up with the momentum, Gurugram continues to anchor Delhi NCR's residential

market. Emerging corridors like Dwarka Expressway and New Gurugram are witnessing strong buyer interest, driven by improving infrastructure and seamless connectivity.

Gurugram accounts for ~51% of all residential sales in Delhi-NCR, making it the largest housing market in the region.



Buyer Behaviour is Maturing

Homebuyers Are Choosing Better, Not Just Bigger

Homebuyers are making more deliberate choices. Demand has shifted from standalone buildings to well-planned communities that offer greenery, amenities, and long-term liveability.

Sale of luxury homes, priced ₹4 crores and above, rose by 53% in 2024; NCR leads in mid premium segments, such as spacious



3 and 4-bedroom homes, remain the most active.

Rise of Premium & Luxury Living

Luxury Homes Cross the ₹4 Crore Mark

One of the strongest trends shaping Gurugram today is the rapid rise of the luxury housing segment. Homes priced above ₹4 crore are seeing increased traction, particularly in locations along Golf Course Extension Road and Dwarka Expressway.

Buyers in this segment are prioritising:

- Larger layouts and private spaces
- Premium amenities and curated communities
- Long-term lifestyle value over short-term gains

Design Trends Shaping New Homes

Design preferences are evolving rapidly. Natural light, cross ventilation, and flexible layouts are now considered essential rather than optional. Buyers are seeking homes that can adapt to work

from home, wellness routines, and multi-functional living.

Material choices are moving toward calm colour palettes, nature-inspired finishes, and sustainable construction practices. Smart ready homes and energy-efficient systems are increasingly expected, especially in premium developments.

The Bigger Real Estate Ecosystem

Beyond housing, Delhi NCR is seeing strong growth in commercial, office, and logistics real estate

Office leasing activity remains healthy, supported by corporate expansion and improved infrastructure. Industrial and warehousing demand continues to rise, reinforcing NCR's position as a long-term economic and employment hub.



Gurugram continues to dominate NCR's commercial office leasing and corporate expansion, strengthening its role as a regional business hub.



PR - In The News



PR - in the News

Media Industry PUBLICATION

Over the past year, Ganga Realty has continued to find space in conversations that matter. Across industry publications, business dailies, and regional media, our projects and perspectives have been featured as part of the larger Delhi NCR growth narrative.



HOME LEADERSHIP INNOVATION BILLIONAIRES STARTUPS AI TRACKER NEWS LISTS MULTIMEDIA MORE Explore

Boosting Urban Growth and Investment Confidence

“By raising capital expenditure to a record ₹12.2 lakh crore for FY27 and prioritising infrastructure-led development, the Budget lays a strong foundation for sustained urban growth and renewed investor confidence. The focus on Tier-II and Tier-III cities, along with fast-tracking REIT-led asset recycling, reflects a forward-looking approach to liquidity creation and structured real estate investments.”

— Neeraj K. Mishra, Executive Director, Ganga Realty.

THE ECONOMIC TIMES | Industry

English Edition | Today's ePaper

Subscribe Sign In

Ganga Realty to invest Rs 1,200 cr to develop luxury housing project in Gurugram



Real estate developer Ganga Realty will invest Rs 1,200 crore to develop a luxury housing project in Gurugram, Haryana. The project Anantam, spread over 5 acres, will comprise 524 units in three 59-storey towers.

Vikas Garg, Joint Managing Director of Ganga Realty, said the company would focus on sustainable living in this project and utilise smart technologies. The price of units will start from Rs 16,500 per sq ft.

"We are expecting to deliver the project in the next five years," he said.

THE ECONOMIC TIMES | Industry

English Edition | Today's ePaper

Ganga realty acquires 8.35 acre land in Gurgaon for luxury housing project



Ganga realty has acquired 8.35 acre in sector 84 Gurgaon for Rs 132 crore to develop a luxury group housing project, a senior executive said. The company will invest another Rs 750-800 crore to develop the project.

"We will develop 1.5 million sq ft on this project of which 10.5 lakh sq ft will be residential while 4.5 lakh sq ft will be retail. We continue to look for land to expand our portfolio in luxury and affordable housing segment," said Vikas Garg, Joint Managing Director, Ganga Realty.



Home / Budget 2025 / Budget 2026 Deepens Tier-II Focus, Signals Long-Term Real Estate Push: Industry

Budget 2026 Deepens Tier-II Focus, Signals Long-Term Real Estate Push: Industry

Mohd Naushad | Feb 03, 2026

Union Budget 2026 # Budget 2026 Real Estate # Affordable Housing # Tier II and Tier III cities # Urban Development



Vikas Garg, Joint Managing Director, Ganga Realty, said improved roads, railways and urban infrastructure have a direct impact on project feasibility and demand, adding that the emphasis on infrastructure development in Tier II and III cities and city economic regions will support balanced growth beyond metro markets.

Wednesday, April 15, 2026 | 06:37 PM IST

Business Standard

HOME PARTNER CONTENT E-PAPER DECODED OPINION INDIA NEWS LATEST NEWS

Gurgaon Leads India's Real Estate Reinvention: Mr. Neeraj K Mishra on How 2025 Redefined Luxury Living and What 2026 Will Demand



New Delhi [India], November 25: Looking back at 2025, Mr. Neeraj K Mishra, Executive Director of Ganga Realty, describes it as a "transformative, stabilising and insight-driven year" for Indian real estate--one where Gurgaon and the NCR firmly cemented their position as the country's most dynamic property markets. He notes that policy consistency, improved liquidity, and rapid infrastructure expansion created the foundation for this momentum. "From the Dwarka Expressway becoming fully operational to seamless connectivity across SPR and New Gurgaon, the region has witnessed an upgrade that directly translated into renewed buyer confidence," he explains.

THE TIMES OF INDIA

Realty sector sees indirect gains from Budget 2026 capex push, risk fund rollout

TOI Business Desk / TIMESOFINDIA.COM / Updated: Feb 02, 2026, 18:54 IST



आज तक


दिल्ली-NCR से गोवा तक चमकेगा रियल एस्टेट... बजट पर क्या कह रहे हैं एक्सपर्ट



गंगा रियल्टी के एग्जीक्यूटिव डायरेक्टर नीरज के. मिश्रा कहते हैं- 'बजट में टियर-2 और टियर-3 शहरों पर फोकस और REIT आधारित एसेट विसाइटमेंटिंग को बढ़ावा देना बाजार में कैश-फ्लो और निवेश बढ़ाने का एक शानदार तरीका है. इससे देश में अप्रोडिबल हाउसिंग का सपना सच होगा और रियल एस्टेट सेक्टर एक ठिकाऊ ग्रोथ की ओर बढ़ेगा.'

English हिंदी বাংলা ગુજરાતી తెలుగు தமிழ்

उधर RBI ने घटाया रेपो रेट, इधर चढ़ गए रियल एस्टेट कंपनियों के शेयर; आखिर क्यों है इतना उत्साह?



गंगा रियल्टी के जॉइंट मैनेजिंग डायरेक्टर विकास गर्ग कहते हैं, "RBI का रेपो रेट में 25 बेसिस प्वाइंट की कटौती रियल एस्टेट सेक्टर के लिए एक बड़ा और पॉजिटिव कदम है. इंटरैस्ट कम होने से होम लोन सस्ते हो जाएंगे, जिससे खरीदारों का भरोसा बढ़ेगा और मिड-इनकम तथा प्रीमियम हाउसिंग में मांग मजबूत होगी. कम EMI से वे खरीदार भी जल्दी फैसला ले पाएंगे, जो पहले से ही बेहतर माहौल का इंतजार कर रहे थे."


Developers said higher infrastructure spending historically improves project viability and accelerates private investment cycles.

Vikas Garg, Joint Managing Director, Ganga Realty, said rising capex signals long-term policy commitment. "The sustained rise in capex spending is a clear indication of the government's long-term vision and commitment to infrastructure-driven growth, which is essential for the real estate industry," he said.

He added that financing access remains critical for project execution. "Improved roads, railways, and overall infrastructure have a direct bearing on improving project feasibility and demand," Garg said.

Industry leaders also noted that monetisation of public sector real estate assets could deepen institutional participation in the property market.

Budget 2026: Home loan borrowers seek tax relief, simpler rules to ease EMI burden, say experts



Vikas Garg, Joint Managing Director of Ganga Realty, said enhancing tax benefits on home loan interest and principal repayments could help sustain end-user momentum. He added that continued infrastructure spending improves livability and investment appeal, particularly in markets such as Gurugram where demand is driven largely by genuine buyers.



Infrastructure That Shapes What Comes Next



Infrastructure Trends

Gurugram Metro Expansion (Millennium City Centre – Cyber City)

A new 28.5km metro corridor with 27 elevated stations is under development to connect Millennium City Centre with Cyber City, including a spur towards Dwarka Expressway. The project will significantly improve connectivity between residential sectors, Cyber City, and key employment hubs.

Source: Times of India.



Southern Peripheral Road (SPR) Elevated Corridor

A ₹755 crore infrastructure project is planned to create a signal-free corridor on the SPR between NH-48 and Vatika Chowk. The plan includes a 4.2 km elevated road with service lanes and interchanges, expected to drastically reduce congestion and travel time across the New Gurugram sectors.

Source: Times of India.



Dwarka Expressway Interchange for Global City

A ₹923 crore trumpet interchange is planned on the Dwarka Expressway near Pataudi Road to enable seamless access to Global City and Vision City, two major upcoming commercial and mixed-use districts. The project will include ramps and approach roads to improve traffic flow in the region.

Source: Times of India.



Global City Gurugram Mega Development

Spread across over 1,000 acres, the Global City project near Dwarka Expressway is envisioned as a large integrated business and mixed-use hub with commercial districts, residential zones, retail & entertainment infrastructure. It aims to position Gurugram as a global business destination.

Source: Times of India.



At a Glance | Delhi NCR Real Estate Trends

Trend Area	Key Insight	What It Indicates
Residential Prices	NCR among top metros for price growth	Strong buyer confidence and limited quality supply
High Demand Zones	Gurugram, Dwarka Expressway, Sohna	Infrastructure-led growth and future readiness
Buyer Preference	Integrated communities over standalone projects	Focus on lifestyle, safety, and long-term value
Popular Configurations	3&4 BHK	Demand for space and flexible living
Luxury Housing	Strong growth above ₹4 crore	Shift toward premium, experience-led homes
Design Direction	Light-filled, flexible, sustainable homes	Wellness and adaptability are becoming priorities
Commercial Real Estate	Rising office and logistics absorption	Stable economic and employment outlook
Investment Sentiment	Increasing institutional participation	Growing market maturity and transparency

The Delhi-NCR market is no longer driven by scale alone. It is shaped by clarity, quality, and intent.

For developers and buyers alike, the future belongs to those who understand how people want to live, not just where they want to invest.

At Ganga Realty, these insights continue to inform how we plan communities and design homes that move with the times.

Sources: Industry reports by JLL, Knight Frank, CBRE, Economic Times.

Budget 2026: Where Policy Meets Property

Key Takeaways:

Monetisation of CPSE-owned land via REITs signals fresh inventory in land-constrained urban markets.

Public land unlocks new supply

₹12+ lakh crore public capex reinforces real estate as an outcome of infrastructure development, not a standalone sector.

Infrastructure is the real growth engine

₹10,000 crore-scale funding points to a stronger focus on brownfield projects and city regeneration.

Urban redevelopment gets a push

PMAY-Urban 2.0 emphasises rental, student, and workforce housing aligned with growth corridors.

Housing becomes more targeted

Simplified TDS processes for NRIs and clearer tax norms around land acquisition improve transaction efficiency.

Compliance friction eases



Design That Shapes The Way We Live



Interior Design Trends



Spaces Shaped By Calm, Craft, And Conscious Choices

The way homes are being designed today is shifting, quietly but meaningfully. Interior aesthetics are leaning toward warmth, tactility, and gentle restraint, reflecting a deeper desire for balance in everyday living.



Colours That Comfort

Homeowners are moving away from stark whites toward softer, grounded tones. Warm neutrals, sand beige, clay, muted greens, and earthy browns are becoming the new staples. These palettes create a calming canvas that works across seasons and styles.



Nature as the anchor

Biophilic elements remain a strong influence. Indoor plants, natural textures, and organic shapes are being used not just decoratively but as emotional anchors, bringing a sense of openness and ease inside the home.



Textures with intention

Spaces now lean on layered, tactile materials to create quiet luxury. Lime-wash walls, linen upholstery, cane accents, stone finishes, and warm woods are seeing widespread uptake. The trend is shifting from shiny to soulful.

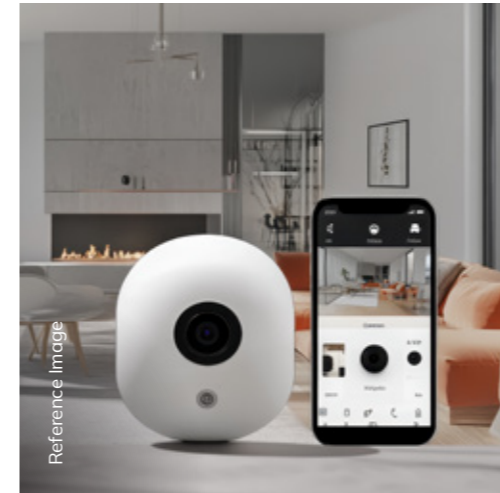
Sources: Houzz, Asian Paints, ColourNext, Goodhomes Magazine India, The American Institute of Architects (AIA), Dezeen

Interior Design Trends



Energy that adapts

Homes are becoming more aware of how they consume. Systems that track and optimise electricity, lighting, and temperature are helping residents use only what they need. The shift is toward efficiency that feels effortless, where sustainability is built into daily routines rather than added on.



Security that connects

Safety is no longer limited to physical barriers. Smart locks, surveillance, and sensors now work as part of a connected system, allowing homeowners to monitor and manage their spaces remotely. The emphasis is on control that travels with you, creating reassurance beyond the walls of the home.



Living that anticipates

Automation is moving beyond response into prediction. Homes are beginning to learn patterns, adjusting lighting, climate, and ambience based on behaviour and time of day. The experience becomes more intuitive, where the environment aligns itself without constant input.



Intelligence that supports

AI is becoming a quiet presence across the home. From managing appliances to assisting with everyday decisions, these systems are evolving into integrated support layers. The focus is not on interaction, but on ease, reducing effort while improving comfort.

Sources: Forbes, Statista, The Business Research Company, HDL Automation, Claritas

GANGA

REALTY

Life is pure.TM