

Outlook

Read • Think • Understand



YOUNG GAME CHANGERS OF INDIAN REALTY 2025

A bold new chapter is unfolding in India's real estate, led by a new generation of leaders bringing fresh ideas, sharp credentials, and entrepreneurial grit. This feature spotlights a curated group of dynamic visionaries who aren't just inheriting the industry, they're redefining it.

Curated and Compiled by: **Kausar Firdausi**

Disclaimer: An Outlook Brand Solution Initiative



Amit Goenka: Reshaping the Future of Alternative Realty Investments

At Nisus Finance, he pioneers structured capital strategies, aligning global investors with India's dynamic, high-impact real estate opportunities.

In an industry known for its complexity and risk, Amit Goenka is quietly leading a revolution in how real estate investments are structured, managed, and scaled. As the Founder, Chairman and Managing Director of Nisus Finance (NiFCO), Goenka has built one of India's most distinctive alternative asset management firms (AIFs), focused on urban infrastructure, innovation, and investor alignment.

"When I launched Nisus Finance in 2013, the goal was clear: to create a differentiated platform that not only delivered returns but also reshaped the landscape of structured real estate capital," says Goenka. Over a decade later, that vision has translated into more than ₹1,500 crore in assets under management across SEBI-regulated AIFs, strategic fund launches in GIFT City and Dubai, and a growing reputation for first-of-its-kind financial innovation.

Goenka's extensive global experience — managing transactions worth over US\$6 billion across real estate, hospitality, and manufacturing — has shaped his sharp, risk-mitigated approach to investing. "We don't chase trends," he says. "We anticipate them, prepare for them, and build resilient investment structures around them."

One of NiFCO's hallmark achievements came in 2024, when it became India's first listed AIF

manager on the Bombay Stock Exchange — unlocking new access to public capital and raising the bar for governance. Another game-changer has been its Real Estate Special Opportunities Fund (RESO-1), a Category II AIF targeting complex situations like self-redevelopment. "We were among the first institutional investors in this space," Goenka notes. "The fund has already delivered approximately 21% returns, validating our belief in the strategy."

Innovation extends beyond borders. In Dubai, NiFCO is building a powerful platform in partnership with Dr. Vivek Anand Oberoi, with a target AUM of US\$1 billion. "We've already secured commitments to deploy over US\$400 million into stabilised, high-yielding assets in Dubai," says Goenka. "Our integrated fund in Dubai International Financial Centre (DIFC) is structured to create institutional

"I launched Nisus Finance in 2013 to build a differentiated platform that delivered returns and redefined structured real estate capital."

Amit Goenka
Founder & CMD, Nisus Finance (NiFCO)

access for Indian and global investors."

NiFCO is also pioneering the digital frontier. It is among the first Indian AIF managers to embrace asset tokenisation, with plans to tokenise upto US\$500 million in funds and assets through a partnership with blockchain firm Toyow. "Tokenisation isn't just about tech, it's about democratising access to high-quality investments," avers Goenka. "It's the future of asset management."

At the heart of NiFCO's strategy is Goenka's philosophy: purpose over profit. "We always start with exit visibility," he highlights. "We model the downside first. If we can protect capital under stress scenarios, only then do we move forward." This disciplined approach has earned the firm deep trust among stakeholders and allowed it to take active board roles in every investee company, ensuring direct oversight and execution.

Looking ahead, Goenka is aiming high. "By FY26, we're targeting ₹4,000 crore in AUM and ₹120–140 crore in total income," he shares. "But scale means nothing without trust, governance, and impact." With bold bets on technology, strategic partnerships, and cross-border integration, Amit Goenka is not just managing capital, he's building the next frontier of institutional real estate investing.

Anuj Mehta: Shaping South Mumbai with Vision and Precision

He brings clarity, discipline, and design sensitivity to real estate, shaping developments that mirror the city's evolving urban identity.



In a city where every square foot tells a story, Anuj Mehta, Partner at Dhuleva Group, is redefining what it means to build luxury, legacy, and lasting impact in South Mumbai. Steering the group's real estate, finance, and infrastructure verticals, he brings a rare blend of financial acumen and visionary execution to one of India's most demanding property markets.

"I come from a business family rooted in finance and infrastructure," says Mehta, a Harvard graduate. "Over time, I developed a strong interest in real estate, especially the kind that shapes cities and creates lasting value." His ability to combine disciplined strategy with purpose-led development defines Dhuleva's identity as a boutique yet ambitious firm.

Under his leadership, Dhuleva Group has carved a niche in South Mumbai's luxury and redevelopment space. With over 2 million sq. ft. under development, the firm focuses on signature projects aligned with the city's evolving character. One standout is Dhuleva 232, a complex urban redevelopment whose rehab component was delivered ahead of schedule, an uncommon feat in Mumbai's construction environment. "Delivering ahead of time in this climate isn't easy,"

Mehta reflects. "But with the right team, planning, and involvement, it's possible to exceed expectations."

Mehta's leadership is hands-on, detail-driven, and people-focused. "I believe in being involved at every stage, from land acquisition to final handover. It maintains accountability and ensures the final product is something I can proudly stand behind," he shares. This approach has created a culture of trust and consistency within the organisation.

What sets Dhuleva apart isn't scale but philosophy. "We don't chase volume for the sake of it," Mehta says. "Our approach is boutique by design. Every project is a signature development that respects the neighbourhood it inhabits and contributes to its evolving fabric." Their landmark project in Malabar Hill embodies

"Our approach is boutique by design. Every project is a signature development that respects the neighbourhood and contributes to its evolving fabric."

Anuj Mehta
Partner, Dhuleva Group

this vision. The upcoming redevelopment promises contemporary design, curated amenities, and a living experience that inspires pride and permanence.

Before breaking ground, the company undertakes detailed due diligence. "I don't believe in shortcuts," Mehta emphasises. "We invest in market insights, architecture, legal clarity, and sustainability. This groundwork ensures we create developments with long-term relevance and value."

Looking ahead, Mehta envisions strategic growth beyond South Mumbai. "We plan to expand into new micro-markets and tier-1 cities while exploring commercial, hospitality, and infrastructure opportunities," he says. Dhuleva Group is also embracing green practices and smart technologies to build future-ready, sustainable developments.

But for Mehta, the mission remains grounded. "The opportunity to shape Mumbai's skyline while improving people's lives keeps me going. Real estate isn't just about homes; it's about shaping communities."

With precision and thought, Anuj Mehta isn't just building structures, he's helping shape the soul of a city.



Lohit Bansal: Building Purpose-Driven Ecosystems for Tomorrow

Championing wellness, sustainability, and innovation, he leads PLPB in crafting real estate ecosystems that empower and inspire lives.

Redefining success in real estate, today's new-generation leaders focus not just on structures but on the lives they impact, and Lohit Bansal, Managing Director of PLPB, is at the forefront of this shift. Reflecting on his journey, he often returns to a guiding principle: "Our mission is purpose-driven growth, real estate that enriches people's lives and fosters holistic well-being."

PLPB, a progressive real estate and infrastructure development company headquartered in Chandigarh, is guided by over 30 years of collective expertise. Under Bansal's stewardship, the company is reshaping the Indian real estate narrative by fusing cutting-edge design, sustainability, and a deep-rooted social consciousness.

As a second-generation entrepreneur, Bansal has imbued the company with a future-forward ethos. "I've always believed we must build with empathy, not just ambition," he says. "Our projects, whether wellness-centric residential townships or next-gen industrial parks, are designed with people, planet, and progress in perfect harmony."

At the heart of PLPB's success lies its unwavering value system, anchored in Sustainability, Innovation, Wellness, Care, and Purpose. This vision has taken shape through high-profile collaborations with international leaders like Surbana Jurong (Singapore) for master planning, and Artelia Holding SAS (France) for

infrastructure compliance. These partnerships ensure that PLPB's developments adhere to globally recognised standards of excellence.

One of the company's crown jewels, The Wellness City, is India's first LEED Gold Pre-Certified Bioclimatic Township, nestled near Rajpura, Patiala. The 90-acre township, endorsed by the US Green Building Council, embeds wellness principles developed in collaboration with The Art of Living Foundation. "This project reflects our commitment to green infrastructure and low-carbon living," Bansal describes. "It's designed around the Five Elements of Nature, with pedestrian-friendly spaces and the Eight Pillars of Wellness at its core."

Another transformational project, PLPB IndusPark, spans 150 acres along the Amritsar-Kolkata Industrial Corridor. Tailored for MSMEs, startups, and FDI-driven enterprises, it offers Orange & Green category-compliant infrastructure. Bansal views this initiative as a strategic catalyst

"Our projects, whether wellness-centric residential townships or next-gen industrial parks, are designed with people, planet, and progress in perfect harmony."

Lohit Bansal
MD, PLPB

for economic empowerment and innovation. "Industrial spaces must evolve into opportunity zones that drive sustainable growth," he avers.

For Bansal, wellness isn't a design trend, it's a philosophy. "Before launching any project, we ask ourselves two questions: Why are we doing this? And how will it truly benefit the people who live or work there?" That mindset shapes every element of planning, from bioclimatic designs to inclusive, community-centric layouts.

Beyond real estate, Bansal is a passionate advocate for youth empowerment. Through mentorship programs, he has reached over 5,000 young individuals, sharing entrepreneurial insights and encouraging socially responsible leadership.

Gratitude is also central to his outlook. "What keeps me grounded and driven is the guidance of Gurudev Sri Sri Ravi Shankar ji and the blessings of the Almighty," he says. "Their wisdom inspires my commitment to making a lasting difference through every square foot we build."

Looking to the future, PLPB remains committed to building a world anchored in equity, wellness, and sustainability. Lohit Bansal envisions this as more than a business goal, it's a social responsibility. "We are not just constructing buildings; we are cultivating ecosystems where individuals can thrive mentally, physically, and spiritually. That is the legacy we aim to create," he signs off with conviction.

Mohit Goel: Leading Omaxe with Vision, Agility and Impact

Blending legacy with innovation, he's reshaping urban India through people-centric development, strategic expansion, and a distinct leadership ethos.



For Mohit Goel, leadership means staying grounded while steering with purpose. As Managing Director of Omaxe Ltd., one of India's leading real estate developers, Mohit has played a pivotal role in transforming the company into a future-ready brand. With projects across 31 cities and formats ranging from residential townships to commercial hubs and mixed-use developments, his leadership has consistently propelled Omaxe's pan-India footprint.

A second-generation entrepreneur, Mohit inherited not just the vision of his father and founder, Rohtas Goel, but also the responsibility to modernise it. Backed by a commerce degree and executive education from IIM Bangalore, Mohit brought together academic learning and practical insight to stabilise internal systems, improve project delivery, and re-energise stakeholder trust. "Legacy isn't something you sit on, it's something you build upon," says Mohit. "My aim has always been to evolve Omaxe into a company that's agile, resilient, and forward-looking."

What distinguishes his approach is a strong emphasis on people-first leadership. Mohit frequently visits project sites, leads on-ground reviews, and encourages open dialogue at all levels of the organisation. "Being present on the ground gives you clarity that boardrooms sometimes miss," he

notes. "I believe in real-time problem-solving and direct engagement, it keeps us honest and responsive."

Mohit's influence extends beyond Omaxe. As former North Zone Head of CREDAI, he was instrumental in revitalising Youth CREDAI, creating valuable bridges between the industry's veterans and emerging voices. This collaborative mindset deeply informs the internal culture at Omaxe.

Signature projects under his leadership, like The Omaxe State in Dwarka and Omaxe Chowk in Chandni Chowk, both in Delhi, reflect a deep understanding of urban design and socio-cultural dynamics. While the former envisions a walkable, self-sustaining community for modern living, the latter revitalises a heritage location with next-gen retail experiences. "Design should be rooted in how people live, move, and connect," Mohit avers. "We don't just build projects, we try to shape environments that feel intuitive and alive."

Beyond real estate, Mohit Goel has led Omaxe's strategic foray into

"We don't just build projects, we try to shape environments that feel intuitive and alive."

Mohit Goel
MD, Omaxe Ltd.

infrastructure with BeTogether, a PPP-focused vertical. Under his leadership, it secured a UPSRTC mandate to modernise six bus ports in Uttar Pradesh — marking a significant milestone in Omaxe's infrastructure expansion.

"Public infrastructure is the next big frontier," highlights Mohit. "With BeTogether, our goal is to create people-centric infrastructure that improves everyday life while delivering long-term value."

The company is also deepening its presence in regional markets. In Amritsar, Omaxe is investing ₹1,000 crore in an integrated township aimed at reimagining the city's urban structure. In Indore, a ₹1,200 crore investment will bring the state's first integrated township — ushering in a new benchmark for urban development in Madhya Pradesh.

Despite expansion, Mohit remains meticulous about fundamentals — market studies, feasibility assessments, and quality-first vendor selection remain non-negotiables. "Growth without planning is risk. Every project we launch is built on research, realism, and responsibility," he emphasises.

For Mohit Goel, success is measured not just in square footage, but in community impact. With a sharp vision and grounded values, he continues to guide Omaxe on a path that combines innovation, integrity, and inclusive development.



(L-R) Neetish Sarda and Harsh Binani

Neetish Sarda & Harsh Binani: Smartworks' Enterprising Duo Lead a Workspace Revolution

They built India's largest managed campus platform backed by global investors and trusted by Fortune 500s, rang the bell at India's stock exchanges—all before turning 40.

Most people think of an office as a necessary box to check — four walls, desks, and perhaps a coffee machine in the corner. But in 2015, two young visionaries — Neetish Sarda and Harsh Binani — saw an entirely different possibility. They imagined workspaces that inspired productivity, fostered community, and elevated everyday experiences.

"We didn't want to create just another office," says Neetish Sarda, Founder and Managing Director of Smartworks. "We wanted to build campuses where people feel energised to work, collaborate, and thrive."

That idea took shape as Smartworks, which today stands as India's largest managed workspace operator, spanning over 10 million sq.ft. across 54 centres in 15 cities, including Singapore. Smartworks isn't just participating in India's commercial real

estate evolution — it's actively shaping it.

The brand's philosophy is rooted in a simple but powerful belief: employees should want to come to work. That's why Smartworks campuses go beyond desks and meeting rooms. They include wellness zones, gyms, creches, cafés, convenience stores, smart meeting rooms, and even cricket pitches. "We're building spaces that cater to people's minds, bodies, and lifestyles — not just their job roles," highlights Harsh Binani, Co-founder and Executive Director.

"India is becoming the office to the world, and we're here to serve that opportunity with scale, quality, and heart."

Neetish Sarda,
Founder and MD, Smartworks

While coworking was booming in 2019, Smartworks made a contrarian move — pivoting from startups to focus on mid-to-large enterprises. The team doubled down on leasing entire buildings and campuses, often over 600,000 sq.ft., to offer customised, scalable solutions for enterprise clients.

"We saw where the market was heading. Enterprises were looking for full-stack, hassle-free campuses that reflect their brand and offer employee satisfaction," adds Sarda. "That clarity helped us create something entirely new — a hybrid between managed offices and real estate ownership."

The strategy paid off. From ₹1,000 million in revenue in 2019, Smartworks crossed ₹13,000 million in FY25, with 83% occupancy and approximately 32% of rental revenue coming from clients present across multiple cities — a strong vote of confidence in its scalable model.

Smartworks' client list includes Google, EY, Groww, Concentrix, Bridgestone, Nothing, and Xoriant, supported by institutional backers like Keppel Ltd., Deutsche Bank, and Ananta Capital. "We've always built with frugality, speed, and customer centricity at our core," adds Binani. "That's helped us grow fast without compromising profitability."

Their integrated member app, smart automation, and value-driven pricing give Smartworks a competitive moat in a rapidly maturing flex space market. But what truly sets them apart is their shared mindset — premium yet pragmatic, tech-first yet human-centric.

"We're proud of the IPO milestone, but this is just a comma, not a full stop," affirms Sarda. "India is becoming the office to the world, and we're here to serve that opportunity with scale, quality, and heart."

Smartworks isn't just changing where people work — it's changing how people feel about work. And with Sarda and Binani at the helm, the company is poised to lead India's workspace revolution — not just into the next chapter, but into the future.

Roshy Chhillar: Redefining Urban Living with Purpose and Global Vision

Driven by vision, innovation, and impact, she champions meaningful development that enhances lifestyles, communities, and urban experiences in India.



At the forefront of a transformative era in Indian real estate, Roshy Chhillar, Director of Landmark Group, represents a new generation of leadership, one that seamlessly merges global acumen with a deep understanding of local aspirations. With a background spanning international markets, strategic consulting, and asset development, she brings a multi-dimensional perspective to an industry undergoing rapid evolution. Her approach transcends conventional development models, focusing instead on creating integrated, sustainable environments that enhance quality of life.

"Real estate, to me, isn't just about structures—it's about shaping how communities live, work, and grow," she says. At Landmark, she leads with a people-first mindset, designing spaces that are timeless in value, emotionally resonant, and future-ready. "We want to craft destinations that serve a deeper purpose, not just address a market need," she shares.

Roshy's academic journey began with a B.A. in Economics and Business Studies from New York University, followed by an MBA from Cornell University's Baker Program in Real Estate, Finance, and Investments. Her early career took her through leading institutions like Bank of America, Capgemini, Savills, and Silverstein Properties, where she gained hands-on exposure to international best practices across asset management,

development, and strategic consulting.

Returning to India, she brought this rich global perspective to the family-run Landmark Group. "Being part of a legacy business is both a privilege and a responsibility. I've grown up with the values of integrity, customer-centricity, and innovation, and today, I'm working to carry those forward with a modern lens," she shares.

Her leadership has helped redefine Landmark's development strategy, infusing it with data-driven decision-making, sustainability benchmarks, and community-oriented design. One of her most prominent contributions is Landmark SKYVUE, a luxury residential project in Sector 103, Dwarka Expressway. Dubbed 'The Address in the Clouds', the twin towers rise 500 ft, offering spacious residences paired with over 50 premium amenities — including a Skypad pickleball court, Japanese fine dining at SORA, a Skydeck observatory, and a Skydome wellness club. "With SKYVUE, our aim

"At Landmark, our goal is to create spaces that are not only iconic in design but deeply meaningful in purpose."

Roshy Chhillar
Director, Landmark Group

was to merge aspiration with functionality to design homes that reflect modern Indian lifestyles while offering a global standard of living," Roshy adds.

Even before joining Landmark formally, Roshy demonstrated entrepreneurial acumen. At just 21, she co-led an M&A initiative with a Miami-based coworking firm, showcasing her knack for strategic partnerships and cross-border collaboration. "It's always been about curiosity, commitment, and creating lasting impact," she avers.

Her approach is as human-centric as it is visionary. Whether it's integrating green building features into Landmark's upcoming commercial tower in Gurugram or designing community-centric residential hubs, every decision is guided by thoughtful intent. "We're not just building structures, we're building futures. And that starts with understanding the evolving needs of today's urban dwellers," she highlights.

With a strong development pipeline ahead, Roshy envisions Landmark becoming a benchmark for future-ready, sustainable spaces across India. "Our ambition is to expand thoughtfully — delivering high-impact projects that blend design, sustainability, and long-term value," she affirms.

As Landmark Group continues its expansion, Roshy remains committed to reshaping the urban narrative, one purposeful project at a time.

Sarveshaa SB: Defining What's Next in Realty

Transforming urban living through innovation, sustainability, and trust — BHADRA Group crafts inspired spaces under his visionary leadership.

At the helm of BHADRA Group's success story stands Sarveshaa SB, Chairman and Managing Director, whose progressive leadership is redefining what modern urban living means in India. As the company prepares for a landmark year in 2025, Sarveshaa's unwavering focus on innovation, integrity, and sustainability continues to shape BHADRA Group's upward trajectory.

"We don't just build homes, we craft experiences that resonate with people's aspirations," says Sarveshaa, encapsulating the Group's core philosophy. Under his leadership, BHADRA has evolved into a name synonymous with impeccable design, structural solidity, and a deeply ingrained commitment to transparency. This trust-driven approach has helped the company maintain enduring relationships with clients and stakeholders alike.

With projects concentrated in Bengaluru's prestigious Central Business District, BHADRA's signature luxury boutique homes reflect Sarveshaa's refined aesthetic and future-ready mindset. "Every development we undertake is a promise to raise the bar — not just for ourselves, but for the industry as a whole," he notes.

BHADRA's upcoming flagship project, a luxury apartment complex combining residential, retail, and commercial amenities, aims to reshape urban aspirations. Designed around global benchmarks, it reflects

the company's integrated business model, blending superior quality assurance with a conscious reduction in environmental impact.

A staunch advocate for sustainability, Sarveshaa affirms, "Green living isn't just a trend for us, it's a responsibility. We're pushing boundaries by incorporating renewable energy solutions, efficient water systems, and eco-friendly construction materials in every project." These initiatives have placed BHADRA at the forefront of environmentally responsible real estate in India.

Sarveshaa's multi-sector experience across chemicals, infrastructure, and transportation adds depth to his strategic foresight. This cross-industry lens enables BHADRA to operate not only with innovation but with agility. "Adaptability is at the heart of progress. Whether it's embracing smart home technologies or refining customer journeys with data analytics, we evolve to serve our buyers better," he shares.

Indeed, the Group's digital transformation efforts have resulted in seamless automation, intelligent security systems, and energy-efficient designs — features that resonate with the new generation of homeowners seeking connected and future-proof lifestyles.

BHADRA also distinguishes itself by sustaining a debt-free model and fostering a culture of empathy within the organisation. The company



"Every development we undertake is a promise to raise the bar — not just for ourselves, but for the industry as a whole."

Sarveshaa SB
CMD, BHADRA Group

currently manages over 200,000 sq.ft. of developable projects and 100,000 sq.ft. under contract, having already delivered over 2.7 million sq.ft. across direct and joint ventures.

Beyond business, Sarveshaa remains a vocal advocate of holistic living. "I believe success should reflect balance, between ambition and well-being, between growth and giving back," he remarks. This belief finds its way into BHADRA's architectural vision: nurturing spaces designed for harmony, community, and inner peace.

As 2025 approaches, Sarveshaa's bold vision is steering BHADRA Group into a future marked by smart ecosystems, sustainability, and tailored living experiences. "Our mission is clear — to lead with integrity, build with purpose, and create spaces that inspire and endure," he concludes.

With its founder's foresight and values at its core, BHADRA Group is not just building homes, it's shaping the future of Indian real estate.

Sushil Bedarwal: Building Assets for Life Across India

Transforming real estate with foresight and purpose, he delivers enduring value through integrated, future-ready developments across India.



With a strong foundation in real estate planning and development, Bedarwal Projects Private Limited has emerged as a trusted and dynamic force in India's real estate sector, especially across the NCR region. From integrated townships to commercial hubs, the group continues to shape both urban and semi-urban landscapes with a strong focus on long-term value creation.

At the helm is Sushil Bedarwal, Chairman & Managing Director, whose vision has been instrumental in transforming real estate markets in both metro and Tier-II/III cities. "We've always believed that real estate should not just serve the present, but create enduring value for generations," says Sushil. This philosophy, summed up in the company's guiding mantra, 'Assets for Life', runs through every Bedarwal project.

Founded in 1997, the Group's approach has been one of identifying future growth corridors and acting early. "We were among the first to tap into the potential of areas north of Delhi like Kundli, Panipat, and Sonapat, long before they became investment hotspots," he shares. This foresight has positioned Bedarwal as a launchpad for many leading developers, including the likes of Omaxe, TDI, Ansal Group and many more.

With active developments in

Gurugram, Yamuna Nagar, Mahendergarh and Panipat, Bedarwal's portfolio spans affordable housing, luxury residences, commercial centres, and even hospitality ventures. One standout example is Sixty Three Golf Drive, an affordable housing project in Sector 63A, Gurugram. Though built under the affordable category, it boasts design and amenities that rival high-end group housing. "Replicating such a development today in Gurugram would be near-impossible due to current land and cost dynamics," Sushil highlights. "This is what makes Sixty Three Golf Drive a true asset for life."

Looking ahead, the group is preparing to launch a landmark 100-acre integrated township in Yamuna Nagar, featuring plotted residences and premium villas. A similar 100-acre project in Ambala is also in the pipeline, with high-rise apartments and a commercial mall. Additionally, a luxury housing project in Gurugram

"At the end of the day, our success is measured not just in numbers, but in the smiles of families who live in the spaces we create."

Sushil Bedarwal
CMD, Bedarwal Group

and a lifestyle development in Ambala are in advanced planning stages.

Beyond residential and commercial developments, Bedarwal is expanding into unique lifestyle and wellness ventures. These include an international-standard Wellness & Spa Resort with an airstrip near Khajuraho. "Whether it's metros or tier-2 towns, we're committed to delivering urban sophistication and smart infrastructure," says Sushil.

Each project undergoes meticulous feasibility studies — including legal due diligence, demand-supply assessments, and sustainability checks. "Before launching, we ask: does this improve quality of life, does it add value, and is it future-ready?" he explains.

The company's project in Mahendergarh, Bedarwal City, is the region's first modern township. Another project, Bedarwal Midland Park in Panipat, bringing premium luxury as the city's first planned township, is also underway, reflecting the group's strong focus on emerging markets.

"At the end of the day, our success is measured not just in numbers, but in the smiles of families who live in the spaces we create," says Sushil. With a strong pipeline of developments and a vision to lead India's next wave of real estate innovation, Bedarwal Group continues to build with purpose, integrity, and an eye on the future.



Uzma Irfan: Redefining Legacy Through Innovation and Vision

Championing creativity and communication, she expands Prestige Group's horizons while building purpose-led ventures across real estate, arts and hospitality.

In a traditionally male-dominated real estate sector, Uzma Irfan has emerged as a force of innovation, purpose, and creative leadership. As the Director of Corporate Communications at Prestige Group and Joint Secretary of CREDAI National, Uzma exemplifies how legacy and leadership can converge to shape a more inclusive, forward-looking industry.

Daughter of Irfan Razack, Chairman of the Prestige Group, Uzma has carried her family legacy with grace and ambition while paving her own distinct path. "Legacy is not just something you inherit, it's something you build upon. My goal has always been to grow it with intention and relevance," she says.

Raised in a culturally rich household and educated in the UK, Uzma earned degrees in Business Administration and Arts, gaining exposure to global perspectives early on. Her initial corporate communications stints with

reputed firms honed her storytelling and strategy skills, preparing her to take on a pivotal role at Prestige. "Communication is the soul of any brand. At Prestige, we ensure every message is authentic, aspirational, and aligned with our values," she shares.

Uzma is also the chief editor of The Falcon News and The Luxury Magazine, and the founder of Sublime, an avant-garde brand recognised for its innovative and sustainable approach. Since 2009, Sublime has expanded into seven diverse

"Communication is the soul of any brand. At Prestige, we ensure every message is authentic, aspirational, and aligned with our values."

Uzma Irfan
Director - Corporate Communications, Prestige Group

verticals including Sublime Art Galleria, Sublime Media House, Sublime House of Tea, Sublime Art Commissioning, The Courtyard by Sublime, Sublime Experiences, and Sublime Wilderness Odyssey. Each venture captures Uzma's belief that "every brand touchpoint should evoke emotion, elegance, and authenticity." Her pioneering work in communications, events, and hospitality has redefined industry standards.

Among her proudest achievements is The Collection at UB City, Bengaluru's premier luxury destination, where she continues to serve as a director since 2014. She also leads ventures like FairyGlen homestay in Coonoor, The Falcon Café, Maayaa — winner of 'Best Newcomer Restaurant' in 2023 — and Falcon Property Management Services (FPMS), a trusted name in integrated facility management. "Whether it's retail, art, or hospitality, my purpose has always been to elevate experiences," she explains. "Even a cup of tea can become a journey if it's crafted with care and story."

Her people-centric and innovation-driven ethos has earned her a string of accolades over the years, including the FICCI-FLO Award, Realty+ Woman Achiever Award, and the Visionaries Award from Storyboard18 in 2024. In 2024 alone, she was also recognised by IAHM, Rotary, and the CREFM Master Stroke Awards for excellence in hospitality and facility management.

Despite her numerous hats, Uzma remains grounded. "I owe my journey to incredible mentors, my team, and the drive to constantly evolve. My success is never mine alone, it's shared," she affirms.

From redefining real estate communication to building artistic and culinary ventures, Uzma Irfan represents the modern entrepreneur — creative, resilient, and deeply rooted in purpose. As she continues to steer the Prestige Group into new territories, her story is one of legacy extended through innovation. "I believe real leadership lies not in following tradition blindly, but in reimagining it with passion and empathy," Uzma concludes.

Yashank Wason & Varun Kr. Makhija: Reshaping Real Estate with Purpose

With integrity, insight, and innovation, two next-gen leaders are building trust-driven developments that blend lifestyle, value, and long-term drive.



(L-R) Varun Kr. Makhija and Yashank Wason

In an industry where legacy often defines leadership, Yashank Wason and Varun Kr. Makhija represent a refreshing shift — young, driven, and deeply committed to changing the way real estate is built, experienced, and trusted. As the Managing Director and Director of Royal Green Realty, they're not just delivering plotted developments or townships — they're crafting a new ethos for responsible, value-led growth in India's real estate sector.

"We didn't come into this business to follow the conventional script," says Yashank Wason. "We came to build something thoughtful, transparent, and sustainable — something that reflects what today's homebuyers and investors truly deserve."

Launched in 2020, Royal Green Realty is a relatively young brand with deep industry understanding, much of it shaped by the hands-on involvement of Yashank and Varun. From day one, the duo has been laser-focused on creating curated plotted developments and integrated townships that go beyond just land transactions. "Real estate, to us, is not about land, it's about legacy, trust, and long-term impact," adds Yashank.

Their leadership is marked by a deliberate move away from high-

volume, low-engagement models. Instead, they've emphasised community-driven planning, legal clarity, and premium infrastructure, even in plotted formats. "We build every project as if we're building it for our own families," notes Varun Kr. Makhija. "That mindset has helped us win trust early and retain it."

Their signature strength lies in marrying modern consumer expectations with grounded planning. The result? Projects that meet lifestyle aspirations while offering strong investment potential. Their upcoming eco-luxury township in Sonipat, for instance, reflects this maturity — offering plotted development along with landscaped greens, resort-style amenities, and robust connectivity to NCR's expressways.

"We're developing lifestyle districts, not just layouts," shares Yashank. "Every Royal Green project has to answer one key

"Growth is important, but growing right is non-negotiable. That's what will define our legacy."

Yashank Wason
MD, Royal Green Realty

question — does it improve someone's quality of life while remaining a solid financial decision?"

That strategic clarity is backed by a process-driven approach. From micro-location studies and title clearances to infrastructure mapping and brand positioning, every Royal Green project is built with long-term foresight. "We think like developers, but also like customers," states Varun. "That dual lens helps us stay aligned with market realities."

With successful projects in Bahadurgarh, Gurugram, and Indore, and upcoming ones in Sonipat and Rohtak, the young directors are laying the groundwork for a long-term presence across NCR and tier-2 growth hubs.

Despite being relatively new to the developer side of the business, both young directors are quickly gaining recognition for their integrity-driven leadership. "Growth is important," says Yashank, "but growing right is non-negotiable. That's what will define our legacy."

As Royal Green Realty prepares for its next chapter, one thing is clear — the company's future is being written by leaders who blend youthful ambition with mature thinking, proving that real estate done right can build both communities and credibility.