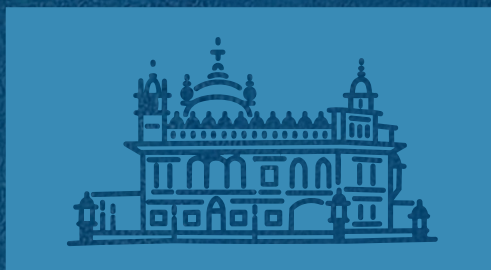




PAN-INDIA REAL ESTATE
MARKET OUTLOOK
REGIONAL SERIES — PART 1

RITZ MEDIA WORLD | 360° INTEGRATED MARKETING & REAL ESTATE COMMUNICATIONS



JULY 2026



NORTH INDIA

CURRENT MARKET TRENDS & RECENT
INDUSTRY DEVELOPMENTS

RITZ MEDIA WORLD | NORTH INDIA REAL ESTATE OUTLOOK — JULY 2026

C O V E R A G E :

DELHI NCR • PUNJAB (TRICITY) • RAJASTHAN (JAIPUR) • UTTAR PRADESH
(LUCKNOW) • UTTARAKHAND (DEHRADUN)

A RITZ MEDIA WORLD (RMW) MARKET INTELLIGENCE REPORT

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North India's real estate market is entering the second half of 2026 with a wave of concrete, named developments — not just favourable macro trends. Marquee developers are entering or expanding in Delhi-NCR for the first time, the Noida International Airport has gone operational and is actively reshaping the eastern NCR corridor, RRTS and metro approvals are stacking up, and a fresh round of tax reform (GST 2.0, cement GST cut) is directly lowering costs for both developers and buyers.

This report is structured around what is actually happening in the market right now — special project launches, approvals and policy analysis of why each impact on pricing, supply, behaviour, alongside the demand trends across Punjab Tricity, Jaipur and infrastructure changes — with an matters and its likely and investor underlying price and Delhi-NCR, the Lucknow.

KEY TAKEAWAY

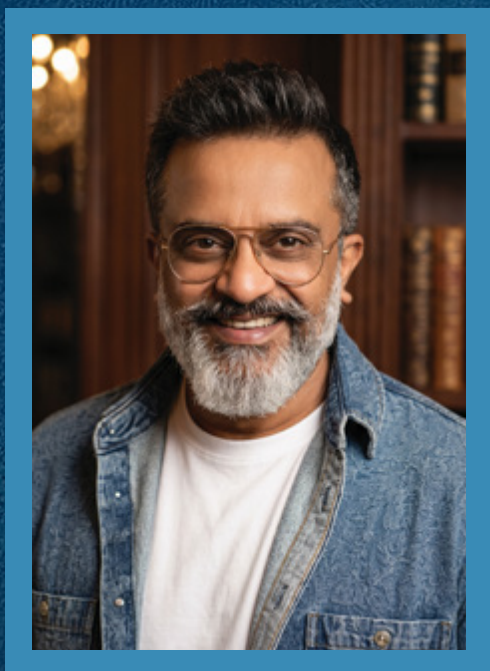
The defining feature of North India's 2026 cycle is that outside capital and outside developers — Oberoi Realty, Prestige Estates, and a growing list of non-NCR-origin players — are betting on Delhi-NCR for the first time at scale, validating the infrastructure story rather than just riding it.



EXECUTIVE SUMMARY

North India's real estate story in 2026 isn't being written in forecasts anymore — it's being written in runways, rail corridors and ribbon-cuttings. From Jewar to the Tricity to

Jaipur, this is a market moving on delivery, not promise.



Ritz Malik

Founder - Ritz Media World,
Creative Thinks Media Pvt Ltd,
Contenaissance



EXECUTIVE SUMMARY

2.1



PRICING & DEMAND TRENDS

Delhi-NCR posted the sharpest residential price appreciation among India's major cities through 2025 into 2026, and momentum has continued into H1 2026. Cushman & Wakefield's Delhi NCR MarketBeat records 8,793 residential launches in Q2 2026 alone, led by Gurugram (73% share), pushing H1 2026 total launches to roughly 18,470 units — a sign that developers are moving fast to meet demand rather than holding back supply.

Indicator	Latest Reading
Q2 2026 residential launches (Delhi-NCR)	8,793 units — Gurugram 73% share
H1 2026 total launches (Delhi-NCR)	~18,470 units
Capital values	Notable annual growth; weighted average prices stable QoQ
Office leasing (Q1 2026)	~2.8 MSF, led by flex-space operators (27% share) and Gurugram
Warehouse leasing (annual, to H2 2025)	13.9 MSF — all-time high; Gurgaon, Sonipat, Farukhnagar led
Retail leasing (Q1 2026)	~0.6 MSF, +45% YoY; Gurugram 54% share

Source: Cushman & Wakefield Delhi NCR MarketBeat, Q1-Q2 2026.

CURRENT MARKET TRENDS

2.2



SEGMENT SHIFT TOWARD PREMIUM

Nationally, new launches rose 13% YoY in Q1 2026 and drove an 8% increase in sales — but growth is concentrated at the top: properties priced above 1 crore grew 30% YoY, while sub-₹10 million supply contracted 24% YoY. NCR's own pipeline reflects this, with affordable and mid-segment housing each holding a 31% share of Q2 2026 launches while premium supply held steady — but average ticket sizes across new launches continue to climb as peripheral corridors like Sohna Road and Noida Extension (accounting for 31% and 15% of NCR launch share respectively) absorb most new affordable-to-mid supply.

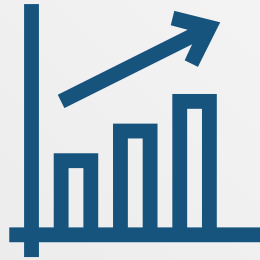
Domestic institutional capital extended its dominance into Q1 2026, accounting for roughly 76% of total institutional real estate inflows nationally, with private equity contributing 74% of inflows against 26% from REITs. The office segment alone captured 64% of institutional inflows — a dynamic directly relevant to Gurugram and Noida, which hold the bulk of NCR's Grade-A office stock.

2.3



CAPITAL & INSTITUTIONAL TRENDS

CURRENT MARKET TRENDS



The developments below are the specific, named events shaping Delhi-NCR's real estate narrative in mid-2026, each followed by an analysis of what it signals and its likely market impact.

RECENT INDUSTRY DEVELOPMENTS DELHI NCR

3.1

OBEROI REALTY ENTERS NCR WITH ₹6,000 CRORE GURUGRAM PROJECT

Oberoi Realty launches '**Three Sixty North**' in Gurugram

29 June 2026 — Business Standard / Business Today

What happened: Mumbai-based luxury developer Oberoi Realty announced its first-ever Delhi-NCR project, investing about ₹6,000 crore across two phases to build 'Three Sixty North' on Golf Course Extension Road — 832 units across 6 towers, with total revenue potential pegged at ₹16,000 crore. The site was previously home to unfinished towers by the beleaguered Ireo Group, designed by Norman Foster, which are being demolished floor-by-floor.

Analysis: Oberoi Realty has built its entire four-decade reputation in Mumbai, where high land costs force maximal use of every square foot. Its decision to enter NCR — and to do so at ultra-luxury price points — is a strong external validation that NCR pricing power now rivals Mumbai's, not just in headline growth rates but in absolute terms. Chairman Vikas Oberoi explicitly said rising NCR prices are 'narrowing the gap' with Mumbai.

Impact: Expect other Mumbai- and Bengaluru-origin luxury developers to scout NCR land parcels over the next 12-18 months. For existing Gurugram landowners and developers, this raises the credibility (and likely the price) of prime Golf Course Extension Road inventory. It also signals rising confidence in redevelopment of stalled/distressed projects — a segment that has weighed on Gurugram's image for years.



RECENT INDUSTRY DEVELOPMENTS DELHI NCR

3.2

PRESTIGE ESTATES TO LAUNCH ₹6,800 CRORE NOIDA & GURUGRAM PROJECTS

Prestige Estates deepens NCR footprint with two new launches

21 June 2026 — Whalesbook

What happened: Bengaluru-based Prestige Estates Projects announced two new residential launches in Noida and Gurugram this fiscal year, expected to generate ~₹6,800 crore in revenue and add ~8 million sq ft of developable area. This builds on last year's 'Prestige City Indirapuram' launch, which booked ~₹10,000 crore in sales. Company-wide, Prestige posted record FY26 sales bookings of ₹30,024 crore (+76% YoY) and net profit of ₹1,305.4 crore.

Analysis: Prestige's NCR strategy mirrors Oberoi's: a large, brand-led national developer using NCR as a primary growth engine rather than a side market. Management explicitly flagged government approval timelines as the key execution risk — a reminder that NCR's regulatory approval pipeline, not demand, is often the binding constraint on supply.

Impact: If executed on schedule, this adds meaningful premium and mid-premium supply to Noida and Gurugram over FY26-27. Watch approval timelines closely: any delay would compress near-term new supply and could add further upward pressure on prices in an already tightening market.



RECENT INDUSTRY DEVELOPMENTS DELHI NCR

3.3

NOIDA INTERNATIONAL AIRPORT (JEWAR) OPERATIONAL AND RESHAPING THE MAP

Jewar Airport (NIA) Phase 1 operational; redrawing NCR's real estate map

April-May 2026 — Outlook India / 99acres

What happened: The Noida International Airport's first phase became operational on 28 March 2026, featuring a 3,900-metre runway, 10 aerobridges, 28 aircraft stands, and capacity for ~150 daily flight movements. Knight Frank India and multiple developers (Smartworld, TRG Group) confirm the airport is already driving fresh residential supply and a shift in luxury address preference toward Greater Noida and the Yamuna Expressway belt, previously dominated by Gurugram and South Delhi.

Analysis: This is the single most consequential real estate event in NCR in 2026. Airports historically capture outsized shares of regional growth once stabilised, and industry voices describe this as Noida's genuine 'inflection point' — the corridor is maturing from an affordability play into a premium destination in its own right, pulling upgrade-buyers from South and East Delhi.

Impact: Expect continued price re-rating along the Yamuna Expressway and YEIDA sectors through 2026-27, with commercial, hospitality, and retail development following residential demand. Landowners and early investors in this corridor stand to benefit most; buyers entering now are paying a premium versus 12-18 months ago, meaning the easiest gains in this specific pocket may already be behind new entrants.



RECENT INDUSTRY DEVELOPMENTS DELHI NCR

3.4

RRTS / NAMO BHARAT CORRIDOR EXPANSION (GHAZIABAD-JEWAR)

Ghaziabad-Jewar RRTS corridor advances as NCR's fourth RapidX line

April 2026 — 99acres / Express Builders

What happened: The ~72.44 km Ghaziabad-to-Jewar Airport RRTS corridor — the fourth line under Phase 1 of the RapidX programme — has UP Government in-principle approval and an NCRTC-submitted Detailed Project Report. Phase 1 (Ghaziabad to Kasna, ~39 km) targets completion by 2027; the full corridor by 2041. Separately, the Delhi-Meerut RRTS became fully operational in February 2026, having already served over 10 million passenger journeys.

Analysis: The Delhi-Meerut line's ramp-up to 10 million+ journeys in its first operational stretch is a proof point that RRTS ridership demand is real, not theoretical — which de-risks the investment thesis for the Ghaziabad-Jewar line and the residential corridors it will pass through (Greater Noida West, Pari Chowk, YEIDA sectors).

Impact: Micro-markets along the confirmed 2027 Phase 1 stretch (Ghaziabad to Kasna) are the more time-bound opportunity; areas only served by the 2041 full-corridor timeline carry materially longer holding periods and higher execution-delay risk.



RECENT INDUSTRY DEVELOPMENTS DELHI NCR

3.5

NOIDA METRO & EXPRESSWAY APPROVALS

Multiple metro and expressway projects cleared across Noida–Greater Noida

April 2026 — Golden Dream Infratech / 99acres

What happened: A cluster of approvals has landed together: the Haryana government approved the final alignment for a 64 km Gurugram–Faridabad–Noida RRTS corridor; the Sector 142–Botanical Garden Noida Metro extension (11.56 km, 8 stations) was approved to link the Aqua Line with Delhi Metro’s Blue and Magenta Lines; the Greater Noida West Metro (7.5 km, 5 stations, ~₹1,050 crore) got the green light; and a new 30 km Delhi–Noida–Greater Noida Expressway and a 32 km Faridabad–to–Jewar expressway (₹3,630 crore approved) are both under active construction/land acquisition, alongside a 74 km Ganga Expressway link road (~₹4,000 crore, land acquisition underway across 16 villages).

Analysis: The sheer number of simultaneous approvals — rather than any single project — is the real signal. It shows coordinated state-level planning (UP and Haryana governments moving in parallel) around the Jewar Airport catchment, which historically has been the biggest predictor of which NCR corridors outperform over a 5–10 year horizon.

Impact: Sector 142–Botanical Garden and Greater Noida West Metro corridors are near-term catalysts (construction-stage) and warrant closer monitoring for pre-construction entry pricing. The expressway projects, several still in land-acquisition stage, carry longer timelines and should be treated as 2028+ horizon plays.



RECENT INDUSTRY DEVELOPMENTS DELHI NCR

3.6

MICRO-MARKET FINDINGS: GURUGRAM & NOIDA

MyPropertyFact, a property listings and market-insights platform focused on Delhi-NCR, publishes granular sector- and project-level pricing that complements the institutional data above with a closer, on-the-ground read of specific micro-markets.

Micro-Market / Segment	MyPropertyFact Finding
3 BHK apartments, Gurugram (city-wide)	Price range ₹1.23 Cr - ₹6.53 Cr; Sector 59, Sector 60, Sector 49 and Dwarka Expressway flagged as steadily appreciating pockets
New Gurgaon (Sectors 81-95)	₹7,000-14,000/sq ft; positioned as a budget-friendly, NH-48-linked entry point with strong family-oriented demand
Dwarka Expressway (by phase)	₹7,000-20,000/sq ft depending on phase; flagged as a high-priority corridor on airport proximity and IT-sector investor interest
Sector 106 (Dwarka Expressway)	₹6,000-12,000/sq ft; positioned as an accessible entry point for villa and plotted development buyers
Golf Course Road	Commands the highest premium in Gurugram on sustained luxury demand and rental income stability
Godrej Air, Sector 85 (Dwarka Expressway)	2 BHK units starting at ₹1.89 Cr, used as a benchmark for branded-developer pricing on this corridor
Gaur Yamuna City, Yamuna Expressway (Noida)	Flagged as one of the strongest 2025-26 investment picks in NC specifically because of Jewar Airport proximity and integrated-township positioning

Source: MyPropertyFact (mypropertyfact.in) — Gurgaon 3 BHK & 2 BHK apartment guides, Top 10 Gurgaon investment areas, Godrej Gurgaon projects overview, Top luxury residential projects in Noida (2026).

MyPropertyFact's project- and sector-level figures line up directionally with the institutional data in Section 2 — Dwarka Expressway and Golf Course Extension Road both appear as premium, appreciating corridors across sources — but add resolution that citywide averages miss. The wide Dwarka Expressway range (₹7,000–20,000/sq ft) illustrates just how phase-dependent pricing is along a single corridor: early and later phases of the same expressway can differ by nearly 3x per square foot, which matters far more to a buyer's actual entry price than any citywide average.

The independent flagging of Gaur Yamuna City as a top pick reinforces the Section 3.3 thesis on the Jewar Airport corridor from a project-selection angle: it suggests that on-the-ground listings platforms are

steering retail buyer interest toward the same corridor that institutional trackers (Knight Frank, Cushman & Wakefield) are flagging at the macro level — a rare case of retail and institutional signal alignment, which typically reduces (though does not eliminate) the risk of the corridor being a purely developer-driven narrative.



ANALYSIS & IMPACT



RECENT INDUSTRY DEVELOPMENTS DELHI NCR

4.1

GST 2.0 FOR REAL ESTATE

GST 2.0 simplifies real estate tax structure and improves transparency

2026 — sector-wide reform, effective through 2026

What happened: GST 2.0 keeps under-construction property rates at 1% for affordable housing and 5% for non-affordable housing, but adds standardised invoicing (showing base price, GST component, and net payable separately) and a public portal allowing buyers to verify a builder's GST registration and project compliance directly. Ready-to-move properties with a completion certificate remain GST-exempt.

Analysis: This is less a rate change and more a transparency upgrade — closing a long-standing information gap where buyers could not easily verify what they were actually being charged or whether a developer was compliant. Combined with RERA's project-registration mandate, it further narrows the room for opaque pricing practices that have historically discouraged first-time and NRI buyers.

Impact: Expect incrementally higher buyer confidence in under-construction purchases (which are riskier than ready-to-move by nature), particularly benefiting reputed, RERA-compliant developers such as those now entering NCR (see Section 3). Smaller, less transparent developers may see relative demand softening as buyers gravitate toward verifiable compliance.



RECENT INDUSTRY DEVELOPMENTS POLICY & REGULATION

4.2

GST CUT ON CEMENT

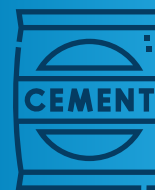
Government reduces GST on cement from 28% to 18%

September 2025, effects continuing into 2026 — Construction World

What happened: The government cut GST on cement from 28% to 18%, directly lowering one of the largest input costs in residential and commercial construction.

Analysis: Construction cost inflation has been a persistent headwind cited by developers (including Prestige Estates, see Section 3.2) as a margin risk. A 10-percentage-point cement GST cut is a direct, measurable relief on build costs, arriving at the same time developers are ramping up new launches across NCR — the timing is unlikely to be coincidental and reflects a broader government push to support supply-side expansion alongside affordability.

Impact: Over 2026-27, this should help stabilise or modestly improve developer margins even as land and labour costs stay elevated, and may marginally slow the pace of price increases on new launches versus what would otherwise have occurred purely from rising input costs.



RECENT INDUSTRY DEVELOPMENTS POLICY & REGULATION

4.3

REIT & SMALL AND MEDIUM REIT (SM REIT) FRAMEWORK EXPANSION

SEBI's REIT framework matures further with SM REITs

Ongoing through 2025-26 — Construction World / Mt. K Kapital analysis

What happened: Building on RERA (2016) and GST, SEBI has progressively widened its REIT framework, most recently enabling Small and Medium REITs (SM REITs), which allow smaller, single-asset or fewer-asset portfolios to list and raise capital — a lower entry threshold than traditional REITs. India's Economic Survey 2024-25 notes the country ranked 31st of 89 countries on the Global Real Estate Transparency Index following RERA's implementation.

Analysis: SM REITs are a structural unlock for mid-sized commercial and office assets — exactly the profile of many NCR Grade-A office buildings in Gurugram and Noida that are too small individually for a traditional REIT but too institutional-grade to be ignored by yield-seeking capital. This closes a gap in India's real estate capital markets that previously left such assets under-monetised.

Impact: Expect more NCR office and mixed-use assets to explore SM REIT listings over 2026-27, which should improve liquidity and price discovery for commercial real estate in Gurugram and Noida specifically, reinforcing the office segment's already-dominant 64% share of institutional inflows (Section 2.3).



RECENT INDUSTRY DEVELOPMENTS POLICY & REGULATION

5.1

TRICITY: COMMERCIAL BOOM AND NRI-LED GROWTH

Chandigarh's commercial real estate segment has entered what local trackers describe as a strong growth phase in 2026, running alongside continued residential premiumisation in Sector 48, Sector 50, and Mullanpur — the three highest 3-year price-appreciation pockets in the city (98.4%, 75.7%, and 70.6% respectively). Mohali's IT City and Airport Road corridor continue to draw high NRI investment interest, with 2026 prices projected at ₹6,700–7,200/sq ft, up 8–10% from 2025's ₹6,200/sq ft average.

ANALYSIS & IMPACT

The Tricity's growth is unusual in that it is being driven simultaneously by two very different capital sources — NRI remittance-linked residential investment and domestic commercial expansion — which makes the region's demand base more diversified and arguably more resilient than a single-driver market. Airport Road (Mohali) and the newly appreciating Chandigarh sectors are the clearest near-term entry points; investors should note that the sharpest 3-year appreciation (Sector 48 at 98.4%) has already priced in much of the easy upside, shifting the better risk-reward toward Mohali and Panchkula's earlier-stage pockets.



RECENT INDUSTRY DEVELOPMENTS PUNJAB, JAIPUR & LUCKNOW

5.2

JAIPUR'S TIER-2 RE-RATING

Jaipur continues to be cited alongside Indore, Bhopal, Nagpur, and Chandigarh as a lead indicator of India's broader Tier-2 real estate re-rating. Localities such as Shivdaspora (+214.3%), Goner Road (+211.5%), and Vatika Road (+200.0%) have posted some of the highest 3-year price appreciation of any locality tracked nationally, while the Tonks Road/Ajmer Road corridor is projected to grow 8-10% in 2026 to ₹5,200-5,700/sq ft.

ANALYSIS & IMPACT

The scale of Jaipur's locality-level appreciation (200%+ over three years in select pockets) is a magnitude typically associated with markets that were previously under-priced relative to their infrastructure and job-market fundamentals — consistent with expert assessments that Jaipur's Tier-2 growth cycle is still early-stage. This implies continued upside, but investors entering now are doing so after the steepest part of the re-rating in the highest-growth localities has already occurred; the more balanced risk-reward now sits in adjacent, still-affordable pockets such as Bagru Khurd and Muhana.



RECENT INDUSTRY DEVELOPMENTS PUNJAB, JAIPUR & LUCKNOW

5.3

LUCKNOW: CONNECTIVITY-LED, STEADY GROWTH

Lucknow's residential and commercial construction activity continues to expand, with developers entering the market on the thesis of improving road and rail connectivity to Delhi-NCR and other UP cities, alongside a growing educational-institution base that anchors long-term rental and end-user demand.

Analysis & Impact

Unlike NCR's infrastructure-driven price spikes or Jaipur's sharp locality-level re-ratings, Lucknow's growth profile is steadier and more broad-based — a function of improving cost-to-value ratios rather than any single catalyst event. This makes it a lower-volatility, longer-horizon addition to a North India portfolio rather than a high-conviction tactical play, and it should be evaluated on that basis rather than compared directly to NCR or Jaipur's return profiles.



RECENT INDUSTRY DEVELOPMENTS PUNJAB, JAIPUR & LUCKNOW

Consolidating the developments and trends above, the following locations currently offer the strongest combination of near-term catalysts and growth headroom in North India.

Location	Primary Near-Term Catalyst	Investor Read
Yamuna Expressway / Jewar corridor (NCR)	Airport operational; RRTS & expressways under construction	Highest-conviction but partly priced-in; best for 5-8 year horizon
Golf Course Extension Rd, Gurugram	Oberoi Realty & other	Premium re-rating underway; entry cost has risen sharply
Noida / Greater Noida West	Metro extension approved; Prestige Estates launch pending	Near-term construction-stage catalyst; watch approval timelines
Mohali (Airport Road / IT City)	Commercial boom + NRI demand	8-10% projected growth; still reasonably priced vs Chandigarh core
Jaipur (Tonks Rd / Ajmer Rd, adjacent pockets)	Early-stage Tier-2 re-rating	Best risk-reward in localities adjacent to the steepest 3-yr gainers
Lucknow (connectivity corridors)	Broad-based, steady demand	Lower volatility; longer horizon; portfolio diversifier

INVESTMENT HOTSPOTS & RENTAL YIELDS

6.1

RENTAL YIELD SNAPSHOT

City	Highest-Yield Micro-Markets	Approx. Yield Range
Jaipur	Sukhdeopura Nohara, Mahindra Sez, Jaisinghpura	4.8% – 7.3%
Chandigarh	Sector 20, Sector 40, Sector 38	4.9% – 10.2%
Mohali	Sector 124, Guru Teg Bahadur Nagar, Sector 78	5.4% – 9.7%

Sources: 99acres city-level price & rental trend pages (May-June 2026).

INVESTMENT HOTSPOTS & RENTAL YIELDS

APPROVAL-TIMELINE RISK

- Prestige Estates explicitly flagged government approval pace as its primary execution risk for Noida and Gurugram launches — a reminder that supply timelines in NCR remain regulatory-dependent even when demand and capital are ready.

AFFORDABILITY COMPRESSION AT THE TOP OF THE MARKET

- With premium (₹10 mn+) housing growing 30% YoY nationally against a 24% YoY contraction in sub-₹10 mn supply, NCR's own new-launch mix could narrow its buyer base over time if the trend continues unchecked.

EXECUTION RISK ON LONG-HORIZON INFRASTRUCTURE

- Several catalysts cited in this report — the full RRTS network, the Ganga Expressway link road, parts of the metro expansion — carry completion timelines stretching to 2030–2041. Delays would directly affect appreciation timelines in dependent corridors.

POST-RE-RATING ENTRY RISK

- In both Chandigarh (Sector 48 at 98.4% 3-yr appreciation) and Jaipur (Shivdaspura at 214.3%), the steepest gains in headline localities have already occurred; new entrants should assess adjacent, less-appreciated pockets rather than chasing the highest historical returns.

INPUT COST VOLATILITY

- Despite the September 2025 cement GST cut, developers continue to cite rising construction costs — linked to global commodity prices and geopolitical tensions — as an ongoing margin risk across the sector.



RISK FACTORS & WATCH ITEMS

BASE CASE

North India's growth through late 2026 and into 2027 will continue to be driven by concrete, trackable events — airport and metro operationalisation, major developer entries, and policy reform — rather than broad sentiment alone, making this a market where staying current on specific developments matters more than relying on general trend forecasts.

Theme	What to Watch Next
Delhi-NCR luxury re-rating	Whether other non-NCR developers follow Oberoi Realty and Prestige Estates into Gurugram/Noida
Jewar Airport corridor	Pace of RRTS Phase 1 (targeted 2027) and further metro/expressway approvals
Policy	Further GST simplification and expansion of SM REIT listings for NCR office assets
Tricity	Whether Mohali's Airport Road pocket sustains its 8-10% growth trajectory through 2026
Jaipur	Whether adjacent, less-appreciated localities begin catching up to the steepest 3-yr gainers

This concludes the North India regional report. The next report in this pan-India series will cover West India (Mumbai Metropolitan Region, Pune, Ahmedabad, and Gujarat's GIFT City corridor), following the same current-trends-and-developments structure.

OUTLOOK SUMMARY



Ritz Media World (RMW) is a 360° integrated marketing and communications agency headquartered in Greater Noida, with over sixteen years of experience across digital, creative, print and performance marketing. RMW has built a focused specialisation in real estate communications, working across luxury, branded and investment-grade residential and commercial developments through a fully in-house, vertically integrated delivery model spanning brand strategy, creative, digital and launch communications.

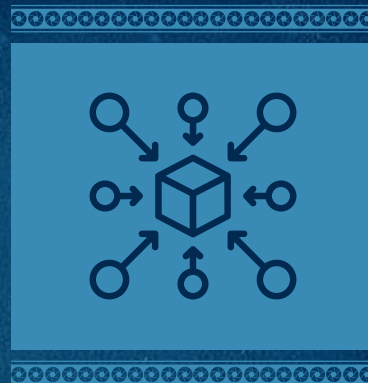
My Property Fact, a partner platform that tracks residential and commercial projects across Ghaziabad, Noida, Gurugram and the wider NCR, is among the data-intelligence partners that inform RMW's market understanding for this report series. My Property Facts' Ghaziabad coverage spans projects by ATS Homekraft, ATS Infrastructure, Prateek Group, County Group, Gaurs Group and other key developers active in the city's premium segment (MyPropertyFact, 2026).



In January 2026, RMW was awarded the creative and integrated marketing mandate for Forbes Fab-Luxe Residences, a premium branded residential development in Greater Noida West. To discuss a brand strategy or market-launch partnership for a project in Ghaziabad or the wider NCR luxury corridor, reach out to the RMW team.



ABOUT RITZ MEDIA WORLD



1. **MyPropertyFact (mypropertyfact.in) — Gurgaon 3 BHK & 2 BHK apartment guides, Top 10 Gurgaon investment areas, Godrej Gurgaon projects, Top luxury residential projects in Noida, India 5-Year Real Estate Forecast**
2. **Business Standard / Business Today — Oberoi Realty NCR entry (29 Jun 2026)**
3. **Whalesbook — Prestige Estates NCR launches (21 Jun 2026)**
4. **Outlook India / 99acres — Jewar Airport & NCR real estate map (Apr-May 2026)**
5. **Express Builders / 99acres — Ghaziabad-Jewar RRTS corridor (Apr 2026)**
6. **Golden Dream Infratech / 99acres — Noida Metro & expressway approvals (Apr 2026)**
7. **Construction World / Mt. K Kapital — GST cement cut, REIT/SM REIT reforms (May 2026)**
8. **Cushman & Wakefield — Delhi NCR MarketBeat, Q1-Q2 2026; India's Capital Market Growth Q1 2026**
9. **JLL — Residential Dynamics Report, Q1 2026**
10. **99acres — Property Rates & Price Trends: Chandigarh, Mohali, Jaipur (May-June 2026)**
11. **Property1313 — Property Price Trends in Mohali 2026**
12. **Dhamu & Company — Jaipur Property Market Report 2026**
13. **Houssed — Best Places to Invest in Real Estate 2026**
14. **360 Realtors — Real Estate Investment Trends in India 2026**

SOURCES CONSULTED