



Thane Realty News

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Editorial



Nikhil Ballal

Monsoon Home Hunting

For prospective homebuyers in the Mumbai–Thane region, the monsoon season offers a unique opportunity to evaluate a property's true quality. While many prefer to postpone site visits during heavy rains, experienced buyers know that monsoon home hunting is the ultimate litmus test for assessing a home's resilience and its surrounding infrastructure.

A visit during a downpour can reveal structural issues that remain hidden in dry weather. Damp walls, ceiling leaks, water seepage, poor waterproofing, and inadequate balcony drainage become immediately visible, helping buyers avoid expensive repairs after purchase. Equally important is examining the building's basement, lifts, parking areas, and common spaces for signs of water ingress or flooding.

Beyond the property itself, the neighbourhood deserves close scrutiny. Heavy rainfall provides a realistic assessment of local drainage systems, waterlogging hotspots, and road conditions. Buyers should also conduct a traffic and commute audit by travelling to key destinations during peak rain hours. This helps gauge travel delays, public transport reliability, and accessibility—critical factors in a region where monsoon congestion can significantly impact daily life.

The rainy season can also work in a buyer's favour financially. Traditionally, the property market experiences slower activity during the monsoon, encouraging some developers to introduce attractive incentives such as flexible payment plans, stamp duty support, waived maintenance charges, or limited-period discounts. Resale sellers may also be more open to price negotiations due to reduced buyer footfall.

However, buyers should look beyond headline discounts and prioritise construction quality, location resilience, and long-term value. A well-built property that withstands heavy rains is likely to deliver greater comfort, lower maintenance costs, and stronger resale potential.

In the Mumbai–Thane market, buying during the monsoon is not merely about securing a better deal—it is about making a more informed investment decision by seeing the property perform under the toughest real-world conditions.

Thane : Where Culture Fuels Infrastructure-led Growth



Jitendra Mehta
Immediate Past President,
CREDAI MCHI Thane

Thane is growing on two foundations — concrete and culture.

The infrastructure story is well known. Metro Line 4 & 5, the Thane–Borivali twin tunnel, coastal road links, and the Mumbai–Delhi Expressway will reduce travel time and open up new micro-markets across Ghodbunder, Kolshet, and Pokhran. This connectivity is driving housing demand, commercial expansion, and investor interest.

But infrastructure alone doesn't create a city people want to live in. That's where

Thane's cultural richness comes in.

For decades, Thane has built an identity beyond just a suburb of Mumbai. From Upvan's art festivals and Gadkari Rangayatan's theatre legacy, to the city-wide spirit of Ganeshotsav and Kala Mahotsav, Thane has a strong community fabric. Its lakes, heritage temples, Marathi literary scene, and active citizen groups give residents a sense of belonging which new towns can't match up.

This matters to today's homebuyer. Young professionals, returning NRIs, and

families aren't just buying proximity to offices. They're buying lifestyle, community, and roots.

Infrastructure brings people to Thane faster. Culture makes them stay longer. As the city scales, developers and policymakers who invest in both — wider roads and public art spaces; faster trains and cultural centers — will define Thane's next decade.

In Thane, growth isn't just measured in kilometers of metro. It's also measured in the festivals on its streets.



'Buying a Home in Thane a Smart Move'

Gaurav Sharma
President-Elect, CREDAI MCHI Thane

Thane is no longer Mumbai's overflow suburb. It is a standalone growth corridor — offering better affordability, larger homes, and seamless connectivity to the city's core commercial hubs. With average prices ranging between ₹15,000–₹22,000 per sq. ft., Thane remains 40–60% cheaper than prime Mumbai. Yet it delivers strong rental yields and robust capital appreciation, backed by a wave of infrastructure and commercial expansion. Three drivers are reshaping demand:

1. Infrastructure-Led Growth

Metro Line 4 and the Thane–Borivali Twin Tunnel will cut travel time to Powai, BKC and South Mumbai dramatically. New road links and the Mumbai–Delhi Expressway are further integrating Thane into the metro region.

2. Commercial Hub Expansion

Thane has outgrown its "bedroom community" tag. Business districts like Wagle Estate are now magnets for IT, banking, and finance firms, creating jobs and housing demand close to work.

3. Lifestyle & Livability

Integrated townships on Ghodbunder Road and Kolshet Road, plus social infrastructure like Jupiter and Hiranandani hospitals and malls like Viviana, are raising the quality of life. High-demand pockets such as Majiwada and Pokhran



Road offer established amenities and highway access.

The Takeaway

For end-users and investors: Thane balances price, space, and growth. Choose developers with CREDAI MCHI Thane membership for credibility, and consultants affiliated with TEAA or Ghodbunder

Road Real Estate Agents Association for trusted guidance. In a market where time and space are both scarce, Thane offers both.

Kolshet: Thane's Next Growth Corridor

Mehul L Vasavda
Partner,
Rajlaxmi Developers

Once considered Thane's periphery, Kolshet is rapidly emerging as one of the most promising real estate micro-markets in the Mumbai Metropolitan Region. Its future potential is being driven by a powerful mix of connectivity, affordable luxury property options and planned infrastructure.

Connectivity as the Catalyst:

Kolshet's biggest advantage is location. It offers seamless access to Ghodbunder Road, Eastern Express Highway, and the upcoming Metro Lines 4 and 5. The proposed Thane-Borivali twin tunnel will further cut travel time to Western suburbs to under 20 minutes. Proximity to major IT and industrial hubs like Airoli, Mahape, and BKC via the EEH makes it ideal for all segments of home seekers, especially working professionals.

The Development Story:

Over the years, access to prime land and



relatively affordable price points as compared to other micromarkets, have attracted reputed developers. Going ahead, the area will see a shift from plotted developments to integrated townships with Grade-A amenities, clubhouses, and green zones. The presence of large corporate offices, adds to the demand for housing and supports retail.

What Lies Ahead

With social infrastructure like schools, hospitals, and malls expanding, and government focus on improving internal roads and drainage, Kolshet is moving beyond "affordable Thane" to "aspirational Thane."

For end-users and investors, Kolshet offers the rare combination of current affordability and long-term appreciation. As infrastructure timelines mature over the next few years, Kolshet is poised to become one of Thane's most balanced residential and commercial hubs.



JVM Centrum : A Moment With The Moon



About The Creative

- Creative & Strategy: AVANSTAR Global
- Chief Creative Officer: Prakash P. Sawant
- Account Director: Avaneesh S.
- Client: JVM Spaces
- Project: JVM Centrum, Kolshet, Thane

Prakash P. Sawant
Founder - CCO
AVANSTAR Global

Some of the best conversations happen in silence. Sometimes, with the moon.

At AVANSTAR, we believe every great campaign begins with one human insight.

For JVM Centrum by JVM Spaces, we chose not to sell "just another 1 BHK." In a city that never stops, we chose to sell what people miss the most — peace.

The insight was simple: After a day of deadlines, traffic, and a hundred notifications, what you really crave is one quiet moment to breathe.

That's where JVM Centrum's biggest differentiator came in — the Landscaped Rooftop Garden & Sky Lounge. Instead of listing it as an amenity, we made it the hero of the story.

The creative is an ode to that space.

An ode to sitting under the open sky. To letting the city noise fade. To watching the moon rise while your thoughts slow down. To remembering that it's okay if tomorrow can wait.

Because sometimes, the best way to start a new day...

is to end the previous one in peace.

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Membership in Cooperative Society

**As per Maharashtra
Co-operative Societies Act, 1960**

Adv. Satnam Singh Rasgotra
President

Thane Cooperative Advocates Association

Membership in a Co-operative Housing Society is a right and responsibility of every flat owner. As per Section 22 & 23 of the MCS Act, 1960 and Bye-law No. 17 to 25, any person who is the owner, joint owner of a flat can apply for membership of the society.

To become a member, the applicant must submit a duly filled membership form, share certificate fee of Rs. 500/-, entrance fee of Rs. 100/-, and required documents such as Agreement, Share Certificate, KYC, and NOC if applicable. The Committee must approve the application within 3 months in its meeting and communicate the decision to the applicant.



Every member has the right to attend General Body Meetings, vote, contest elections, and access society records. At the same time, members have the duty to follow bye-laws, pay maintenance on time, and cooperate for smooth functioning of the society.

Membership can be transferred, nominated, or terminated only as per the provisions of the Act and Society Bye-laws. Active participation of all members ensures transparency, legal compliance, and better management of the society. 'A Strong Society is built by Responsible Members'.

Ghodbunder 2029: Why The Time To Invest Is Now

Bhupinder Singh Saini
Consultant, Deep Properties

Present day, Ghodbunder Road presents a classic infrastructure paradox. Traffic congestion, dust, and the ongoing work on Metro Line 4 have made daily commutes challenging. But that friction is temporary. The transformation underneath is permanent — and it's creating a window for early investors.

The Infrastructure Inflection Point

Metro Line 4 is slated to begin operations by late 2027. When it does, the corridor will shift from road-dependent to transit-oriented.

Commute times will become predictable, and vehicular load on the arterial road will ease significantly.

This will be supported by a pipeline of complementary infrastructure projects - proposed Coastal Road link from Fountain Hotel to Kharegaon, a dedicated Ghodbunder bypass, and the Mumbai-Delhi Expressway will cumulatively divert heavy truck traffic from Ghodbunder Road and decongest the stretch. Planned creek flyovers connecting to Bhiwandi's warehousing spine will further integrate

logistics and residential zones.

In the long term, tunnels such as Manpada-Borivali and Gaimukh-Fountain Hotel will embed Ghodbunder directly into Mumbai's core transit grid.

The Case for Early Investment

For residents, the payoff will be immediate: shorter travel times, better air quality, and a surge in organized retail, healthcare, and education around metro stations.

For investors, the pattern is well

established: infrastructure-led demand precedes price appreciation. By the time these infrastructure projects are commissioned, the arbitrage opportunity narrows. Those who enter during the construction phase typically capture the steepest gains.

Outlook:

The present-day challenging times on Ghodbunder are the precursor to the values of 2029. As connectivity improves and new neighbourhoods unlock, today's entry price will become tomorrow's baseline.

In real estate, timing infrastructure cycles is everything. On Ghodbunder Road, that cycle is already in motion.



Caring for Balcony Plants this Monsoon

Keep Your Green Corner Thriving



Shilpa Pandya
Editor, A Media Inc.

Monsoon is a blessing for plants in Thane, but too much rain and humidity can harm balcony greens. A few simple steps will keep them healthy through the season.

1. Manage Excess Water

Monsoon's biggest risk is waterlogging. Check that all pots have clear drainage holes and lift them slightly using pot feet or bricks. Empty saucers daily so roots don't sit in water. For heavy rain, move delicate plants like succulents and herbs under a shade or use a temporary plastic sheet.

2. Prevent Fungus & Pests

Humidity brings powdery mildew, fungus, and snails. Ensure good air flow by spacing pots apart and pruning dense foliage. Spray neem oil every 10-12 days as a natural fungicide. Sprinkle crushed eggshells or coffee grounds around pots



to deter snails and slugs.

3. Adjust Feeding & Soil

Skip chemical fertilizers in peak monsoon; they wash away. Use slow-release compost or vermicompost once a month. If soil looks compacted, gently loosen the top layer with a fork to improve aeration.

4. Leverage the Rain

Rainwater is perfect for plants. Collect it in buckets for later use. This is also the best time to propagate cuttings of money plant, pothos, and coleus — they

root faster now.

5. Sunlight Check

Overcast skies mean less light. Rotate pots weekly so all sides get whatever sun appears. Wipe leaves to remove dust and help them breathe.

Bottom Line

Monsoon needs less watering but more watching. With drainage, airflow, and pest control, your balcony will stay lush, green, and monsoon-ready all season.



Ensuring Thane is ahead among home seekers in the MMR

Nimit Mehta
Managing Director,
JVM SPACES & President,
Youth Wing, CREDAI MCHI Thane

Q1: How are young real estate developers contributing to Thane's real estate growth, and what's your vision for engaging young homebuyers?

A: Thane's real estate has seen institutions like CREDAI MCHI Thane's youth wing create awareness about smart investments and innovative home buying and housing solutions. Thane's young developers have been engaging with young homebuyers through different avenues including workshops, site visits, and digital campaigns. The goal is to make Thane's real estate accessible and aspirational for the young home seekers. At JVM Spaces, we go the extra mile to offer homes that meet the aspirations of the young home buyers.

Q2: What makes Thane appealing to

young professionals and families, how does it cater to their needs?

"Thane offers a perfect blend of affordability, connectivity, and lifestyle. The young real estate developers are focusing on developing amenities like green spaces, co-working hubs, and entertainment zones that cater to young professionals and families. When I look at the projects by my company over the past few years, I see that Thane is becoming a hub for work-life balance.

Q3: What's the role of innovation and technology in shaping Thane's real estate future?

Innovation and tech are key to Thane's real estate growth, something we always focus on in projects by JVM Spaces. Young developers are promoting smart homes, green buildings, and digital infrastructure. CREDAI MCHI Thane has been adopting PropTech and leveraging data analytics to guide homebuyers and the real estate developers have ensured that Thane stays ahead in the Mumbai Metropolitan Region's real estate game.



Thane Realty Growth Story

Timely Completion, Redevelopment and Building Home Buyer Confidence

Ayushi Ashar

Director, Ashar Group; Founder & CEO,
Ashar Urban Futures Lab & Managing Committee
Member, CREDAI-MCHI

As Thane navigates growing land constraints and increasing demand for well-planned housing, redevelopment is becoming a defining element of the city's next phase of urban growth. Thane, a key destination within the Mumbai Metropolitan Region (MMR), is emerging as a preferred residential hub where connectivity, modern infrastructure, and community-focused development are shaping new expectations among homebuyers.

The city's growing residential momentum is reflected in its market performance. According to JLL India's Q1 2026 Mumbai Residential Market Report, Thane contributed 14.4% of residential sales and 16.7% of new launches in the Mumbai market during Q1 2026, reinforcing its position as one of the leading growth corridors within MMR.

As one of the leading developers contributing to this



transformation, Ashar Group has built a strong track record in redevelopment across the Mumbai Metropolitan Region. Projects such as Ashar Axis in Thane, Ashar Titan in Ghatkopar, and Ashar Arize in Kalwa showcase

the Group's expertise in revitalising ageing communities through modern design, quality construction, and timely delivery, while creating enhanced living experiences for residents.

Further strengthening this legacy is Ashar Arize in Kalwa, Thane. The project marks a significant milestone with the successful rehabilitation of over 400 redevelopment families within a development comprising more than 1,000 residential units. Delivered 20 months ahead of its registered RERA timeline, the project demonstrates how meticulous planning, disciplined execution, and transparent delivery can build lasting trust among both existing residents and prospective homebuyers.

Across key growth corridors including Kalwa, Majiwada, and the Mulund-Thane corridor, redevelopment-led developments are contributing to the city's evolving skyline while supporting Thane's transformation into a future-ready residential destination.



'Why Monsoon Is one of the best seasons to buy a home'

Shailesh Puranik

Chairman Managing Director,
Puraniks & Past President,
CREDAI MCHI Thane

Every year, the arrival of the monsoon transforms our cities. Roads glisten after the first rain, families spend more time together indoors, and homes suddenly become places of comfort, warmth, and belonging.

Interestingly, this emotional connection also influences the way people think about buying a home.

For decades, the festive season has been considered the ideal time to make a purchase. Yet today, many homebuyers are no longer waiting for a particular festival or calendar date. They are making decisions when the product, location, financial opportunity, and lifestyle align. The monsoon has quietly emerged as one of those meaningful decision-making periods.

The season offers a unique perspective that buyers cannot experience at any other time of the year. It reveals how a neighbourhood functions during heavy rainfall, how well a project has been planned, the quality of drainage systems, landscaping, natural ventilation, and the comfort a home offers during extended time indoors. In many ways, the rains become the ultimate test of thoughtful design and quality construction.

This shift also reflects the changing priorities of today's homebuyers. Earlier, a

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GB Road, Thane (W) | Kasarvadavali, Thane (W) | Pokhran Road No. 1, Thane (W)

past decade, the city has transformed into one of the Mumbai Metropolitan Region's most preferred residential destinations, supported by expanding infrastructure, improved connectivity, social amenities, and a growing ecosystem of employment opportunities. As

the city continues to grow, buyers are seeking communities that offer both convenience and a better quality of life.

Recognising these changing aspirations, developers are also reimagining the home-buying journey. Seasonal initiatives are no longer just about discounts—they are about making ownership more accessible while helping buyers choose homes that genuinely suit

their lifestyle.

Keeping this philosophy in mind, Puraniks has introduced its Monsoon Bonanza, bringing together projects such as Rahayu, Mirai, Unicorn, and Grand Central, each designed around a distinct lifestyle proposition. Complemented by thoughtfully curated customer benefits, the initiative reflects a larger commitment to simplifying the journey towards homeownership while responding to the evolving expectations of today's buyers.

Ultimately, buying a home is rarely just a financial decision. It is about choosing where memories will be created, milestones celebrated, and everyday moments cherished. And perhaps there is no better reminder of that than the monsoon itself—when the true value of a home is felt not in square feet, but in the comfort, security, and peace it brings.



home was evaluated primarily on size and price. Today, buyers increasingly consider factors such as wellness, connectivity, access to green spaces, community living, and the

flexibility to support hybrid work and evolving family needs. A home is expected to enhance everyday life, not merely provide shelter.

Thane exemplifies this evolution. Over the