



Your Exclusive
Insight into India's
Real Estate Boom



WELCOME TO EDITION 2 INDIA'S REAL ESTATE MOMENTUM ACCELERATES!

As India's economy surges toward a projected \$5 trillion GDP by 2027, the real estate sector is at the forefront of this growth. Homebuyers are increasingly moving towards premium properties, with sales for homes over ₹1 Cr growing by 10%. For Non-Resident Indians (NRIs), this isn't just a market trend; it's a golden opportunity. Indian real estate offers a secure, high-yield asset to diversify your global portfolio and strengthen your connection to home. Here's your go-to source for real estate wins, NRI insights, and Adani Realty action.

Source: JLL Residential Market Dynamics Report, India, Q1 2025

NRI INVESTMENTS ARE SHAPING MODERN AMENITIES

Smarter plans. Better clubs. Calmer spaces.

NRIs, with their global exposure and sophisticated tastes, are directly influencing the design of Indian real estate. Developers are now moving beyond basic amenities to create world-class living experiences. This demand for international standards is raising the bar across the sector, ensuring that the homes built in India meet the high expectations you're accustomed to abroad.



AIRICA in Mumbai perfectly illustrates this trend. While the project offers premium 2 and 3 BHK homes in Kanjurmarg West, its core appeal lies in its next-level amenities that prioritize health and wellness. The five-tower development is not just about a city view; it's about a healthier life. Airica's innovative features are a direct response to the global need for cleaner, safer living environments.



Explore Airica

IMAGINE LIVING IN A SPACE THAT PRIORITIZES YOUR WELL-BEING WITH:



Air Purifying Towers and an **Oxygen Bar** for a continuous supply of clean, purified air.



A **Salt Room** and **Wellness Spa** with Icelandic Baths and Hydro Pools for natural healing and stress relief.



A **Grow Pad** for organic produce, connecting with nature.



An **Aqua Gym** and **Experiential Showers** to enhance your daily fitness and relaxation routines.

This is how global expectations are transforming into everyday comfort.



UNDERSTAND YOUR TAXES

- Short-term gains taxed at slab rates.
- Long-term gains taxed at 20% with indexation.
- TDS applies to full sale value, not just profit.
- Apply for a lower or Nil deduction certificate if possible.

CHOOSE THE RIGHT PROPERTY

- Invest with trusted developers like Adani Realty.
- Focus on growth-ready locations with strong infrastructure.

GET YOUR PAPERWORK IN ORDER

- Keep passport, PAN, and OCI cards handy.
- Arrange a notarised Power of Attorney if investing from abroad.

DO YOUR DUE DILIGENCE

- Check for clear property titles.
- Verify RERA compliance.
- Ensure there are no hidden dues.

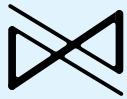
EXPLORE FINANCING OPTIONS

- NRIs can get home loans from Indian banks.
- Required: income proof, work permit, and NRE/NRO account for repayment.

With these steps, your investment journey in India can be smooth, secure, and rewarding.

ADANI REALTY DELIVERS ITS FIRST SENIOR LIVING COMMUNITY

Where Comfort Meets Care



IKARIA

E A S Y L I V I N G



For every Non-Resident Indian, the commitment to the parents who paved the way for their success is profound. Investing in their home is the most significant gesture of care you can make. Ikaria, Adani Realty's first senior living community, is built on this commitment. It is a secure, beautiful, and active space where residents aged 55 and above can live their golden years with complete independence and joy.

Ikaria is a comprehensive support system designed to give you true peace of mind, no matter how far away you are.



THE ASSURANCE OF HEALTH & SAFETY:

Dedicated Care: An on-site Medical Suite with a nursing attendant provides the certainty of immediate, expert care.

Rapid Response: Panic alarms in every home and 24/7 CCTV surveillance ensure help is always instant and the environment is secure.

Modern Safeguards: Smart sensors for heat, smoke, and gas provide constant, unseen vigilance over their well-being.



SENIOR-FRIENDLY DESIGN:

Effortless Mobility: Wheelchair and stretcher-friendly elevators and step-free flooring guarantee unhindered movement throughout the community.

Safety Features: Skid-resistant flooring, along with helpful grab bars and handrails, offers essential support, removing the daily worry about accidents.



A LIFE OF JOY & CONNECTION:

Community: A vibrant social atmosphere is created by a community dining area, a multi-purpose lounge, and an Activity Coordinator who encourages engagement.

Hassle-Free Living: Valet, concierge, and housekeeping services handle all daily chores, giving your parents the freedom to simply enjoy their life.

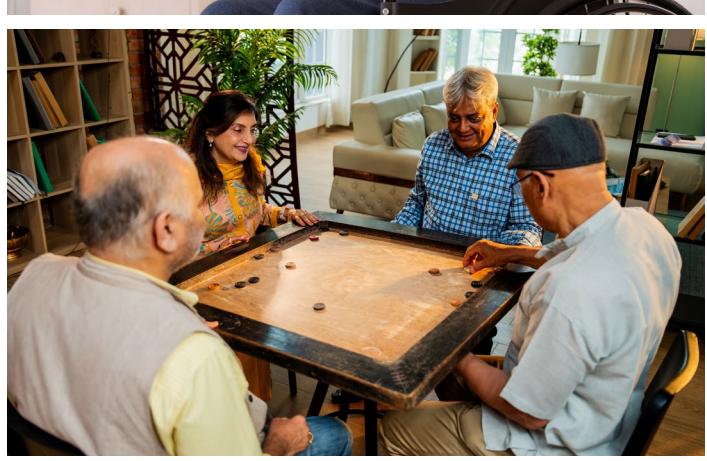
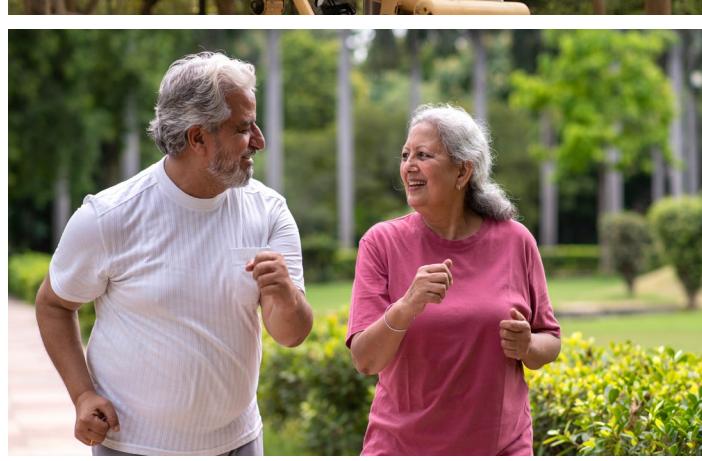
Wellness Focus: A dedicated fitness zone and beautiful landscaped gardens support an active, healthy, and enriching retirement.

This is more than an investment; it is the unshakeable certainty that your loved ones are cared for with the highest standards, honoring your family's enduring connection.

Artistic Impression



Artistic Impression



Artistic Impression

[Explore Ikaria:](#)

This is a promise of unparalleled care and independence for your loved ones, no matter where you are in the world.



THE INDUSTRY'S SPOTLIGHT IS ON US.

Adani Realty is making headlines for all the right reasons. This isn't just about accolades; it's a testament to our vision and commitment to excellence. We believe in building trust through consistent performance and recognition from the industry's most respected authorities.

TOPPING THE CHARTS FOR THE SECOND TIME IN A ROW

We've been crowned the most valuable unlisted real estate company on the 2025 GROHE-Hurun India Real Estate 150 list, with a valuation of ₹52,400 crore.

THE VISIONARY REAL ESTATE BRAND 2025

Adani Realty also received the prestigious Grohe Hurun India Visionary Real Estate Brand of the Year Award at the Real Estate Leaders' Conclave 2025 in New Delhi, a testament to our forward-thinking and innovative approach.



VOICES OF TRUST

Why NRIs across the World choose Adani Realty.

Hear from global NRIs who have successfully invested with Adani Realty. Their stories reflect trust, seamless processes, and rewarding investment experiences.

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Buying a home is a big step, but choosing Embrace by Adani in Shantigram feels absolutely right. The builder's quality, timely delivery, and transparency made the process smooth and stress-free. We're excited to see the progress and can't wait to move in.

- Swapnil Jain & Pallavi Lodha

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“

I'm delighted to have secured a home at Adani LIT Thane. The project's design, location, and Adani's reputation gave me complete confidence. Even under construction, the professionalism and transparency stand out. With thoughtfully planned amenities, I look forward to being part of this vibrant community.

- Sunita Premal

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**STAY TUNED FOR
OUR NEXT EDITION!**

Until next time,
keep your investments sharp
with Adani Realty.

..... Ikaria

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..... Airica

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