

To feature in Rutu CP Times, contact Vishesh Patel, Project coordinator at Rutu Group
Contact-7666310360 | Add-4th floor, Rutu Business Park, Near Rutu Park, Off LBS road, Majiwade, Thane (W)

Editorial



Mukund Patel
Managing Director, Rutu Group

The Season of Smart Moves Is Now!

As Christmas celebrations merge into New Year excitement, a golden opportunity emerges for property buyers. While most people are focused on holidays, smart investors use this season to make some of their most strategic real estate decisions. The year-end period consistently proves to be one of the most favourable times to buy property, and for good reason.

Festive months bring exclusive offers from developers eager to close their annual targets. From flexible payment plans and reduced stamp duty components to interior upgrades and attractive pricing, December often delivers value that isn't available during high-demand months. What normally stretches budgets becomes surprisingly accessible during this time.

Another strong advantage is reduced competition. With many families travelling or immersed in festivities, the market becomes quieter, giving serious buyers a clear edge. They enjoy more room to negotiate, more personalised site visits, and access to the best units without the usual rush.

Beyond financial benefits, the emotional significance of purchasing a home during the festive season is powerful. Christmas and New Year represent fresh beginnings, prosperity, and stability. Starting the new year with a property investment sets a positive tone and marks a meaningful milestone.

Year-end financial planning also plays its part. Buyers prefer investing before the financial year closes to optimise tax benefits on home loans or strengthen their long-term portfolios.

In short, the Christmas-New Year season isn't just about celebration, it's about making smart, future-focused decisions. As highlighted by Rutu CP Times, a home bought during this festive period becomes more than an investment; it becomes a gift to one's future.

Property Manch: A Rising Force in Mumbai-Thane Real Estate

In the dynamic world of Mumbai and Thane's real estate market, few names have risen as swiftly and steadily as Saurabh Gangwar. Starting his journey in 2021, Saurabh stepped into the industry with Property Manch, driven by ambition, clarity, and a vision to make property buying a smooth, transparent, and trustworthy experience for his clients.

From the very beginning, Saurabh showcased an exceptional understanding of customer needs and market trends, allowing him to establish a strong presence in a highly competitive field. His ability to build connections and maintain long-term relationships soon set him apart. Over time, he collaborated with some of the most prestigious and recognised developers in the region, building a portfolio that speaks for itself.

Saurabh has proudly worked with top-tier real estate giants, including Lodha, Piramal, Raymond, Kalpataru, Rustonjee, Runwal, Swamiraj, Dosti, Highland, Puraniks, Raunak, Ekatva, Rutu, and Godrej. Each association reflects his commitment to offering only the best to his clients—projects that are reliable, premium, and value-



Saurabh Gangwar
Property Manch
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driven. With every collaboration, he deepened his expertise in understanding project offerings, market positioning, client preferences, and strategic sales approaches.

His clients admire him not just

for his knowledge but for his genuine dedication. Whether it's a first-time homebuyer or an investor seeking the perfect opportunity, Saurabh ensures that every individual receives complete guidance, transparent information, and an experience that feels seamless from the first conversation to the final paperwork.

What makes his journey remarkable is the fact that, within a short span, he transformed himself from a newcomer to a trusted advisor backed by strong developer partnerships and consistent results. His story is a testament to passion, learning, and the courage to build something meaningful from the ground up.

Today, Saurabh Gangwar stands as an example of what determination and authenticity can achieve in the real estate industry. As he continues to grow, innovate, and expand his network, he remains focused on one mission: helping people find homes where their dreams truly belong.

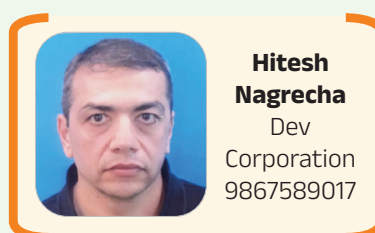
A leader in the making, a connector of opportunities, and a name that continues to shine—Saurabh Gangwar is just getting started.

The Trusted Channel Partner Behind Dev Corporation's Success Story

Hitesh Nagrecha stands as a respected and reliable name in the real estate ecosystem, known for his commitment, consistency, and unmatched professionalism. As a channel partner, he has carved a strong identity through years of dedication, exceptional collaboration, and unwavering trust-building. His journey reflects not just business growth, but also deep-rooted relationships with some of the most reputed developers in the industry.

Hitesh began his professional journey in 2013, marking the foundation of his firm, Dev Corporation. What started as a small step soon evolved into an influential presence in the market. Over the years, his sharp understanding of client needs, market trends, and developer expectations has allowed him to build a firm that stands for transparency, integrity, and dependable service.

One of the major highlights of Hitesh's career is the impressive portfolio of groups he has worked with. His collaborations include some of India's most celebrated and trusted real estate giants, such as Hiranandani, Tata, Narang



Hitesh Nagrecha
Dev Corporation
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Realty, and Raymond, among others. Working with such well-established names not only underlines his credibility

but also showcases the trust these brands place in his expertise.

As a channel partner, Hitesh's role goes far beyond simply connecting buyers and developers. He ensures that clients receive accurate guidance, clear communication, and full support at every step of their property journey. His knowledge of project details, legal processes, and market insights makes him a dependable advisor for both homebuyers and investors.

Through Dev Corporation, Hitesh continues to expand his network while maintaining the values that define him—honesty, professionalism, and customer-first thinking. His decade-long journey is a testament to hard work, smart strategy, and a passion for delivering excellence.

Today, Hitesh Nagrecha stands tall as a trusted channel partner who has consistently proven his capabilities by working alongside top real estate groups and serving clients with dedication. His story is one of growth, credibility, and impactful presence in the real estate world, an inspiring journey built on trust and thoughtful service.



From Job Loss to Real Estate Success: The Inspiring Journey of a Determined Entrepreneur

In the dynamic world of real estate, only a few individuals manage to stand out through resilience, strong relationship-building, and consistent performance. One such personality is Suprim Pathare, the founder of Sapphire Properties, who has carved a notable place for himself in the competitive real estate landscape of Thane city.

Suprim began his entrepreneurial journey in 2020, a year that tested the strength of millions across the globe. Before stepping into real estate, he worked with MagicBricks, one of India's leading property portals. However, like many others, he faced the unexpected setback of losing his job during the Covid-19 pandemic. Instead of giving up, Suprim turned this challenge into an opportunity. With courage and clarity, he decided to build something of his own, laying the foundation of Sapphire Properties.

Over the years, Suprim has collaborated with some of the most reputed and trusted developers in the region. His portfolio includes work with VB Group, Raymond Realty, Dosti West County, Runwal Realty, and Padmanabh Developers. He also holds strong experience in redevelopment projects, particularly in key localities like Naupada and Panchpakhadi, and has contributed to significant city redevelopment initiatives. This exposure has strengthened his understanding of modern urban development and customer needs.



Suprim Pathare
Sapphire Properties
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What truly sets Suprim apart is his strong point, unmatched customer relationships. Known for his sincerity and transparent approach, he believes that trust is the backbone of real estate. His clients often appreciate his ability to secure the best market rates while ensuring a smooth and hassle-free transaction experience. This commitment has allowed Sapphire Properties to grow steadily through referrals and long-term client associations.

Starting from a challenging point in life, Suprim Pathare has proved that determination, the right mindset, and a passion for serving people can transform setbacks into success stories. Today, Sapphire Properties stands as a symbol of his hard work and dedication, continuing to deliver quality service and build lasting connections in the real estate market.

Investor's Empire: The Rise of a Visionary in India's Real Estate Landscape

In February 2022, a new name quietly entered India's powerful real estate ecosystem—Investor's Empire, founded and driven by the sharp business mind of Devikal Bind. In just a short span, this rising brand has carved its identity as a trusted force, connecting buyers with some of the most prestigious developers across Mumbai, Thane, and beyond.



Devikal Bind
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From the beginning, Devikal envisioned Investor's Empire not just as a company, but as a gateway to an empire that empowers people to invest with confidence. His journey is marked by strong collaborations with leading pillars of the real estate industry. Through his company's work association with Rutu Developers, he built the foundation of trust and market knowledge. Soon, Investor's Empire expanded its wings, partnering with top-tier developers whose names define the skyline of India.

Today, the company stands proudly connected with a powerful lineup of real estate giants such as Lodha, Sheth Group, Raymond, Kalpataru, Ashar Group, Godrej, Runwal, Vihang, Rustomjee, Horizon Group, Puranik, Hiranandani, Dosti, Piramal, Purvankara, L&T, Raunak, Oberoi, and Adani. These partnerships reflect the unmatched credibility that



Investor's Empire has earned in a remarkably short time.

Known for its transparent approach, market expertise, and customer-first attitude, Investor's Empire has become a preferred choice for buyers seeking premium residential and commercial opportunities. Devikal's ability to understand market trends, guide investors, and offer solutions that fit every budget has made his company stand out in a competitive industry.

What truly sets Investor's Empire apart is its unwavering commitment to delivering value. Whether it is luxury living, smart investment options, or trusted project recommendations, the company ensures that every client benefits from deep research, authentic information, and honest guidance.

As Investor's Empire continues to grow, Devikal Bind remains focused on expanding his network, strengthening developer partnerships, and helping more families and investors make the right property decisions. With passion, vision, and dedication, he is turning Investor's Empire into a brand synonymous with growth, trust, and long-term success.

A new chapter in real estate has already begun—and Investor's Empire is leading it with pride.

The Trusted Force Behind Ranjana Homes' Real Estate Excellence

Devanand Gupta, the proprietor of Ranjana Homes, stands as a respected channel partner and a well-known name in the real estate industry. With an unwavering commitment to transparency, professionalism, and customer satisfaction, he has built a strong reputation over more than a decade of dedicated service. His journey began on 17 January 2011, marking the foundation of Ranjana Homes—a firm that today is synonymous with trust, expertise, and efficient real estate solutions.

Under Devanand Gupta's leadership, Ranjana Homes has become a one-stop destination for every essential service related to property transactions. The firm specialises in documentation, registration, and home loan assistance, ensuring that clients receive complete support under one roof. Whether it's guiding customers through



Devanand Gupta
Ranjana Homes
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legal formalities, helping them secure the best loan options, or ensuring a smooth and hassle-free registration process, Ranjana Homes has consistently delivered excellence.

One of the strongest pillars of Devanand Gupta's success is the extensive network of top-tier developers he has collaborated with over the years. His professional associations include some of India's most reputed and trusted real estate groups, such as

Hiranandani, Lodha, Puranik, Vijay Group, Kalpataru, Godrej, Aditya Birla, Piramal, and Dosti, among others. Working with such prominent names not only highlights his credibility but also showcases the level of trust these major developers place in his expertise.

Located at Shop No. 7, A-Wings, Saptagiri, Sanghavi Hills Complex, Behind D-Mart, Kavesar, G.B. Road, Thane (W) – 400615, Ranjana Homes serves as an easily accessible and reliable service point for homebuyers across Thane. With an officially registered RERA number: A51700010645, the firm adheres to all regulatory standards, reinforcing the transparency and authenticity it stands for.

Through consistent effort and a client-centric approach, Devanand Gupta has transformed Ranjana Homes into a trusted



brand that simplifies the complex journey of purchasing a home. His knowledge, connections, and dedication continue to help countless families and investors make confident and well-informed decisions. Today, he remains a symbol of trust, integrity, and expertise in the real estate world—truly a channel partner who makes a meaningful difference.



Thane-A City Full of Promise!



Snehal Jadhav
Property Solutions
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Snehal Jadhav has been a dedicated real estate consultant for the past 20 years, serving clients across Thane City and Ghodbunder Road. What began as a simple mission to help people find suitable rental homes has now grown into a trusted real estate consultancy backed by rich experience and strong market knowledge. Over the years, as new developers entered the Thane region, Snehal expanded his expertise by working closely with reputed builders and understanding every aspect of modern real estate trends.

Having completed RERA training and holding an official RERA license, Snehal believes that buyers should always choose a trusted and experienced advisor when making such an important investment. According to him, a knowledgeable consultant not only helps identify the right property based on budget and requirements but also ensures that buyers receive better deals than direct builder pricing. From site visits to negotiations, and from guiding through stamp duty and registration to assisting with legal formalities, Snehal ensures a smooth and transparent experience for every client.

He has observed that many buyers who approach builders directly often end up paying more. With the right consultant, they gain access to proper guidance, clarity, and cost-saving benefits.

Today, Snehal Jadhav specialises in new residential projects, both under construction and ready-to-move-in, in Thane City and Ghodbunder Road, offering zero brokerage services for buyers.



Mantri Consultancy & Flats 365: A Legacy of Trust Since 1986

For nearly four decades, Swarup Chogle and Ameya Mantri have stood as pillars of reliability and excellence in the real estate industry through their esteemed firm, Mantri Consultancy and Flats 365. Established in 1986, the company has built a powerful legacy defined by trust, transparency, and a deep understanding of the ever-evolving property landscape. Over the years, their commitment to delivering value-driven real estate solutions has transformed Mantri Consultancy into a respected name among both homebuyers and investors.

From its inception, Mantri Consultancy focused on one core mission—helping people find not just houses, but the right homes and prosperous investments. Their vast experience across Mumbai, Thane, and surrounding regions has enabled them to guide thousands of families toward the perfect property, turning dreams into lasting realities.



Swarup Chogle, Ameya Mantri
Mantri Consultancy & Flats 365
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A major strength of Mantri Consultancy & Flats 365 lies in its long-standing associations with some of the most trusted and premium developers in the industry. Their partnerships include iconic names such as Lodha Amara, Kalpataru Park City, Godrej, Piramal Vaikunth, Dosti West County, Raymond

Realty, Neelkanth Greens, Damji Shamji, JP Imperial Greens, Vihang Capital, Square Feet Group, and Larkins Group. Each collaboration represents quality, innovation, and a strong commitment to customer satisfaction. Through these alliances, the

firm offers clients access to top-tier residential projects known for exceptional design, world-class amenities, and promising appreciation.

What truly sets Mantri Consultancy apart is its personalised approach. Swarup Chogle and Ameya Mantri take pride in understanding every client's unique needs—whether they are a luxury homebuyer, a first-time investor, or a family seeking a serene lifestyle upgrade. Their accurate guidance, deep market insights, and transparent process ensure a smooth and secure real estate journey for every customer.

As the firm continues to expand its horizons, it remains rooted in the values that shaped its foundation—integrity, expertise, and unparalleled service. Mantri Consultancy and Flats 365 stands today not just as a real estate firm but as a guiding force for anyone seeking long-term stability, comfort, and growth in the property market.

Softlink Realty

Redefining Trust and Excellence in Navi Mumbai & Thane's Property Market

Founded in 2020 by industry visionaries Sandesh Poojari and Ravi Shrivastav, Softlink Realty has quickly risen to prominence as one of the most trusted and dynamic real estate consultancies in Navi Mumbai and Thane. In just a span of five years, the company has carved a strong identity in an increasingly competitive market, winning the confidence of both homebuyers and investors through its integrity-driven service and deep understanding of the real estate landscape.

Softlink Realty's rapid growth is a testament to its strategic approach and unwavering commitment to professionalism. Since its inception, the firm has successfully collaborated with some of the region's most reputed and respected developers. Its partnerships include leading names such as Rustomjee, Kalpataru, Lodha, Runwal, Regency, Galaxy, Raheja, Raymond, and several other high-profile builders. These collaborations have enabled Softlink Realty to gain exclusive insights into the development patterns of Navi Mumbai and Thane, allowing the company to bring the finest A-category residential projects to its clients.

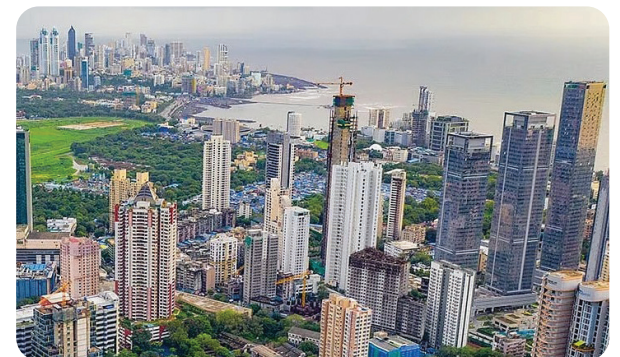
Operating primarily in the premium housing segment, the company specialises in offering end-to-end guidance for top-tier projects. From the initial exploration stage to final property acquisition, Softlink Realty ensures that every client receives transparent advice tailored to their needs and investment goals. Their deep market expertise not only helps clients make confident decisions but also provides them access to the most promising opportunities in the rapidly evolving real estate sector.



Sandesh Poojari
Softlink Realty
7972310677

What truly sets Softlink Realty apart is its strong foundation of trust and long-standing developer relationships. The company is driven by a simple yet powerful philosophy—to serve with honesty, clarity, and complete customer satisfaction. This client-centric approach has enabled the firm to build a loyal customer base and establish itself as a reliable partner for first-time homebuyers, seasoned investors, and families searching for their dream home.

With its founders' vision, a highly knowledgeable team, and a growing portfolio of premium collaborations, Softlink Realty continues to raise the benchmark for real estate consultancy. The company stands today not just as a service provider, but as a dependable guide helping people make one of the most important decisions of their lives.

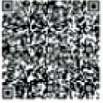




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Completed Projects

Projects	Location	Configuration
Rutu Park	Thane	1 & 2 BHK Homes
Rutu Enclave	Thane	1 & 2 BHK Homes
Rutu Estate	Thane	1 & 2 BHK Homes
Rutu Tower	Thane	1, 2 & 3 BHK Homes
Rutu Business Park	Thane	Commercial Office Spaces
Rutu City Richmond Tower	Thane	1 & 2 BHK Homes
Harasiddh Park	Thane	1 & 2 BHK Homes
Rutu Riverside Estate	Kalyan	1 & 2 BHK Homes
Rutu Riverview Classic	Kalyan	1 & 2 BHK Homes

Our Ongoing Projects

RUTU HEIGHTS

1, 2 & 3 BHK Homes
Kalyan

RUTU APARTMENTS

1 BHK Homes
Kalyan

RUTU SAMRUDDHI

2 & 3 BHK Homes
Thane

RUTU CITY

2 BHK Homes
Thane

