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Editorial



Mukund Patel
Managing Director, Rutu Group

Building the Constitution of Our Own House!

As we celebrate Constitution Day during the Republic Day month, we proudly remember the Constitution of our nation that guides millions of citizens. At the same time, it is equally meaningful to reflect on the constitution of our own house. Just like a country, every home functions better when guided by shared values, rules, and mutual respect.

A House Constitution begins with a preamble that reflects the family's core values—love, respect, equality, discipline, and cooperation. It reminds every member that the home is a safe space where growth, harmony, and well-being are priorities. This constitution is not about control, but about collective responsibility.

Clear rules and regulations help maintain balance. A preamble for screen time can ensure healthy digital habits and appropriate content viewing. Fixed dinner times together encourage bonding, communication, and emotional connection. Daily exercise routines and reminders for diet and medications promote physical and mental health, especially for senior citizens.

Respecting each other's interests, preferences, likes, and dislikes creates an environment of empathy and understanding. Protocols for discipline, decorum, and shared household chores foster teamwork and reduce stress. Providing quiet and supportive spaces for study, worship, and relaxation ensures that every family member feels valued.

This House Constitution benefits all generations. Senior citizens gain purpose, dignity, and longevity. Working adults find rejuvenation and emotional support after long days. Children and students grow more confident, disciplined, and motivated.

By enacting a constitution at home, we strengthen relationships, nurture healthier lifestyles, and ensure smooth functioning. Just as the nation thrives under its Constitution, our homes too can flourish with shared principles and collective commitment.

Sayali Properties: Building Trust, Homes, and Strong Foundations in Thane

Sayali Properties stands as a reliable name in the real estate landscape of Thane, known for its transparent dealings, customer-first approach, and deep understanding of the local property market. With a strong presence on Ghodbunder Road, the firm has steadily built a reputation for helping individuals and families make confident property decisions—whether buying, selling, or renting.

Led by experienced professionals, Sayali Properties operates under MahaRERA No. A51700035644, ensuring complete compliance, authenticity, and trust. The firm is guided by Sadanand Supugade, a seasoned professional known for his commitment to ethical real estate practices, and Arjun Kadav (Civil Engineer), whose technical expertise adds strong value to every transaction. Their combined experience ensures clients receive both practical guidance and structural clarity while making property investments.

Located at Shop No. 6, Surendra



Arjun Kadav
Sayali
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Villa, Opposite Vijay Residency,
Ghodbunder Road, Thane (W) – 400615,

Sayali Properties is easily accessible and strategically positioned in one of Thane's fastest-growing corridors. The firm deals in Buy, Sell, and Rent services, catering to residential and commercial requirements with equal efficiency.

What truly sets Sayali Properties apart is its personalised approach. Every client is treated with transparency, honesty, and respect. From understanding budget expectations to recommending suitable properties, the team ensures a smooth and stress-free experience. Their strong local network and market insights help clients secure the best value in competitive real estate environments.

With a vision rooted in trust and long-term relationships, Sayali Properties continues to redefine real estate consultancy in Thane. It is not just about closing deals—it's about opening doors to better living, smarter investments, and lasting satisfaction.

Sayali Properties – Where Trust Meets Realty.

Vinod Jain: Building Trust and Value in Thane's Real Estate Market

Vinod Mangilal Jain is a dedicated real estate professional and the proprietor of Rishabh Realtors, a growing real estate channel partner firm based in Thane West. With a clear vision and client-centric approach, he formally began his professional journey under the banner of Rishabh Realtors on February 5, 2023, marking a new chapter in his career within the dynamic real estate landscape of the Mumbai Metropolitan Region.

Operating from Office No. 4, Cosmos Tower, Opposite Golden Park, Gokul Nagar, Majiwade, Thane West 400601, Vinod Jain has strategically positioned his office in one of Thane's well-connected and rapidly developing areas. This location allows him to efficiently serve both homebuyers and investors seeking reliable guidance and transparent transactions.

As a Real Estate Channel Partner, Vinod has worked with several reputed and well-known real estate projects, showcasing his strong industry associations and practical market knowledge. His professional experience includes collaborations with prominent developments such as Rutu Samruddhi, Indiabulls / Embassy One, Dosti West County, and Sheth Avalon. These associations reflect his exposure to diverse residential offerings, ranging from premium homes to thoughtfully planned township projects.

Being the proprietor of Rishabh Realtors, Vinod plays



Vinod Jain
Rishabh
Realtors
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an active role in every aspect of the business, from client consultation and project presentation to closing deals and post-sales support. His working style emphasises trust, clarity, and long-term relationships, which have helped him steadily build credibility among clients and developers alike.

With a focused approach, strong ethical values, and an understanding of customer needs, Vinod Jain continues to strengthen his presence in Thane's real estate market. Through Rishabh Realtors, he aims to connect buyers with the right properties while contributing positively to the region's real estate growth and development.



A Decade of Trust and Growth: Abhijeet Maladkar's Journey in Real Estate

Real estate sector, known for his professionalism, market knowledge, and long-standing associations with reputed developers. As the founder of Akshabh Properties, he has been actively contributing to the real estate market since 2014, building a strong foundation based on trust, transparency, and client satisfaction.

With over a decade of experience, Abhijeet Maladkar has successfully worked with some of the most prominent real estate brands in the region. His professional associations include Square Feet Group, Ace Realty, Lodha Group, Dosti, Horizon, Rutu Group, and Bhoomi Developers. Working with such reputed names reflects his credibility in the industry and his ability to handle diverse residential and commercial



Abhijeet Maladkar
Akshabh Properties

real estate requirements.

Akshabh Properties operates from a strategically located office at Shop No. 1, Green Square, Anand Nagar, near DMart, Kavesar Village, Ghodbunder Road, Thane West – 400615. This prime location on Ghodbunder Road allows easy accessibility for clients and developers alike, making it a convenient hub for property consultations,



site discussions, and client meetings.

Over the years, Abhijeet Jeetendra Maladkar has developed a reputation for offering well-researched property options that align with clients' budgets, preferences, and long-term investment goals. His deep understanding of the Thane real estate market, especially emerging residential and mixed-use developments, enables him to guide clients with clarity and confidence.

Through Akshabh Properties, he continues to bridge the gap between reputed developers and discerning buyers, ensuring smooth transactions and lasting professional relationships. His journey since 2014 stands as a testament to consistent growth, ethical practices, and commitment to excellence in the real estate industry.



Atul Thakkar: A Trusted Professional at Square Feet Property Consultant Pvt. Ltd.

Established in 1989, Square Feet Property Consultant Pvt. Ltd. has grown into a respected and reliable name in the real estate industry, serving Mumbai and Thane with professionalism and integrity. Over the years, the company has built strong associations with all major real estate groups across Mumbai and Thane, earning trust through consistent service and transparent dealings.

Atul Thakkar, a dedicated member of the organisation, has been associated with Square Feet Property Consultant Pvt. Ltd. since 2005. With nearly two decades of experience within the company, he has played an important role in strengthening client relationships and supporting the firm's long-standing reputation in the property market. Though not the founder, his contribution and commitment have been instrumental in the company's continued growth and stability.

Known for his deep understanding of the real estate ecosystem, Atul Thakkar brings clarity, reliability, and practical insight to every client interaction. His experience spans residential and commercial real estate, catering to both end-users and investors seeking trustworthy guidance. His professional approach reflects the core values of Square Feet Property Consultant Pvt. Ltd.—honesty,



Atul Thakkar
Square Feet Property Consultant Pvt. Ltd.

consistency, and client satisfaction.

The company operates from its well-established office located at 305, Orion Business Park, Next to Wonder Mall, Kapurbawdi, Ghodbunder Road, Thane West. This strategic location enables seamless connectivity and accessibility for clients across the Mumbai Metropolitan Region.

With a strong legacy dating back to 1989 and a committed team of experienced professionals like Atul Thakkar, Square Feet Property Consultant Pvt. Ltd. continues to remain a dependable name in the real estate sector, helping clients make informed and confident property decisions.

For more details, visit: www.sqft.co.in

From Vision to Value: The Inspiring Journey of Amardeep Tiwari and Bricks N Homes

In the dynamic world of real estate, where trust and credibility define long-term success, Amardeep Tiwari has emerged as a name synonymous with dedication and reliability. The journey of Bricks N Homes began in 2011, driven by a clear vision — to simplify property buying and help people find not just houses, but meaningful homes.

Founded with strong values and a client-first mindset, Bricks N Homes steadily built its reputation in the competitive real estate market. Amardeep Tiwari's deep understanding of property dynamics, combined with his honest approach, helped him earn the trust of both clients and developers. His ability to align customer needs with the right opportunities has been a defining strength throughout his journey.

Over the years, Bricks N Homes has proudly associated with some of the most respected names in the real estate industry, including Godrej, Lodha, Oberoi, Rutu, Dosti, and Square Feet. These collaborations reflect not only professional credibility



Amardeep Tiwari
Bricks N Homes
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but also a strong commitment to quality, transparency, and long-term value creation.

What sets Amardeep Tiwari apart is his people-first approach. He believes that real estate is not just about transactions but about building lifelong relationships. His expertise helps clients make informed decisions, whether they are first-time homebuyers or seasoned investors seeking the right opportunity.

Since its inception in 2011, Bricks N Homes has continued to evolve with changing market trends while staying rooted in trust and integrity. Today, it stands as a symbol of reliability, professionalism, and customer satisfaction — a brand built on vision, experience, and unwavering commitment to excellence.





Makar Sankranti: The Auspicious Gateway to Smart Property Investments



Ashmi Singh
Rutu CP Times
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Makar Sankranti is more than just a harvest festival—it marks a powerful shift in energy, prosperity, and new beginnings. Celebrated across India, this auspicious occasion symbolises the Sun's transition into Capricorn, bringing positivity, growth, and stability. For centuries, this period has been considered one of the most favourable times to make major life investments, especially in real estate. This belief, combined with practical market advantages, makes Makar Sankranti an ideal time to buy a home.

Traditionally, Makar Sankranti represents progress and forward movement. Many homebuyers believe that purchasing property during this time brings long-term prosperity, peace, and financial security. Developers and investors also align their launches with this period, as it is considered highly auspicious for new beginnings. As a result, buyers often gain access to exclusive festive offers, flexible payment plans, and limited-period benefits that are rarely available at other times of the year.

From an investment perspective, the period around Makar Sankranti is strategically strong. The real estate market often witnesses renewed momentum after the year-end slowdown. Developers introduce new inventories, price advantages, and value-added benefits such as stamp duty support, modular kitchens, or interior upgrades. For investors, this creates an opportunity to secure premium properties at competitive prices before demand rises later in the year.

Vivek Advani and Urban Venture: Redefining Mumbai's Real Estate Landscape Since 2021



In the dynamic and ever-evolving world of Indian real estate, few names have managed to carve a distinct identity in a short span of time. Vivek Advani stands out as one such emerging force. With the launch of Urban Venture at the start of 2021, Advani stepped into the competitive real estate ecosystem with a clear vision: to bridge premium developers with discerning urban buyers through trust, strategy, and deep market insight.

Urban Venture was founded during a pivotal time when the real estate sector was adapting to post-pandemic shifts. While many saw uncertainty, Vivek Advani recognised opportunity. His approach focused on understanding evolving buyer preferences—such as demand for



Vivek Advani
Urban Venture
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lifestyle-driven homes, connectivity, brand credibility, and long-term value—and aligning them with India's most reputed developers.

Since its inception, Urban Venture has built strong associations with some of the biggest and most respected names in the industry. These include Lodha Group, Sheth

Developers, Raymond Realty, Metro Group, Ashar Group, Tata Housing, Wadhwa Group, Dhamji Shamji Shah Group, Neelkanth Realty, Nandivardhan Group, Mextech, Oberoi Realty, L&T Realty, Adani Realty, Kalpataru Group, Piramal Realty, and Dosti Realty. Collaborating with such an extensive portfolio of developers reflects Urban Venture's credibility and Vivek Advani's ability to foster long-term professional relationships.

What sets Vivek Advani apart is his client-centric mindset. Rather than focusing solely on transactions, he emphasises advisory-led solutions—guiding buyers through informed decisions that balance aspiration with practicality. His market knowledge, combined with Urban Venture's structured approach, has helped the firm establish itself as a trusted intermediary in Mumbai's competitive property market.

Urban Venture's growth story is also rooted in its adaptability. By embracing modern sales strategies, transparent communication, and a deep understanding of micro-markets, the firm continues to strengthen its presence across residential developments.

In just a few years since 2021, Vivek Advani has positioned Urban Venture as a rising name synonymous with reliability and strategic real estate partnerships. As the urban skyline continues to transform, his journey reflects ambition, resilience, and a forward-looking vision that is shaping the future of real estate advisory in India.

Yogesh Gavit: Giving Homes, Not Just Selling Flats

Yogesh Vishnu Gavit is a RERA-registered Real Estate Marketing Consultant and the founder of A1 Realty, a firm known for its strategic, ethical, and result-driven approach in the real estate sector. Guided by the philosophy "Giving Homes, Not Just Selling Flats," Yogesh believes that real estate is about building trust, long-term value, and meaningful relationships rather than focusing only on transactions.

Since 2017, he has been working as a Sole Selling and Mandate Partner, successfully supporting builders in achieving strong sales performance across residential projects. His expertise lies in understanding market challenges, identifying buyer behaviour, and creating tailored marketing strategies that deliver consistent results.

Yogesh has built strong professional associations with reputed developers such as Ashar, Godrej, Dosti, along with several individual builders, earning trust through transparency, commitment, and execution excellence. His ability to position projects effectively has helped developers overcome sales challenges and enhance project visibility.

Currently, Yogesh is leading the In-House Marketing Team for Padmanabh Developers, managing sales operations across key locations including Naupada, Bramhan Society, Charai, and Panchpakhadi. His role focuses on driving structured sales processes, team coordination, and



result-oriented marketing strategies for all ongoing projects.

His core focus is to build long-term associations with developers, especially where projects face difficulty in achieving sales momentum. By working exclusively as their In-House Marketing Team, Yogesh ensures alignment with the builder's vision while delivering measurable outcomes.

With integrity, strategic thinking, and deep market knowledge, Yogesh Gavit continues to shape successful real estate journeys—helping builders grow and families find their ideal homes.



Yogesh Gavit
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