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Editorial



Mukund Patel
Managing Director, Rutu Group

ABODE OF LEARNING

As exams approach, it is natural to feel a mix of excitement and nervous anticipation. This is an important phase in every student's life, and preparation goes beyond just studying textbooks. The environment in which you learn plays a vital role in shaping your focus, confidence, and overall performance.

Your home is more than just a place to live — it is your second school, library, and learning space. A well-designed study area can make a significant difference. Having a proper study table with sufficient lighting and good ventilation helps you stay comfortable and attentive for longer hours. Organised shelves where you can easily store and retrieve books, notes, and educational materials save time and reduce unnecessary stress during revision.

Equally important is maintaining a peaceful and healthy environment. A calm atmosphere supports mental clarity and emotional balance, both of which are essential when preparing for examinations. Surroundings that promote positivity help build the right mindset needed to face academic challenges with confidence.

Green spaces also contribute greatly to well-being. If possible, create a small garden in your balcony. If space is limited, a vertical garden is a wonderful alternative. Spending a few minutes watering plants or simply sitting near greenery during short study breaks can refresh your mind, reduce fatigue, and restore concentration.

Practical convenience also matters. Living close to your school can ease daily travel and often means your exam centre is nearby, reducing last-minute anxiety and saving valuable time and energy.

So, dear students, after months of hard work and perseverance, take a moment to relax and trust your preparation. Stay calm, stay focused, and believe in yourself. With dedication and determination, you are sure to come out with flying colours. All the very best!

Virgo Realtors: A New-Age Real Estate Advisory Led by Experience

Virgo Realtors, founded in 2024, is a dynamic real estate advisory firm led by industry professional Vijay V. Shenoy. Built on a strong foundation of trust, transparency, and market expertise, Virgo Realtors aims to simplify property decisions for homebuyers, investors, and businesses alike. Despite being a young firm, it brings with it years of hands-on experience and deep-rooted knowledge of Mumbai's competitive real estate landscape.

Before establishing Virgo Realtors, Vijay V. Shenoy gained valuable exposure to the primary real estate market by working closely with some of India's most reputable developers. His professional journey includes associations with renowned groups such as Kalpataru Group, Hiranandani, Heer Realty, and Rustomjee. These experiences helped him develop a strong understanding of large-scale residential developments, project planning, pricing strategies, and customer-centric sales approaches. Working with premium and mid-segment developers also sharpened his ability to match the right product with the



right client.

In addition to primary sales, Virgo Realtors has extensive experience in the secondary market, successfully handling both residential and commercial transactions. The firm caters to clients looking to buy, sell, or lease properties, offering practical advice backed by real-time market insights. From homes and resale apartments to office spaces and commercial investments, Virgo Realtors provides end-to-end assistance to ensure smooth, legally compliant transactions.

What sets Virgo Realtors apart is its consultative approach. Rather than focusing solely on sales, the firm prioritises understanding client requirements, budget constraints, and



long-term goals. With a keen eye on market trends and upcoming growth corridors, Virgo Realtors positions itself as a reliable partner for informed property decisions.

Based in Thane West, the firm serves a growing client base across Mumbai and its suburbs. Backed by RERA registration and ethical business practices, Virgo Realtors stands for credibility, professionalism, and personalised service.

With strong leadership, trusted developer associations, and experience across both primary and secondary markets, Virgo Realtors is steadily emerging as a dependable name in the real estate advisory space, committed to creating lasting value for its clients.

Decent1 Properties Offers Value Brick by Brick

Decent1 Properties is a professionally driven real estate advisory firm led by Sanjay Puran Singh, an experienced channel partner who has been actively working in the real estate industry since 2021. With a strong focus on transparency, client satisfaction, and ethical dealings, Decent1 Properties has steadily built a reputation as a dependable name in the property consulting space.

Since the beginning of his career, Sanjay Puran Singh has been associated with many well-known and reputed real estate properties, gaining practical exposure to diverse projects and market segments. His experience as a channel partner has allowed him to work closely with developers, customers, and investors, giving him a 360-degree understanding of the real estate ecosystem. This hands-on involvement has helped him develop sharp negotiation skills and a clear understanding of customer needs.

Decent1 Properties specialises in guiding clients through informed property decisions, whether they are end-users looking for their dream home or investors seeking long-term returns. The firm is known for offering personalised



solutions rather than a one-size-fits-all approach. By carefully understanding budget, location preferences, and future goals, Sanjay ensures that every client

receives options that truly match their requirements.

Over the years, Sanjay Singh has developed strong market knowledge, particularly in evaluating project credibility, pricing trends, and growth potential. His association with reputed properties has strengthened his ability to identify value-driven opportunities and present them transparently to clients. This approach has resulted in long-term relationships built on trust and repeat business.

What sets Decent1 Properties apart is its commitment to professional integrity and after-sales support. The firm believes that real estate advisory does not end with a transaction but continues through documentation, coordination, and post-purchase assistance. This client-first mindset has played a key role in the firm's steady growth since 2021.

With a clear vision, growing industry experience, and a strong ethical foundation, Decent1 Properties, under the leadership of Sanjay Singh, continues to move forward as a reliable real estate advisory firm, dedicated to delivering value, clarity, and confidence in every property transaction.



Bhandari Real Estate: A Legacy of Excellence Since 2001

With a strong foundation built on trust, experience, and deep market knowledge, Bhandari Real Estate has been a respected name in the real estate industry since 2001. Founded by Sachin Meghraj Bhandari, the firm represents over two decades of consistent dedication to delivering reliable and value-driven real estate solutions.

Sachin Bhandari's long-standing presence in the industry has allowed him to witness and adapt to the ever-evolving real estate landscape. His journey reflects a rare blend of traditional values and modern market understanding, making Bhandari Real Estate a preferred choice for clients seeking transparency and professionalism.

Over the years, Bhandari Real Estate has successfully collaborated with some of the most prominent and trusted developers



in the country. The firm has worked closely with renowned names such as House of Hiranandani, Lodha Group, Sheth Developers, Ekatva Group, MCL, and DLF, along with numerous Thane-based developers. This wide-ranging association



Sachin Bhandari
Bhandari
Real Estate
98924 47150

highlights the firm's credibility and strong network within the real estate sector.

Bhandari Real Estate is known for offering carefully curated property options that align with the diverse needs of homebuyers and investors alike. Whether it is premium residential developments or well-planned projects in emerging locations, the firm ensures that clients receive informed guidance and honest advice at every step of their property journey.

What truly distinguishes Bhandari Real Estate is its client-first approach. Rather than focusing solely on transactions, the firm emphasises long-term relationships built on trust, integrity, and satisfaction. Each client interaction is handled with attention to detail, ensuring clarity in communication and confidence in decision-making.

With more than 20 years of industry experience, Sachin Bhandari continues to lead Bhandari Real Estate with the same passion and commitment that marked its beginning. Today, the firm stands as a symbol of reliability and expertise, especially in the Thane and Mumbai real estate markets.

For those seeking a dependable real estate partner backed by experience, strong developer associations, and a proven track record, Bhandari Real Estate remains a name that inspires confidence and lasting value.

Building Trust, One Square Yard at a Time



Juhi Dixit is a dynamic and committed professional associated with the real estate firm Square Yards, known for her growing presence and dedication in the property sector. With a clear vision and a client-first approach, Juhi has steadily built her professional identity over the last two years, earning trust and recognition through consistent efforts and ethical practices.

Juhi began her journey with Square Yards two years ago, stepping into the competitive real estate industry with determination and enthusiasm. From the very beginning, she focused on understanding market trends, client requirements, and the finer aspects of property transactions. Her ability to adapt quickly and learn continuously has played a key role in shaping her professional growth.

At Square Yards, Juhi Dixit has been actively involved in assisting clients with property-related needs, guiding them through informed decisions, and ensuring smooth communication throughout the process. Her work reflects a strong sense of responsibility, transparency, and professionalism. She believes that real estate is not just about buying or selling properties,

but about building long-term relationships based on trust and clarity.

Over the past two years, Juhi has developed a reputation for being approachable, reliable, and detail-oriented. She understands that every client has unique needs, and she strives to offer personalised solutions rather than one-size-fits-all advice. Her dedication

towards her work and her firm has contributed positively to the growing credibility of Square Yards.

Juhi's journey is a reflection of perseverance and consistent effort. In a short span of time, she has managed to establish herself as a focused professional who values honesty and customer satisfaction above all. As she continues her association with Square Yards, her goal remains to expand her expertise, serve more clients effectively, and grow alongside the firm.

With a strong foundation built over the last two years, Juhi Dixit continues to move forward with confidence, aiming to make a meaningful impact in the real estate industry and set higher benchmarks for service and commitment.

Juhi Dixit
Square Yards
90224 51395

Kajal Parmar: A Renowned Name in Thane's Real Estate

Kajal Parmar is a dedicated and experienced Channel Partner (CP) who has steadily built a strong reputation in Thane's real estate market. Associated with Parmar Property, she has been actively working in the industry since 2019, offering reliable property solutions and professional guidance to homebuyers and investors alike. With years of hands-on experience, Kajal Parmar has emerged as a trusted bridge between reputed developers and customers seeking quality real estate opportunities.



Kajal Parmar
Parmar
Property
98677 78200

Parmar Property, located at Green Square, Kasarwadali, Thane, is known for its customer-centric approach and transparent dealings. Under Kajal Parmar's association, the firm focuses on understanding client needs, budget preferences, and long-term goals, ensuring that every customer makes a confident and informed property decision. Her consistent commitment to honesty and service excellence has helped Parmar Property gain credibility in a highly competitive market.

Since beginning her journey as a Channel Partner in 2019, Kajal Parmar has successfully worked with several renowned real estate developers. Her portfolio includes prestigious projects



from Lodha Group, Dosti Realty, Piramal Realty, Raunak Group, Vihang Group, Puranik Builders, and Rutu Developers. These associations reflect her strong industry network and her ability to offer clients a wide range of premium and affordable housing options across Thane and nearby regions.

What sets Kajal Parmar apart is her deep understanding of the local real estate market, current trends, and future growth potential. She is known for providing personalised assistance, from property shortlisting to site visits and final documentation, making the buying process smooth and stress-free. Her professional approach and market knowledge have earned her long-term relationships with both clients and developers.

Today, Kajal Parmar continues to grow as a reliable Channel Partner, contributing to the success of Parmar Property while helping countless families and investors find their ideal homes. With a strong foundation, reputed developer tie-ups, and a customer-first mindset, she remains a prominent and trusted name in Thane's real estate sector.



Buy Your Dream Home in Thane with Vidhi Realty

With over 15 years of experience in the real estate industry, Vidhi Realty has emerged as a trusted and client-centric real estate consultancy in Thane. Founded and led by Rani Shashikant Gaud, Vidhi Realty stands for transparency, professionalism, and personalised property solutions that turn real estate dreams into reality.

Registered under MahaRERA No. A51700031402, Vidhi Realty operates with complete legal compliance and ethical practices, ensuring peace of mind for every client. The firm specialises in buying, selling, and renting residential properties and also provides end-to-end support services such as Property Registration, Documentation, and Home Loan Assistance, making the entire property journey smooth and hassle-free.

Over the years, Rani Shashikant Gaud has built strong expertise by working with some of the most reputed developers in the market. Vidhi Realty has actively dealt in projects from renowned names like Ashar Group, Runwal Group, Kalpataru, Cosmos Group, Dynamic Realty, and Piramal Group, among others. This extensive exposure enables the firm to offer clients a wide range of premium as well as budget-friendly property options tailored to their needs.

Located at Shop No. 2, Vidarbha Mahesh Bhavan, Beside Coral Heights, Opposite



Rani Gaud
Vidhi
Realty
90291 44579

D-Mart, Kavesar, Ghodbunder Road, Thane (W) – 400615, Vidhi Realty enjoys a strategic location that is easily accessible for clients across Thane and surrounding areas.

What truly sets Vidhi Realty apart is its commitment to building long-term relationships rather than focusing only on transactions. The firm believes in understanding client requirements deeply and offering honest guidance at every step. With strong market knowledge, clear communication, and dedicated after-sales support, Vidhi Realty has earned the trust of countless satisfied clients.

For anyone seeking reliable real estate solutions backed by experience, integrity, and expertise, Vidhi Realty remains a name synonymous with confidence and success in the Thane real estate market.

'Home' Delivering Success Since 2018

In the ever-evolving world of real estate, consistency, credibility, and strong partnerships define true success. Rittesh Tanna, the driving force behind 'Place For Self', has steadily built a name for himself in the industry since 2018. With a clear vision and client-first approach, he has established his firm as a reliable destination for individuals seeking their ideal property investment.



Rittesh Tanna
Place For Self
98926 88422

Founded in 2018, 'Place For Self' was created with the aim of offering personalised real estate solutions tailored to each client's unique needs. Over the years, Rittesh Tanna has demonstrated dedication, professionalism, and deep market understanding, helping countless clients find not just properties, but places they can truly call their own.

What sets Rittesh apart is his strong association with some of the most reputed developers in the real estate sector. He has successfully worked with renowned groups such as Ashar, Lodha, Ruparel, Runwal, Poddar, Rutu, Hiranandani, Puranik, Seth, Godrej, and Piramal, among others. Collaborating with such prestigious names reflects his credibility and the trust he has earned within



the industry.

Through these partnerships, Rittesh has gained extensive exposure to both premium and mid-segment projects, enabling him to guide clients across various budgets and preferences. His experience across multiple reputed brands ensures that buyers receive transparent guidance, genuine advice, and access to top-quality developments.

Rittesh Tanna believes that real estate is not just about transactions—it is about building long-term relationships. His approach focuses on understanding client requirements, providing accurate project insights, and ensuring smooth end-to-end assistance throughout the buying journey. This commitment to excellence has helped 'Place For Self' grow steadily and earn a respected position in the competitive property market.

With over six years of industry experience and a strong portfolio of collaborations, Rittesh Tanna continues to expand his reach and impact. As he moves forward, his mission remains clear: to deliver value, trust, and satisfaction to every client who chooses 'Place For Self' as their real estate partner.

Luxury meets Nature at Rutu City's Richland Tower

USPs of the Project

Richland Tower by the Rutu Group of Companies, located in Rutu City, is a rare gem nestled amid lush green hills, offering an unparalleled living experience. Thoughtfully designed 2 BHK homes with decks seamlessly blend modern luxury with the timeless beauty of the outdoors, creating a perfect balance between comfort and nature.

Buyer Segment

The project is ideal for buyers seeking spacious carpet areas on Ghodbunder Road, in a location that offers both excellent connectivity and serene surroundings.

Location : Rutu City, behind D-Mart, Ghodbunder Road, Kavesar, Thane (W).

Marketing Strategy

With a strong presence in Thane for over 30 years, Rutu Group leverages word-of-mouth recommendations from existing customers. Long-standing relationships with Channel Partners further strengthen the project's



Vishesh Patel,
Project
Coordinator at
Rutu Group

- Possession date as per RERA - January 2029
- RERA number - P51700079569
- Configuration - 2 BHK
- Sizes of flats - 700+sqft
- Approx. price points - 1.27 All incl*

outreach.

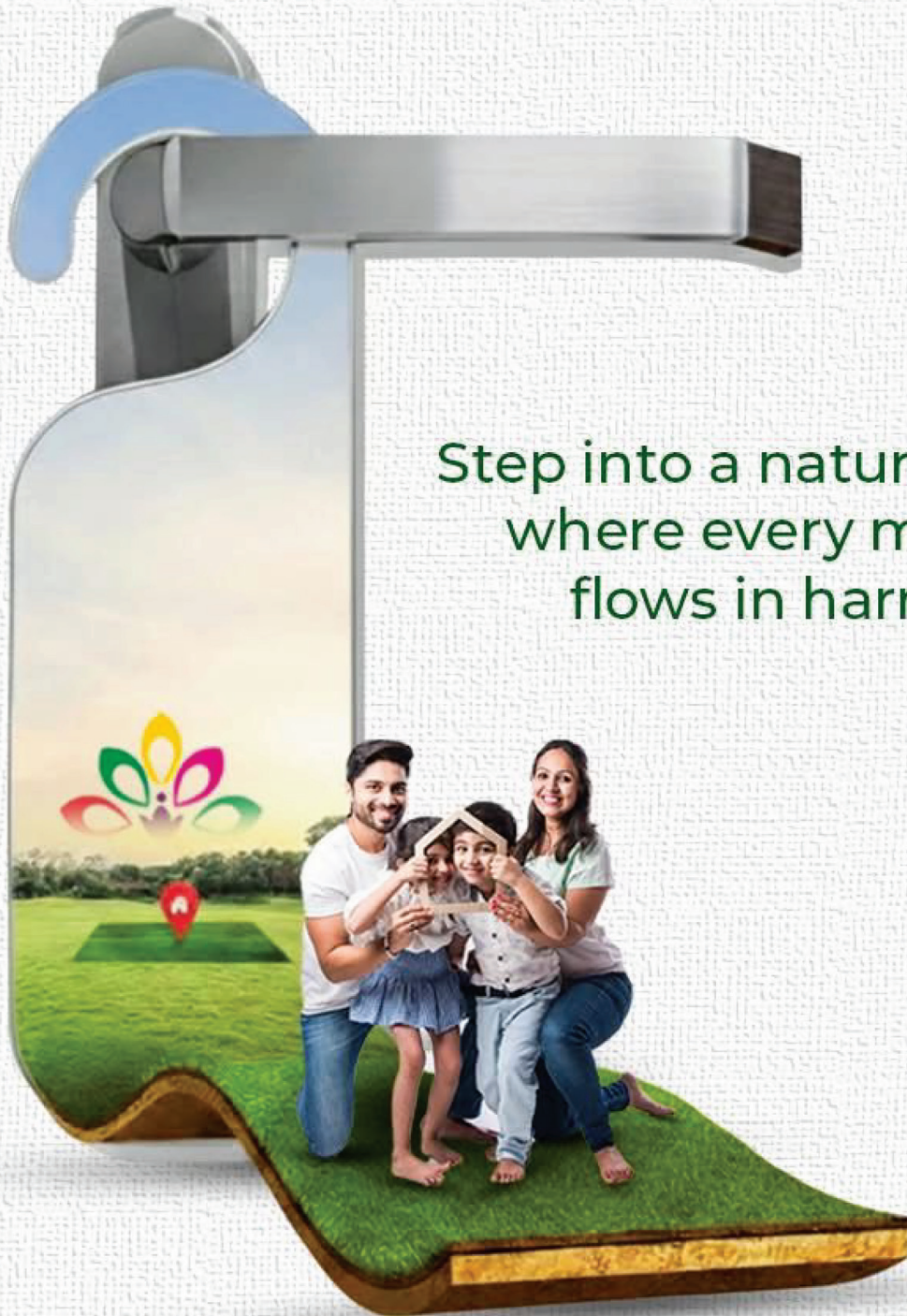
Future of Thane's Real Estate

For those considering investment or a new place to call home, this is an opportune time to explore Thane. The city's unique blend of modern infrastructure and abundant green spaces continues to make it an attractive destination.





RERA Registration No.
P51700079569



Step into a nature's haven,
where every moment
flows in harmony.

INTRODUCING
SAMPOORNA
LIFE

at

