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Editorial

Welcome Ganpati Bappa Home : New Beginning, New Opportunities

Welcoming Ganpati Bappa into a new home is much more than celebrating a festival; it is welcoming a new beginning, a new energy and a new chapter in life.

Lord Ganesha, the God of wisdom and the remover of obstacles, is revered as the Lord of new beginnings. And what could be more symbolic than inviting Bappa into a new home, where every corner holds the promise of new experiences, new relationships and new possibilities?

A new home brings with it a new environment, new neighbours and new people. It opens the door to fresh interactions and new perspectives. In today's world, our careers, jobs and businesses are influenced not only by our knowledge and capabilities but also by the people we meet, the networks we build and the company

we keep. The right introduction, a meaningful conversation or a new connection can sometimes open doors to opportunities we never imagined.

This is where Bappa's blessings become even more meaningful. He gives us the wisdom to recognise opportunities, the clarity to choose the right path and the strength to overcome obstacles that may slow our progress. A new place brings new vibrations, and those vibrations can inspire us to think differently, dream bigger and explore possibilities beyond our familiar surroundings.

At Rutu Group, we celebrate Ganpati with great enthusiasm and devotion. Our Ganpati celebrations bring Rutu residents together, creating a wonderful sense of community, belonging and togetherness. It is a time when neighbours become friends, new relationships are formed, and the spirit of celebration fills every corner of our homes.

So, as you welcome Bappa into your new home, welcome the possibilities that come with it. Start looking for new opportunities, new connections and new beginnings.

Perhaps your next great opportunity begins right here with a new home at Rutu Group and the blessings of Ganpati Bappa.

Ganpati Bappa Morya!



Mukund Patel
Managing Director,
Rutu Group

Mayuresh Enterprises: A Growing Presence in Thane Realty

Mayur Bhavsar

Mayuresh Enterprises
7977199225

With a strong presence in the real estate sector since 2016, Mayur Bhavsar, associated with Mayuresh Enterprises, has established himself as an experienced Channel Partner with a focus on property sales and customer relationships. Over the years, his professional journey has been shaped by extensive exposure to the Thane real estate market and associations with several reputed developers.

Mayur has worked extensively in sales with established names such as Rutu Group, Keytech NICCO, SNA Buildtech, Kalpataru, Piramal Realty, Neelkanth Group, Ashar Group and Shree Krishna Group. His experience with these developers has provided him with valuable knowledge of different projects, market trends and customer requirements, helping him guide prospective homebuyers and investors towards suitable property opportunities.

As a Channel Partner, Mayur plays an important role in connecting customers with developers and their projects. His primary focus has been on sales, where understanding customer preferences and providing relevant



project information are key aspects of his professional approach. His years of experience have helped him develop a strong understanding of the factors that influence property decisions, including location, project offerings, connectivity and overall suitability.

A notable aspect of his current portfolio is that Mayuresh Enterprises holds the mandate for

Nand Apartment in Panchpakhadi, Thane West. This association further strengthens the firm's presence in one of Thane's established residential locations.

In addition to holding the mandate for Nand Apartment, Mayuresh Enterprises also has an AOP of multiple projects across Thane West, giving the firm an extensive network and access to a diverse range of property opportunities. This allows Mayur to cater to customers with varied requirements and preferences while maintaining strong professional relationships across the real estate ecosystem.

Since beginning his journey in 2016, Mayur has continued to build Mayuresh Enterprises through consistent involvement in property sales, developer associations and customer interactions. His experience across multiple reputed real estate groups reflects his understanding of the sector and his ability to work across different projects.

Today, Mayuresh Enterprises continues its journey as a Channel Partner with a focus on sales, strong developer relationships and customer service. With a growing portfolio across Thane West and experience spanning nearly a decade, Mayur remains committed to connecting customers with suitable real estate opportunities.

25 Years of Expertise and Partnerships with Bhoomi Realtors

Hasmukh Shah

Bhoomi Realtors | 9821091099

With 25 years of real estate experience, Hasmukh Shah of Bhoomi Realtors has built a strong presence as a trusted Channel Partner, backed by deep industry knowledge and long-standing professional relationships. His journey in realty reflects years of experience, market understanding and a commitment to helping customers explore suitable property opportunities.

Over the years, Hasmukh has developed strong associations with some of the most reputed names in the real estate sector, including Lodha, Sheth and Runwal. His professional association with these



established developers reflects the network and credibility that Bhoomi Realtors has built within the industry.

As a Channel Partner, Hasmukh serves as an important link between reputed developers and prospective homebuyers and investors.



His experience enables him to understand the requirements of customers and guide them towards projects that suit their preferences, budgets and investment objectives. His approach focuses on providing customers with clear information and helping them make informed

property decisions.

Adding another significant milestone to his professional journey, Hasmukh is also a Founder Member of the Mumbai Eastern Suburb Association (MESR). His involvement with the association reflects his active engagement with the real estate community and his connection with professionals across the industry.

Having witnessed the real estate sector evolve over two and a half decades, Hasmukh brings valuable insight into changing market trends, customer expectations and the growing importance of reputed developers. His experience has helped him build relationships not only with industry partners but also with customers who rely

on his knowledge while making important property decisions.

Through Bhoomi Realtors, he continues to strengthen these relationships by connecting customers with projects from established developers. His association with names such as Lodha, Sheth and Runwal further adds to the firm's reach and professional network.

For Hasmukh, 25 years in real estate represents a journey built on experience, relationships and trust. As Bhoomi Realtors continues forward, his focus remains on delivering reliable property guidance and creating meaningful connections between customers and quality real estate opportunities.



Dreamer Property: Building Trust in Kalyan's Real Estate Landscape

Chetan Borse
9320562564



Chetan Borse is associated with Dreamer Property as a dedicated Channel Partner, contributing to the organisation's presence in the Kalyan real estate market. With Dreamer Property beginning its journey in 2000, the firm has established a long-standing association with the property sector and continues to focus on connecting customers with suitable real estate opportunities.

Operating primarily across Kalyan and surrounding areas, Chetan works as a Channel Partner, serving as an important link between property developers and prospective buyers. His role involves understanding customer requirements, presenting relevant property options and assisting clients through their property-search journey. As a Channel Partner, he helps make the process of exploring and evaluating real estate opportunities more accessible to homebuyers and investors.

The Kalyan region has developed into an important residential destination, attracting people looking for homes as well as those considering real estate as a long-term investment. In such a market, professional guidance and knowledge of available projects can play an important role in helping customers make informed decisions. Through his association with Dreamer Property, Chetan focuses on providing customers with property-related assistance based on their individual requirements.

With an association dating back to 2000, Dreamer Property represents



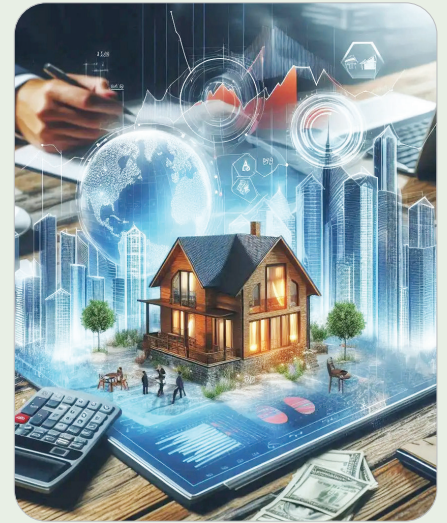
experience in the real estate field. The organisation's presence in Kalyan and its surrounding market allows it to cater to a diverse range of customers seeking residential and property options.

As a Channel Partner, Chetan represents the importance of customer relationships and personalised assistance in the property industry. His work reflects an approach centred on understanding the needs of prospective buyers and helping them navigate the available choices.

With its long-standing journey and focus on the Kalyan property market, Dreamer Property continues to be associated with real estate opportunities in the region. Chetan's role as a Channel Partner further strengthens this connection by helping customers explore properties and move closer to finding an option that suits their requirements and aspirations.

From Resale Properties to Realty: Mangal Properties

Omkar Shirke
Mangal Properties | 9699424764



With a professional journey spanning nearly two decades in sales and business development, Omkar Shirke, Proprietor of Mangal Properties, has built a distinctive presence in Thane's real estate sector. His experience in sales and business development dates back to 2008, giving him a strong foundation in understanding customers, business relationships and market requirements.

Before entering real estate, Omkar was associated with CarDekho.com, where he gained valuable exposure to sales and business development. In 2018, he took another entrepreneurial step by starting his own firm, Mangal Motors. Following the COVID period, he decided to move into the real estate sector, eventually establishing Mangal Properties as a dedicated property consultancy.

His real estate journey began independently in 2021, when he started showcasing and promoting resale properties through YouTube. What began as an individual initiative gradually developed into a growing real estate business. Today, Mangal Properties has a team of five professionals and operates from its office in Charai, Thane West, reflecting the steady growth of the firm over the years.

As a Channel Partner, Omkar has worked with several reputed names in the real estate industry, including Lodha, Dosti, Rutu, Dreams, Jagdale, Piramal Vaikunth, Larkins and Gala Group. His associations with established developers allow him to offer customers a diverse range of property opportunities while helping them explore projects according to their individual requirements.



A key aspect of Mangal Properties' journey has been its use of digital platforms to connect with potential buyers. The firm's YouTube channel, Mangal Properties, continues to serve as a platform for showcasing property opportunities and sharing real estate-related information. Its presence on social media further strengthens its digital outreach.

With experience across sales, business development, entrepreneurship and real estate, Omkar brings a multifaceted perspective to his work as a Channel Partner. From starting independently with resale properties to building a five-member team and establishing an office in Charai, his journey reflects determination, adaptability and entrepreneurial growth.

Today, Mangal Properties continues to focus on connecting customers with suitable property opportunities while strengthening its relationships with reputed developers across the Thane real estate market.

Strengthening the Real Estate Network with Habitat Real Estate Thane

Rohan Sonawane
9657889831

With a career in the real estate sector spanning nearly a decade, Rohan Sonawane, associated with Habitat Real Estate Thane, has established a strong presence in the property market through experience, professional relationships and a customer-focused approach. Working in the industry since 2017, he has developed a detailed understanding of the evolving real estate landscape and the changing requirements of property buyers.

As a Channel Partner, Rohan works closely with reputed developers and plays an important role in connecting prospective homebuyers and investors with suitable residential and real estate

opportunities. His experience allows him to understand the priorities of customers and assist them in exploring projects based on their requirements, preferences, location and investment objectives.

Over the years, Rohan has built professional associations with several established names in the real estate industry. His work includes associations with Rutu, Kalpataru, Lodha, Hiranandani, Dosti, Neelkanth, Narang, Rustomjee, Ace Realty and Square Feet. Working with such a diverse portfolio of developers gives Habitat Real Estate Thane access to a wide range of projects and enables customers to explore multiple options under one professional network.

His journey since 2017 has also given him valuable exposure to different segments of the property market. From understanding



project offerings and locations to keeping track of changing buyer preferences, Rohan continues to use his industry experience to provide practical guidance to clients during their property search.

For a property buyer, selecting the right project often involves considering several factors,

including the developer's reputation, location, amenities, connectivity and long-term potential. As a Channel Partner, Rohan focuses on helping customers understand these aspects and make decisions according to their individual requirements.

Through Habitat Real Estate Thane, he continues to strengthen



his professional relationships with leading developers while building connections with customers. His association with reputed names such as Rutu, Kalpataru, Lodha and Hiranandani, among others, reflects his established network within the real estate sector.

With nearly a decade of experience, Rohan continues to move forward with a focus on professional service, strong industry partnerships and customer satisfaction. His journey represents the growth of Habitat Real Estate Thane as a reliable channel partner in the competitive real estate market.



Om Deal Real Estate: A Legacy of Three Decades in Kalyan

Mohit Chandwani
Om Deal Real Estate
9967953922



Mohit Chandwani is associated with Om Deal Real Estate, a well-established real estate firm with a journey dating back to 1993. With more than three decades of experience in the property sector, the firm has built a strong foundation through its long-standing presence and understanding of the evolving real estate market.

Mohit joined his father's business in 2013, continuing the family's association with the real estate industry. Since then, he has been actively involved in the business and has developed valuable experience in understanding customer requirements, property opportunities and the changing dynamics of the Kalyan real estate

market.

As a Channel Partner, Mohit works as a link between property developers and prospective customers. His role involves helping clients explore suitable real estate opportunities while providing guidance throughout their property search and transaction journey. Through his association with developers and projects, he assists homebuyers and investors



in understanding available options according to their requirements.

A significant aspect of Mohit's professional profile is his recognition as a MahaRERA-certified real estate agent. According to his registration certificate, his registered name is Mohit Lakshaman Chandwani, with MahaRERA registration number AO11332601694. His registered principal place of

business is in Kalyan, District Thane, Maharashtra – 421301. The registration is valid for five years, commencing from 15 June 2026 and ending on 14 June 2031, subject to the applicable rules and regulations.

The MahaRERA registration enables him to operate as a real estate agent facilitating the sale or purchase of plots, apartments

and buildings in registered real estate projects. It also reflects his professional commitment to operating within the regulatory framework governing the real estate sector.

With Om Deal Real Estate's journey beginning in 1993 and Mohit joining the family business in 2013, the firm combines decades of experience with a newer generation's approach to the property market. As a Channel Partner and registered real estate agent, Mohit continues to contribute to the firm's operations while assisting customers in navigating Kalyan's evolving real estate landscape.

Through experience, professional certification and customer-focused assistance, Om Deal Real Estate and Mohit continue their journey of serving the property market with knowledge, professionalism and long-term commitment.

Pratham Estate Consultant: Connecting Kalyan to Realty Opportunities

Manoj Anasane
Pratham Estate Consultant
9892148050

Manoj Anasane, the founder and representative of Pratham Estate Consultant, has established a strong presence in the real estate sector with a career spanning more than a decade. The firm began its journey in 2011 and has since been involved in providing property-related services in and around the Kalyan region.

Pratham Estate Consultant operates as a Channel Partner, assisting prospective homebuyers, investors and property seekers in exploring suitable real estate opportunities. The firm deals in property sales, purchases and rentals, offering customers assistance across different stages of their property search and transaction journey.

Based in Kalyan (West), Pratham Estate Consultant operates from Shop No. 3, Royce Paradise, Building No. B/6, near Rutu, Gandhare, Kalyan (West) – 421301. The firm is also registered under MahaRERA with registration number A51700021146, reflecting its formal association with the regulated real estate sector.

Over the years, Manoj has worked with several established names and projects in the real estate industry. His professional associations include Rutu Group Kalyan, Tharwani Infra, Shakti Group, Mangeshi Universe, Kohinoor Uptown, Season Green and Green Sapphire. These associations have contributed to his understanding of the local property market and helped him develop experience across various real estate offerings.

As a Channel Partner, Manoj Anasane plays an important role in connecting developers and property seekers. His work involves understanding customer requirements, presenting relevant property options and helping clients navigate the process of purchasing, selling or renting a property. His experience in the Kalyan market enables him to understand the changing preferences of customers and the developments taking place across the region.



With Pratham Estate Consultant's journey beginning in 2011, Manoj brings years of industry experience and local market knowledge to his professional role. His continued association with reputed developers and projects reflects his involvement in Kalyan's evolving real estate landscape.

Through Pratham Estate Consultant, Manoj continues to serve customers as a Channel Partner, focusing on property solutions while building professional relationships with both clients and real estate developers.



Raj Real Estate Consultant: Supporting Smarter Property Choices

Raj Mirlekar
9987518978 / 9322518978

Raj Mirlekar, associated with Raj Real Estate Consultant, is a Channel Partner in the real estate sector, helping customers explore property opportunities with professional guidance and a customer-focused approach. Through his work in the property market, he aims to create a reliable connection between prospective buyers and suitable real estate projects.

As a Channel Partner, Raj plays an important role in understanding the requirements of homebuyers and investors and connecting them with relevant property opportunities. His approach focuses on helping customers navigate the various aspects of property selection, from understanding project details and locations to evaluating options according to individual needs and preferences.

The real estate market can offer a wide range of choices, making professional guidance valuable for customers looking to make an informed decision. Through Raj Real Estate Consultant, Raj works towards simplifying this process by assisting clients throughout their property search and helping them understand the opportunities available to them.

His role as a Channel Partner also involves maintaining professional relationships within the real estate ecosystem and staying connected with developments in the property market. By keeping the needs of customers at the centre of his work, he strives to provide a smooth and transparent property consulting experience.

Raj Real Estate Consultant



represents a professional approach to property advisory, with a focus on building relationships and understanding the expectations of clients. Whether customers are exploring a home for their family or considering a property as an investment, Raj works towards helping

them identify options that align with their requirements.

In a competitive real estate environment, trust, communication and accessibility are important aspects of customer relationships. Raj's emphasis on direct communication allows clients to reach out to him for property-related discussions and guidance.

With his presence in the real estate sector, Raj and Raj Real Estate Consultant continue to work as a Channel Partner, connecting customers with property opportunities and supporting them through their real estate journey. His focus remains on professional service, customer relationships and providing practical assistance to those looking to make their next property decision.



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Artist's Impression



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