



Thane Realty News

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Editorial

DC Rules!

Thane developers are incredibly passionate about their customers. Everyone's definition of customer satisfaction is varied. They share a unique philosophy about their trade. However, one thing that is common among all of them is their love for customers. Customers are at the epitome of their business pyramid. Their happiness revolves around them.

While reporting for Thane Realty News, I keep meeting developers, and each day, I get amazed to hear their real estate theory. Some admit it is music to their ears when they listen to their customers praising their product. It is the best music concert, exclaims one of the developers. Striking the right chord with your end user is the ultimate objective of our life. We are happy to witness this musical concert, which

is extremely melodious to our ears year after year. We believe in having strings attached to our stakeholders for the long term, shares a developer.

One of the developers shared a rare experience. He said getting appreciated by your buyer is common, but we strive to get praised by resale customers. This is the new normal! One fine day, I got a call from a customer who had bought a resale flat from my customer, which had been sold to him a decade ago. He praised the quality of my construction



Nikhil Ballal

work, especially during monsoon season. This energised me so much that I eagerly waited for my phone to ring again with the next resale customer. This motivates not just me but also my entire team and increases their confidence and productivity.

One of the developers said I chose to stay with the same project I had executed to get the same experience that my patrons would. This helps me understand micro issues and improve my projects. It also allows me to cater to customers' quick-after-sales service requirements. It is necessary to address every grievance of the customer as they have invested the entire savings of their life with us. Developers believe in transparency and like to remain connected with every customer. My phone number is in the public domain, and I ensure I address every phone call of my consumer and remain accessible.

While I was chasing one developer for an interview, he was forced to postpone several interview dates. When enquired, he said he was busy with a series of marriages of his customers. In his case, his customers treat him as a family member and well-wisher. He is often invited to their every occasion and becomes part of their happy moments.

Some developers even offer scholarships to the students and recognise their achievements, whereas some provide special aid to help them pursue their dream expeditions. One of the developers helped a young mountaineer climb Mount Kilimanjaro.

As chief guests, many developers attend their society's functions like Independence Day, Republic Day, etc. This shows cordial relations between developers and customers and depicts the smooth handover in forming societies.

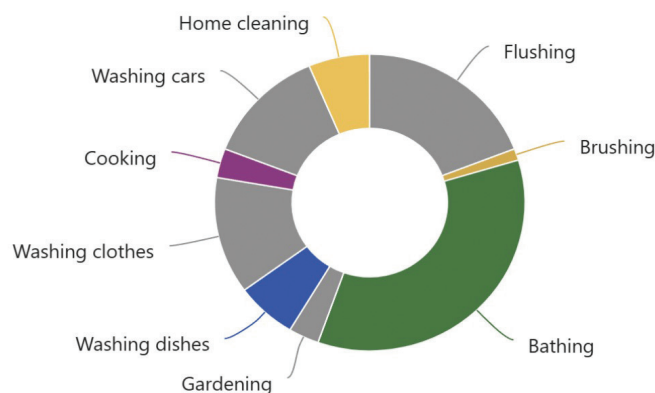
Some say we build every house so that it is as if we will reside in it. That love and affection is poured into placing every brick and wall. I see my nameplate on every house and ensure we don't compromise on even the smallest elements that comprise a house.

Some are doing extraordinary social work with government agencies by providing them with proper infrastructure and facilities, which enhances their productivity. Thane Real Estate developers are indeed mellow and sensitive towards society. This has driven the real estate growth and given it the required momentum!

For Thane Real Estate, the DC rules are different. They are more of Developer-Customers rules indeed where customer rules !!

'Sustainability and Innovation'

*graphic by Akshit Parmar



One person uses 157 litres per day, out of which 87 litres is GREYWATER
ONE PERSON CAN SAVE $365 \times 87 = 31,775$ litres per annum

How important is sustainability in Thane's real estate development, and what initiatives can be taken to promote eco-friendly practices?

- In Thane, real estate development is largely driven by private developers who set the tone—be it in design, pricing, or delivery. Over the decades, the typologies of buildings have changed with evolving lifestyles. However, the integration of sustainable practices still remains inconsistent and, at times, superficial—often reduced to checkboxes in a sales pitch.

What's required is a mindset shift. Sustainability must not be an afterthought or a marketing gimmick, but a foundational principle. The truth



Akshit Parmar
Director - Cosmos Skyline
Homes (Cosmos Group)

is, collective action—however small—can significantly reduce the load on

Thane's overstretched urban systems. Imagine 100 buildings reusing their own grey water: it's not just about one structure going green, but a city becoming resilient.

At the forefront of this green push is grey water harvesting. In our projects, we are focused on reusing over 75% of water from showers, washing machines, and hand wash stations. It's not just efficient—it's scalable. For those curious, here's a simple tool that estimates how much grey water your household can recover without changing your lifestyle: <https://coda.io/@akshit-parmar/valuesindevelopment/grey-water-harvesting-tool-1>

What role can technology play in enhancing the efficiency and transparency of Thane's real estate?

Technology in real estate is often used to drive marketing and understand customer behavior—but its true potential lies much deeper. There is a huge gap when it comes to urban data that reflects the lived reality of residents. What if developers had access to data about commuter pain points, school catchments, or even air quality levels across neighborhoods?

Innovation doesn't need to be flashy. In a country like India, low-tech, high-impact solutions often make the biggest difference. Real estate needs to engage with public data ecosystems—understand where buyers are coming from, what amenities they prioritize, and how infrastructure can be designed to reduce travel, stress, and cost. We often know the 'what' and 'why'—the real leap is in asking how.

When it rains....

The monsoon season significantly influences Thane's real estate market. As heavy rains transform the landscape, the demand for properties shifts. Thane's strategic location and connectivity make it a hotspot, but the monsoon brings challenges and opportunities. The danger of water logging in low-lying areas can deter buyers, pushing demand toward elevated regions like Ghodbunder Road and Pokhran Road, where infrastructure is robust. Developers are increasingly focusing on rainwater harvesting and flood-resistant designs to attract buyers.

The monsoon also boosts the appeal of ready-to-move-in properties, as construction often halts, delaying under-construction projects. This season sees a surge in rental demand, with families seeking temporary housing to avoid flood-prone zones. Real estate prices in Thane remain resilient, with a mix of affordable and luxury options. Areas like Kolshet and Manpada see steady growth due to improved drainage systems and upcoming infrastructure projects.

However, the monsoon tests property resilience, with buyers prioritizing well-maintained complexes. Real estate experts



Faiyaz Virani
Hon. Secretary
CREDAI MCHI Thane



predict a 5-7% price hike post-monsoon, driven by festive season demand. For investors, this period offers a chance to negotiate deals, while developers adapt by enhancing amenities like indoor facilities. Thane's real estate market thus navigates the monsoon with a blend of caution and optimism.

CREDAI MCHI Thane remains committed to positive practices by its members, and home buyers will get best housing options, come rains or sunshine!

How to be a smart buyer when you buy a home ?

To be a "smart buyer" when purchasing a home in Thane or nearby cities in the Mumbai Metropolitan Region (MMR), consider the following key factors:

Research and Planning

1. Location: Evaluate proximity to workplaces, schools, hospitals, shopping centers and public transport.

2. Budget: Determine your affordability and consider additional costs like registration, stamp duty, and maintenance.

3. Market Trends: Understand the local real estate market, including prices, demand, and growth prospects. Understand the infrastructure development in the nearby vicinity of the short listed property.

Project Evaluation

1. Developer Reputation: Research the developer's track record, past projects, and customer reviews.

2. Project Amenities: Assess the quality and availability of amenities, such as parks, gyms, and swimming pools.

3. Construction Quality: Evaluate the building materials, Quality of fittings and materials being used Plumbing/Electrical/ Furniture/Grills etc. construction techniques, and overall quality of the project as per the TMC - MMRDA Guidelines.

Legal and Regulatory

1. Title Verification: Ensure the property has a clear title and no legal disputes. Authorised by a Reputed Legal professional/Adv.

2. Approvals and Permissions: Verify the project has necessary approvals from authorities, such as the Municipal Corporation and other required Authorities.

3. RERA Registration: Check if the project is registered with the Real Estate Regulatory



Lawrence Shetty

Authority (RERA) of that Particular State.

Financial Considerations

1. Home Loan Options: Explore home loan options, interest rates, and repayment terms.

2. EMI Planning: Calculate your EMI burden and ensure it fits within your budget.

3. Hidden Costs: Consider additional costs, such as maintenance charges, property taxes, and insurance.

Site Visit and Inspection

1. Site Visit: Visit the project site to assess the construction quality, amenities, and surroundings.

2. Inspection: Inspect the property for any defects or issues.

Documentation

1. Sale Agreement: Ensure the sale agreement is comprehensive and includes all necessary Discussed and committed details.

2. Payment Schedule: Understand the payment schedule and terms. If you are planing to book take it in writing from the authorised person

3. Possession Timeline: Clarify the possession timeline and also if any penalties for delays.

By considering these factors, you can make an informed decision and become a smart buyer in Thane's real estate market.

A Rising Hub for Office Spaces

Thane, from being seen as an extension of Mumbai, has rapidly emerged as a prominent commercial real estate destination, particularly for office spaces. Its strategic location, improved infrastructure, and competitive real estate prices have attracted a growing number of businesses looking to establish or expand their presence in the Mumbai Metropolitan Region (MMR).

The development of Grade A office spaces in key areas like Ghodbunder Road, Wagle Estate, Kolshet and Pokhran Road has significantly transformed Thane's skyline. These locations offer modern amenities, ample parking, and proximity to residential zones, making them ideal for IT firms, BFSI sectors, start-ups, and co-working operators. Many companies are now preferring Thane over traditional business districts in Mumbai due to lower costs, reduced congestion, and better connectivity to Mumbai, Navi Mumbai, and Kalyan via the Eastern Express Highway, Ghodbunder Road, and the suburban railway network.

The influx of new commercial projects by reputed developers such as Hiranandani, Raymond Realty, and Kalpataru has added momentum to this trend. Additionally, the upcoming Metro Line 4 (Wadala-Kasarvadavali) is expected to enhance accessibility and further boost the demand for office spaces.

Thane's evolving social infrastructure, including top-rated schools, hospitals, and malls, enhances its appeal for businesses looking to attract talent seeking a balanced work-life environment. The demand for flexible office formats has also surged, with co-working spaces becoming popular among SMEs and freelancers.

In conclusion, Thane is transitioning from a residential stronghold to a balanced live-work destination. Its commercial real estate market, particularly in the office segment, is poised for sustained growth as more companies seek strategic, cost-effective alternatives to Mumbai's saturated business districts. As infrastructure continues to improve, Thane is well on its way to becoming a key commercial hub in the MMR.



Kamlesh Pandya
Consulting Editor
THANE REALTY
NEWS



The 10 must have aspects of a Luxury Home in Thane

With technology advancing rapidly, luxury is housing in Thane is updating to include convenience, safety and smart as basic requirements of luxe homes. Now a necessity, these are no longer just luxury, but a defining point in Thane's high-end homes. A smart luxe home includes a network of devices, appliances, and systems that can be controlled remotely and which work together seamlessly.

Why the 'Smart' aspect of luxe homes matters:

Thane's luxury homes are planned to make lives more comfortable, convenient, and productive. As work and personal life blend together, having a smart luxe home helps create a better environment for living and working.

Benefits of Luxe Smart Homes

Such homes offer many advantages, including:

- **Convenience:** Control your devices and appliances remotely
- **Comfort:** Create a cozy and relaxing atmosphere with smart lighting and temperature control
- **Productivity:** Stay organized and focused with smart reminders and scheduling
- **Luxury:** Enjoy high-tech features and automation that make life easier
- **Energy Efficiency:** Save energy and reduce waste with smart home automation

By opting for a smart luxe home, a home buyer can improve their quality of life and stay ahead of the curve with cutting-edge technology. These are ten high-tech features



every luxury home in Thane should have:

1. Smart Home Automation System

Control lighting, climate, curtains, music, and security from a single interface (phone, tablet, or voice). Think Crestron, Control4, or Savant.

2. Biometric Access Control

Fingerprint, retina scan, or facial recognition for doors and safes — adding both security and a James Bond vibe.

3. Integrated Voice Assistants

Built-in Alexa, Google Assistant, or Siri that sync with lighting, appliances, calendar alerts, and entertainment.



Prashant Puri
Partner, Horseshoe
Realty LLP

4. Climate Zoning and Air Purification

Individual room temperature control, humidity balancing, and HEPA-grade air purification systems to maintain optimal comfort and wellness.

5. Smart Glass Windows

Electrochromic glass that tints automatically with sunlight — offers privacy, energy efficiency, and that futuristic touch.

6. Hidden Entertainment Systems
Projectors that drop from ceilings, speakers embedded in walls, or mirror TVs that disappear when off — all the tech, none

of the clutter.

7. High-Speed Home Network Infrastructure

Fiber optic backbone, mesh Wi-Fi, and dedicated server cabinets for seamless work-from-home, streaming, and smart systems.

8. Smart Kitchen Appliances -AI-driven refrigerators, touchless faucets, smart ovens with remote preheating, and even coffee makers that remember your brew.

9. Luxury Bathroom Tech -Heated floors, digital showers with memory presets, Japanese smart toilets, and mirror displays for news or weather.

10. Energy Management Systems

Track solar energy, control battery storage, and monitor overall usage with a smart energy dashboard — eco-friendly and efficient.

Conclusion : Luxury homes in Thane are redefining the concept of opulent living by incorporating smart home technology. These residences seamlessly integrate innovative features, such as automated lighting, temperature control, and security systems, to create a truly luxurious experience. Smart homes in Thane offer homeowners convenience, energy efficiency, and enhanced security, making them a desirable choice for those seeking a modern and sophisticated lifestyle. By combining cutting-edge technology with luxurious amenities, smart homes in Thane are setting a new standard for high-end living, providing residents with a unique and unparalleled living experience that is both comfortable and convenient.



JVM ACCORD: Truly, Housing for All

Are there any special features or technologies used in the project?

- Yes. We've ensured that all common areas are well-lit and well-ventilated to minimize power usage, thereby reducing the overall carbon footprint. A stormwater drainage system is in place to minimize water wastage, and a greywater treatment plant has been installed for sustainability.

Who is the target audience for JVM Accord?

- From the outset, when I first visited this plot of land, I had a clear vision — a vision of who the target audience would be and the type of product that should be developed here. It was this clarity that gave us the confidence to acquire the plot, a decision that ultimately paved the way for the successful completion of the project.

The plot, surrounded by slum settlements, had been overlooked and rejected by numerous developers due to its location. However, where others saw challenges, I saw opportunity. The surrounding communities reflected a strong, unaddressed aspiration — families living in informal settlements, yearning to transition into formal housing with legal ownership, uninterrupted water and electricity, and a dignified living environment.

Once the vision aligned with the needs of the community, the path became clear. Our focus was to cater to these aspirations by providing affordable, well-designed 1 BHK homes within a modern residential tower.

What are the demographics and psychographics of the target audience?

- Our primary audience ranges from 35 to 60 years of age. For most buyers, this will be their first home.

Who is the developer behind JVM Accord?

- JVM is a reputed real estate brand operating mainly in Thane and the central suburbs of Mumbai. Our Chairman, Shri Jitendra Mehta, is a veteran of the real estate industry and a past President of CREDAI MCHI Thane.

What are the JVM Group's core values and mission?

- JVM's core value is to deliver the right product at the right time and at the right price — ensuring that every stakeholder derives value from it.

What were the sales and marketing strategies for JVM Accord?

- The proximity of the target audience greatly facilitated the sales process. The thoughtfully designed 1 BHK configuration, offered at an accessible price point, resonated with the market and proved to be a successful product proposition. A significant portion of our

buyers came from Manorama Nagar and neighbouring areas, reflecting the deep-rooted demand for quality, affordable housing in the vicinity.

Our brand's reputation for trustworthiness, our commitment to timely construction, superior quality finishes, aesthetically pleasing exterior architecture, and intelligently planned, compact 1 BHK layouts with master bedrooms — all conceptualised by experienced technical teams — collectively contributed to

the project's strong market response.

It was the synergy of these elements that enabled seamless sales and established the project as a benchmark in the area.

In today's competitive real estate landscape, a successful sales and marketing strategy is built on the following pillars:

1. A Reputable Brand Name
2. Timely and Transparent Construction Progress
3. Commitment to High-Quality Materials and Finishes
4. Strong After-Sales Support and Customer Service
5. Efficient Project Approvals and Compliance
6. Product Design Tailored to Meet Latent Market Demand

The core philosophy remains simple yet powerful: Do not chase sales. If you are confident in your product, prioritise timely delivery, quality construction, and customer-centric design — sales will inevitably follow.

What are the key infrastructure features of the project?

- The project offers excellent road connectivity, especially with easy access to Metro Line 4. All essential social infrastructure like malls, schools, and hospitals are in close proximity.

What amenities are available within the project?

- We have provided a gymnasium Terrace garden area and an indoor play zone for recreation and fitness needs.

How does the project comply with relevant regulatory requirements and industry standards?

- The project is delivered in full compliance with all applicable regulatory norms. It adheres to top industry standards and practices throughout construction and handover.



Nimit Mehta
Visionary Real Estate
Developer/Partner
JVM Spaces

What is the project name, and what type of project is JVM Accord?

- JVM Accord is a mixed-use development, predominantly residential, with commercial shops on the premises.

Where is the project located?

- Project is located near Manpada, Thane west, at Manorama Nagar. We are the first - till now, the only - developer, to have developed a twin tower project here.

What are the key features and amenities of the project?

- The project focuses on "Housing for All" with compact 1BHK flats featuring master bedrooms. It comprises high-rise towers of 19 and 20 storeys.

What are the different types of units/flats?

- Smart Compact 1 Bhk with Master Bedroom.

What are the pricing and payment plans for the units?

- The flats are ready-to-move-in with an Occupation Certificate. The quoted price is ₹55 lakhs, all inclusive.

Do Mirrors in Elevators serve any Purpose?

Mirrors are a common feature in elevators, but have you ever wondered why they're installed? Beyond their aesthetic appeal, mirrors serve several practical purposes. The first and primary reason is to create a sense of space. By reflecting the interior of the elevator car, mirrors can make a small space appear larger, reducing feelings of claustrophobia and discomfort.

Mirrors also provide a practical benefit, allowing passengers to check their appearance before exiting the elevator. This can be especially useful in high-traffic areas like office buildings or hotels. Additionally, mirrors can serve as a subtle distraction, giving passengers something to focus on while they wait for the Furthermore, mirrors can enhance safety by allowing passengers to see who's behind them, potentially preventing assaults or harassment.

Overall, mirrors in elevators are a thoughtful design element that can improve the user experience, while also providing a sense of comfort and security. By incorporating mirrors, elevator designers can create a more pleasant and functional space for passengers. This simple feature can make a significant difference in our daily elevator experiences.



Shilpa Pandya

How to Detect Forged Property Documents

Property transactions are among the most significant financial decisions people make in their lifetime. Given the high value involved, real estate dealings are often targeted by fraudsters who forge property documents to deceive buyers, banks, or even courts. Detecting forged property documents is essential to avoid financial losses, legal battles, and emotional distress. There are several effective methods and precautions one can take to detect forged property documents.

Firstly, verify ownership through government records. The most reliable way to confirm whether a property document is genuine is by cross-checking it with official land or property registration departments. In many countries, land records are digitized and accessible online. These records contain verified information about the legal owner, the history of ownership transfers, property boundaries, and any existing disputes or encumbrances. If the information on the document does not match government records, it may be a forgery.

Secondly, one should examine the document's physical characteristics. Forged documents often contain subtle errors. Look for spelling mistakes, unusual fonts, irregular formatting, and inconsistent signatures. Legitimate property papers usually have standard formatting, watermarks, embossed seals, and sometimes barcodes or QR codes that can be verified. A mismatch in font size, alignment, or the use of correction fluid may indicate tampering.

Check stamp duty and registration details. In most jurisdictions, genuine property documents must be stamped and registered with the appropriate authorities. Forgeries may have fake or unpaid stamp duty marks, missing registration numbers, or improperly dated

entries. One can confirm the registration by visiting the registrar's office or using official online portals. Verifying whether the document was actually registered and on what date can help identify fraud.



Adv Deepak Tiwari
Founder and Director
DM Legal Services



Another useful strategy is to scrutinize the chain of title. This is the historical sequence of property ownership. Fraudsters may create fake documents showing false transfers of ownership. Carefully reviewing all previous sale deeds, gift deeds, or inheritance documents in the chain of title can reveal gaps or inconsistencies. If any previous transaction seems questionable, it is worth investigating further.

It is also advisable to consult a legal expert or property lawyer. Lawyers experienced in real estate can spot forgeries that an average buyer might miss. They can conduct a due diligence process, which includes checking for litigation, encumbrances, and verifying the legitimacy of documents. Involving a legal expert can greatly reduce the chances of falling victim to property fraud.

Technology can aid detection as well. Some governments and private companies now offer document verification services using blockchain, digital signatures, and artificial intelligence. These technologies help authenticate documents quickly and accurately.

In conclusion, the detection of forged property documents requires a combination of vigilance, legal knowledge, and the use of official channels. Buyers must never rely solely on the seller's documents. Instead, they should cross-verify with government records, inspect the document thoroughly, analyze the ownership history, and seek professional legal help. With real estate fraud on the rise, these steps are essential to ensure a safe and lawful transaction.

Should Smart Investors Bet on Thane?

Once seen as just a suburb, Thane is now emerging as one of Mumbai's most promising real estate destinations. With modern homes, improving infrastructure, and rising commercial activity, it's no wonder investors are taking a closer look.

• Where Lifestyle Meets Returns

Take a stroll down Pokhran Road, the vibrant Kolshet belt, or Brahmand, and you'll witness Thane's transformation firsthand. Gated communities with clubhouses, pools, and work-from-home pods are now the hallmark of Thane city's new lifestyle—a far cry from the old standalone buildings of the past.

This upgrade in living standards is fueling real demand. In Q1 2025 alone, Thane district notched up ₹10,953 crore in home sales, with average prices at ₹13,078 per square foot. Over the past decade, homes across the district have delivered a solid 8% annual return, making real estate here a compelling story for investors.

But it's important to note: not all areas are on the same growth path. Thane city, with its modern amenities and township-style planning, stands out with a distinctly positive outlook. Demand remains robust, and lifestyle upgrades continue to attract both end-users and investors. However, some other micromarkets in the broader Thane district are seeing a more neutral outlook, largely due to a buildup of unsold housing inventory.

In short, Thane city shines as a bright spot, while other areas require a more selective approach.



Animesh Hardia
SVP, Quantitative
Research at 1 Finance

Area	Average per sq.ft. rates (Mar'25)	10Y Annual Returns*	Outlook
Thane City	₹18,645	7%	Positive
Mira-Bhayandar	₹14,309	7%	Neutral
Navi Mumbai	₹21,365	9%	Neutral
Bhiwandi	₹6,844	7%	Neutral
Thane District	₹13,078	8%	Neutral

Source: CRE Matrix, 1 Finance Research

*10Y annual returns are based on 1 Finance Thane Housing Total Return Index, which includes rental yield along with price appreciation

• Rental Yields That Make Investors Smile

Unlike many Mumbai suburbs, Thane's rental market is robust. A typical 2 BHK in Thane city rents for ₹35,000–₹50,000 per month, translating to a healthy **net rental yield of 3.9% to 5.8%** on a ₹1 crore investment. That means you get both price appreciation and steady income.

• High Inventory = More Choices for Buyers

While new launches have slowed - down 80% in Thane city and 52% in Mira-Bhayandar - inventory remains high. Developers are holding back on new projects to keep prices stable, especially in premium areas.

For buyers, this means more room to negotiate and better deals, especially in large projects with steady sales.

Area	New Launches		Sold Units		Unsold Units	
	Q1 2025	YoY ↑↓	Q1 2025	YoY ↑↓	Q1 2025	YoY ↑↓
Thane City	582	-80%	3,778	3%	58,724	-1%
Mira-Bhayandar	1,530	-52%	1,755	14%	32,971	-1%
Navi Mumbai	713	206%	686	-3%	16,622	5%
Bhiwandi	1,240	280%	1,731	-22%	34,674	-7%

Source: CRE Matrix, 1 Finance Research

• Thane Means Business

Thane isn't just a place to live—it's becoming a place to work. After a quiet phase, Thane now accounts for over 10% of Mumbai's office space demand in Q1 2025. Flex-space players, BFSI, and IT back offices are now actively leasing in Majiwada, Wagle Estate, and Ghodbunder Road.

• **Grade A office rentals in Thane are ₹90–₹140/sqft, compared to ₹300–₹500 in BKC and Lower Parel.**

• **Net rental yields range from 5.6% to 9.0%, making commercial investments here**

highly efficient.

• **With 2.7 million sqft of new supply under construction, Thane is where more and more companies want to be.**

Office Spaces Net Absorption (Mn sq.ft.)			
Year	Mumbai	Thane	% share of Thane in Mumbai
2021	3.7	0.4	11%
2022	5.7	0.8	14%
2023	6.0	0.3	5%
2024	7.2	0.2	3%
Q1 2025	2.9	0.3	10%

Source: JLL, Anarock, Cushman Wakefield, 1 Finance Research

• Big Infrastructure Plans, but Watch the Timelines

Thane's infrastructure pipeline is impressive on paper, with key projects like Metro Line 4, the Ring Metro, and the Thane-Borivali Tunnel set to reshape connectivity across the region. However, execution delays remain a reality. Metro Line 4, initially set for completion in 2021, is now expected to be fully operational only by 2027, with Phase 1 expected to roll out in December 2025.

It remains to be seen how consistently these timelines hold and how quickly the benefits reflect on the ground. For now, micro-markets like Ghodbunder Road, Kolshet, and Majiwada are gaining early traction, with investors positioning ahead of infrastructure becoming fully operational.

Project	Original Timeline	Current Status	Revised Completion Date
Mumbai Metro Line 4 (Kasarvadavali to Wadala)	Oct 2018 - July 2021	Delayed (79% Completion)	Phase 1 - Kasarvadavali to Cadbury Junction - Dec 2025 Phase 2 - Cadbury Junction to Gandhi Nagar - 2026 Phase 3 - Gandhi Nagar to Bhakti Park - 2027
Mumbai Metro Line 5 (Kapurbawdi to Kalyan)	2020 - 2025	Delayed	2026
Mumbai Metro Line 10 (Gaimukh to Shivaji Chowk, Mira Road)	2019 - 2025	Delayed	2027
Thane Ring Metro	Aug 2024 - 2029	In Progress	-
Ahmedabad-Mumbai Bullet Train	2017 - 2023	Delayed	2030
Thane-Borivali Twin Tunnel	July 2024 - May 2028	In Progress	-
Thane Coastal Road (Balkum to Gaimukh)	2021 - 2024	Delayed	2028
Airoli-Katai Naka Road	2017 - 2023	Delayed Phase 1 - 92% Complete Phase 2 - 82% Complete	Phase 1 & 2 - Late 2025/ Early 2026 Phase 3 - 2028

Source: Metro Rail Today, MCHI Thane, 1 Finance Research

• What Should You Be Doing?

Thane is no longer playing catch-up. Micro-markets like Kolshet, Ghodbunder, and Majiwada are emerging as residential frontrunners, while Wagle Estate and Pokhran Road II are drawing interest on the commercial front.

Smart investors should:

- Focus on micro-markets with strong fundamentals and upcoming infrastructure
- Negotiate hard—high inventory means more bargaining power
- Think long-term—returns are best for those who can wait for the full impact of new projects

It's just as important to view these choices through the lens of your overall financial planning. At 1 Finance, we help you align real estate decisions with your larger financial journey through unbiased advice, hyper-personalised insights, and a commitment to your overall financial well-being.

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