



SAVE MAX

# SPOTLIGHT

Q4 2025-26

## Canadian at Heart, Global in Vision

At Save Max, we are passionate about People and Property. We do not just help people buy and sell homes but believe in establishing lifelong relationships.

[www.savemax.in](http://www.savemax.in)

*About*

# Save Max India

As we Indians say, human beings have three primary needs – Roti, Kapda, aur Makaan. At Save Max, we are proud to be associated with serving our clients one of their essential needs, i.e. Makaan. With our global experience,

strong relationship with top developers, and customer-centric approach, Save Max has emerged as a go-to brand for real estate needs in India and internationally.

*Save Max*

## Your Global Real Estate Partner

Save Max is an iconic Canadian Real Estate brand established in 2010. We are a team of over 1000 real estate professionals operating from 60+ strategically positioned locations across Canada, India, and Dubai.

With a transaction volume of over CAD 20 billion, the company is

honoured to have served over 25,000 customers globally.

With our global experience, strong relationship with top developers, and customer-centric approach, Save Max has emerged as a go-to brand for real estate needs internationally.

“Real Estate is not just about properties. It’s about people and their dreams.”



*CEO*

# Foreword

## Steady Amid the Storm

2025 presented notable challenges for India's residential real estate sector, including geopolitical uncertainties, tariff pressures, and IT layoffs. Despite this backdrop, the NCR market demonstrated resilience, recording a healthy 23% capital appreciation supported by demand for premium inventory. Q4 launches increased by 39%, reaching new highs, while full-year launches rose 21% YoY—led by Gurugram (50%), followed by Noida (29%) and Ghaziabad (16%). Key infrastructure corridors such as the Dwarka Expressway and Yamuna Expressway continued to shape buyer interest.

The mid-segment remained the primary growth driver, accounting for 51% of Q4 activity and 52% annually, reflecting a balanced shift toward affordability amid easing home loan rates. Prices showed signs of stabilization at approximately INR 15,600 per square foot. Gurugram and Noida registered steady 9–10% gains, while rental values increased by 3–4% YoY, indicating sustained end-user demand.

In parallel, Kolkata's residential market showed steady, value-led expansion. Balanced supply additions, stable pricing, and

infrastructure upgrades supported consistent absorption across key micro-markets, positioning the city as a relatively attractive entry point for long-term investors.

Looking ahead to 2026, price growth in the range of 7–8% appears likely by improving liquidity conditions, potential RBI policy support, and continued infrastructure investment.

At Save Max, we view these developments as an opportunity for informed, strategic decision-making. Our team remains committed to helping clients navigate evolving market dynamics and identify opportunities aligned with their long-term objectives.



**Amardeep Singh**  
CEO-Save Max India

## *Meet the Founder*

# Raman Dua

Some stories don't begin with privilege or perfect timing.

From a humble beginning in Rohtak, Haryana, to building a globally recognized real estate brand, Raman Dua's journey is a powerful example of what ambition, hard work, and clarity of purpose can achieve.

Home was a 50-square-foot house, a simple building that also housed his grandmom, siblings and parents. Raman studied hard, going on to be a topper in his MBA batch despite financial struggles. He started his career as a medical representative, moved cities, built experience, and eventually applied for Canadian immigration.

When he moved to Canada in his late twenties, Raman carried little more than determination to succeed. And a return ticket, just in case. There he took on multiple jobs and roles, including immigration consultancy. What set him apart from other newcomers was his using each experience as a lesson in understanding people and markets.

In 2007, he sold his home with \$40,000 in profit. That transaction

opened his eyes to how real estate could be an opportunity; a business that was ready for a more transparent and customer-focused approach. In 2010, Raman and his wife Nidhi started Save Max Real Estate from their basement, driven by a clear vision to make real estate more accessible for clients and professionals.

Over the years, that vision has grown into a strong international presence, with offices across Canada, India & Dubai, with an expanding global footprint. Today, Save Max has sold over \$20 billion worth of real estate since its founding, with a network of over 1000 agents.

Beyond the business, Raman has donated \$2.5 million to Trillium Health Partners in Canada. Save Max's name now graces

a community sports centre in Brampton. And yes, Save Max remains steadfast on honesty, integrity, trust, hard work, and a commitment to creating more opportunities.

Today, Raman continues to invest in people. He mentors agents, shares his experiences, supports communities, and inspires the next generation to think bigger and aim higher.

Raman's story is proof that the beginning doesn't determine the destination. What matters is whether you're willing to stay when things are hard, keep learning when you feel lost, and build something that creates opportunity for others, not just for yourself.



# Our Journey...

**2010:**

Save Max Started from Basement to Establish Own Brand.

**2011:**

Opened our First Office in Brampton.

**2012:**

Crossed \$100 Million in Sales Volume with just a team of 10.

**2013:**

Crossed \$1 Billion Sales Volume.

**2016:**

Introduced one of a kind Hierarchy Model in Real Estate Industry.

**2019:**

Introduced revolutionary franchise model to nurture entrepreneurs.

**2017:**

Reached \$2 Billion Sales Volume.

**2020:**

Celebrated 10 glorious years of inception with a exponential growth in the franchise network.

**2022:**

\$13+ Billion in sales, 1000 Realtors, 80 Locations.

**2021:**

Started International operations; expanding business across the world.

**2023:**

Save Max is now 1250+, with \$18 Billion in sales.

**2025:**

15 years of being an iconic Real Estate Brand.

**2026:**

Over \$20 Billion in real estate transactions.

**2024:**

Launching our presence in Dubai!



# Connecting You to India's Leading Developers

## Explore Homes from India's Most Trusted Names

### Looking for your dream home in India?

Save Max Real Estate is here to make your property journey simple, informed, and rewarding. We bring you premium listings from some of India's most respected developers, including M3M, DLF, BPTP, Emaar, Godrej, and many more.

As one of India's trusted real estate brokerage brands, Save Max is dedicated to delivering a seamless property search experience. Whether you're exploring modern high-rise apartments or stylish homes, you'll find options tailored to your lifestyle and budget.

With our strong network of developers and builders, we provide unmatched access to prime properties in the NCR - from bustling urban hubs to peaceful suburban communities.

At Save Max, our team guides you at every step, ensuring your home-buying experience is smooth, transparent, and hassle-free.

Start your search today and take the next step toward owning the home you've always wanted.

**1,000+**

Realtors Worldwide

**60+**

Offices Worldwide

**\$20+**

\$20+ Billion in sales

**\$3+**

Million Acts of Service

**ashiana**<sup>®</sup>  
you are in safe hands

**SUNCITY**  
PROJECTS  
creating spaces that live

**elAn**<sup>®</sup>  
BUILDING THE FUTURE

**conscient**<sup>7</sup>  
WHERE VALUE MEETS VALUES

WHITELAND

**TREVOC**  
IMAGINE. INSPIRE. INSPIRE.

**SMART WORLD**  
iLive. iWork. iPlay.

**M3M**  
Our Expertise. Your Joy.

**adani**  
Realty

**Hero Homes**

**TATA HOUSING**

**DLFA**

**ELDECO**

**aipla**  
values that build worth

**Shapoorji Pallonji**

**SOBHA**  
REALTY

**OMAXE**  
Turning dreams into reality

**EMAAR**

**Prestige**  
GROUP  
Add Prestige to your life

**SIGNATURE**  
GLOBAL  
REALTY. RELIABILITY. RESPONSIBILITY.  
AN ISO 9001:2015, 14001:2015, 45001:2018 CERTIFIED COMPANY

**Godrej** | PROPERTIES

**FAIRFOX**

**Mahindra**  
LIFESPACES

**MERLIN GROUP**  
Quality Homes. By Quality People.

**bptp**

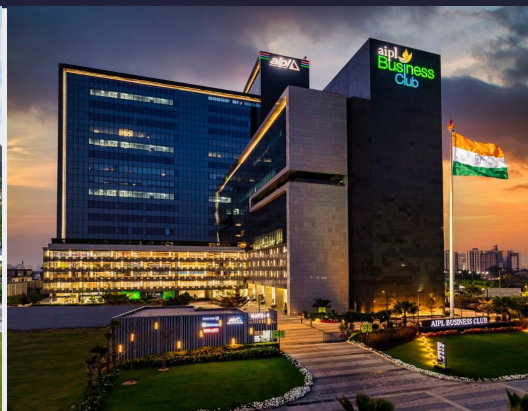
**Reach**

# About AIPL

Advance India Projects Limited (AIPL), a leading figure in the realm of Real Estate Properties in India Since 1991, AIPL Group represents the pinnacle of real estate excellence with its diverse portfolio. Operating from their headquarters in Gurugram and supported by six regional offices across three states, AIPL has emerged as a leading figure in real estate development, encompassing the Commercial, Retail, and Residential sectors.

AIPL has introduced 4 significant projects, carving a reputation for innovation, unparalleled quality, and timely deliveries. Their ethos of transparency resonates, making them a trusted choice for those looking to buy or sell Real Estate Properties in India.

AIPL's impressive portfolio in the Indian real estate domain features prominent projects such as AIPL Joy Street, AIPL Joy Central, AIPL Joy Square, AIPL Business Club, and AIPL Joy Gallery, among others. From commercial office spaces to premier



commercial properties in India and even commercial shops up for sale, AIPL offers a varied selection. With new commercial shop projects for sale in India, they cater to national and international clientele, making them a go-to for those looking to buy commercial property in India.

AIPL's residential segment, featuring gems like AIPL Zen Residences, AIPL The Peaceful Homes, and AIPL Club Residences, showcases their

dedication to providing quality living spaces for every need.

Every new endeavour undertaken by AIPL is more than just a project; it's an opportunity. An opportunity to surpass their previous achievements, redefine the real estate paradigm, and create enduring value for their shareholders and customers alike. Essentially, AIPL isn't just constructing properties but building trust, value, and lifelong relationships.

## Ongoing Projects

### Residential

AIPL Riviera, Gurugram | AIPL DreamCity NXT, Amritsar | AIPL DreamCity, Ludhiana

### Office

AIPL Autograph, Gurugram | AIPL Statement, Gurugram

### Retail

AIPL Joy District, Gurugram | AIPL Joy Street, Jalandhar



# Prime Investment Pick

## AIPL Riviera – Life by the Lakes, Sector 103, Gurugram.

Riviera Life by the Lake City by AIPL is an upcoming landmark lakeside community in Gurugram.

A premium development that blends resort-style living with the comfort of a well-planned integrated township. Situated in a serene environment with a lake, the project is another example of AIPL's legacy in crafting high-quality residential, commercial, and mixed-use developments across India.

Designed for discerning families, it offers thoughtfully planned homes, scenic landscapes, and lifestyle amenities that bring everyday living closer to nature while remaining connected to urban conveniences.

Riviera boasts contemporary architecture, well-laid internal roads, green open spaces, and a secure environment, creating a luxurious and comfortable neighbourhood experience. Residents can look forward to the Central artificial lake, 75%+ open greens, a clubhouse with over 101 features, and G+40 towers, with convenient access to daily necessities and community spaces that promote interaction and recreation. Close-at-hand medical aid and vigilant fire services further enhance the overall sense of safety and well-being within the development.

As part of the larger "Life by the Lake City" vision, Riviera promises to be a lifestyle-led address that

balances work, leisure, and family life. The project is RERA-registered, ensuring buyers greater transparency and regulatory protection.

With its premium homes, nature-centric ambiance, and comprehensive community planning, Riviera – Life by the Lake City is ideal for homeowners seeking an ultra-exclusive living experience in Gurugram. For investors looking for a high-quality, future-ready residential asset, this project is an unmissable opportunity.

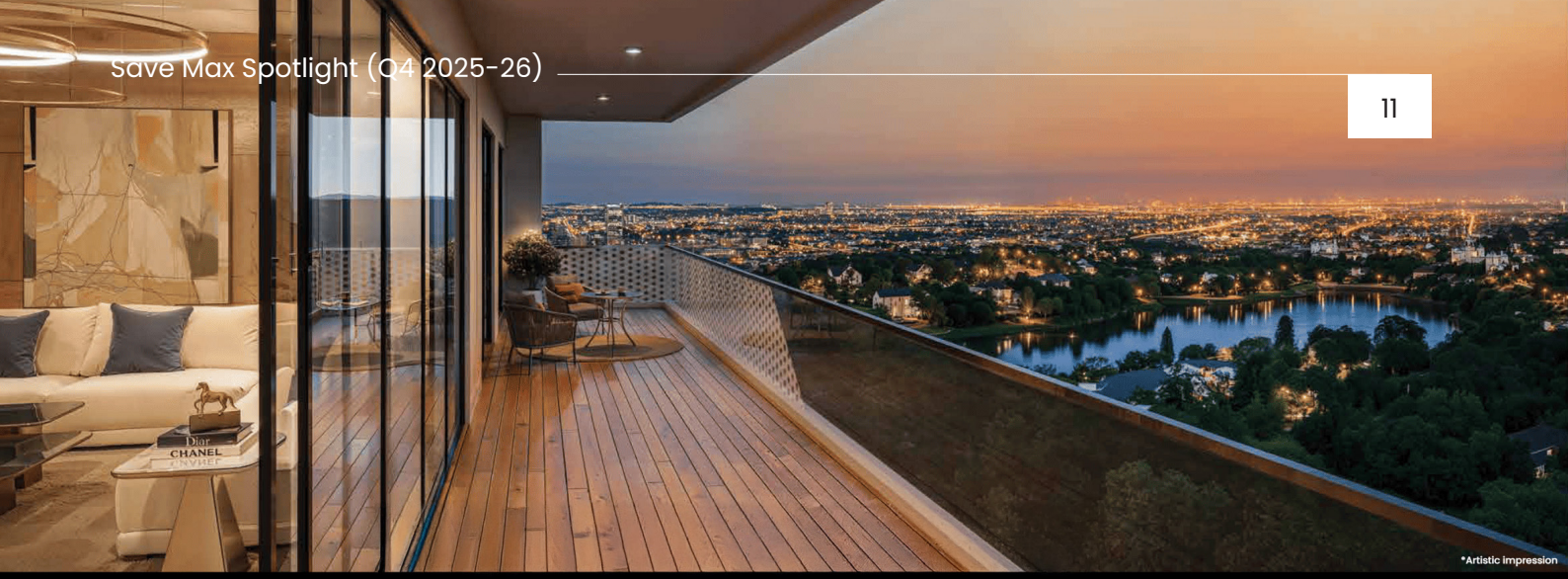
## Highlights

- Developed by AIPL, a leading real estate brand with 34+ years of experience and 60+ iconic projects across India.
- Part of a large, master-planned township offering integrated residential, commercial, and lifestyle spaces in Gurugram.
- RERA-registered residential project - promising greater transparency and buyer protection.
- Thoughtful community amenities, including hospitals, vigilant fire services, and a secure, well-managed environment.
- Low-density lifestyle living with landscaped spaces and modern infrastructure




# LIFE BY THE LAKES

[www.aipllifebythelakes.com](http://www.aipllifebythelakes.com)



\*Artistic impression



\*Artistic impression



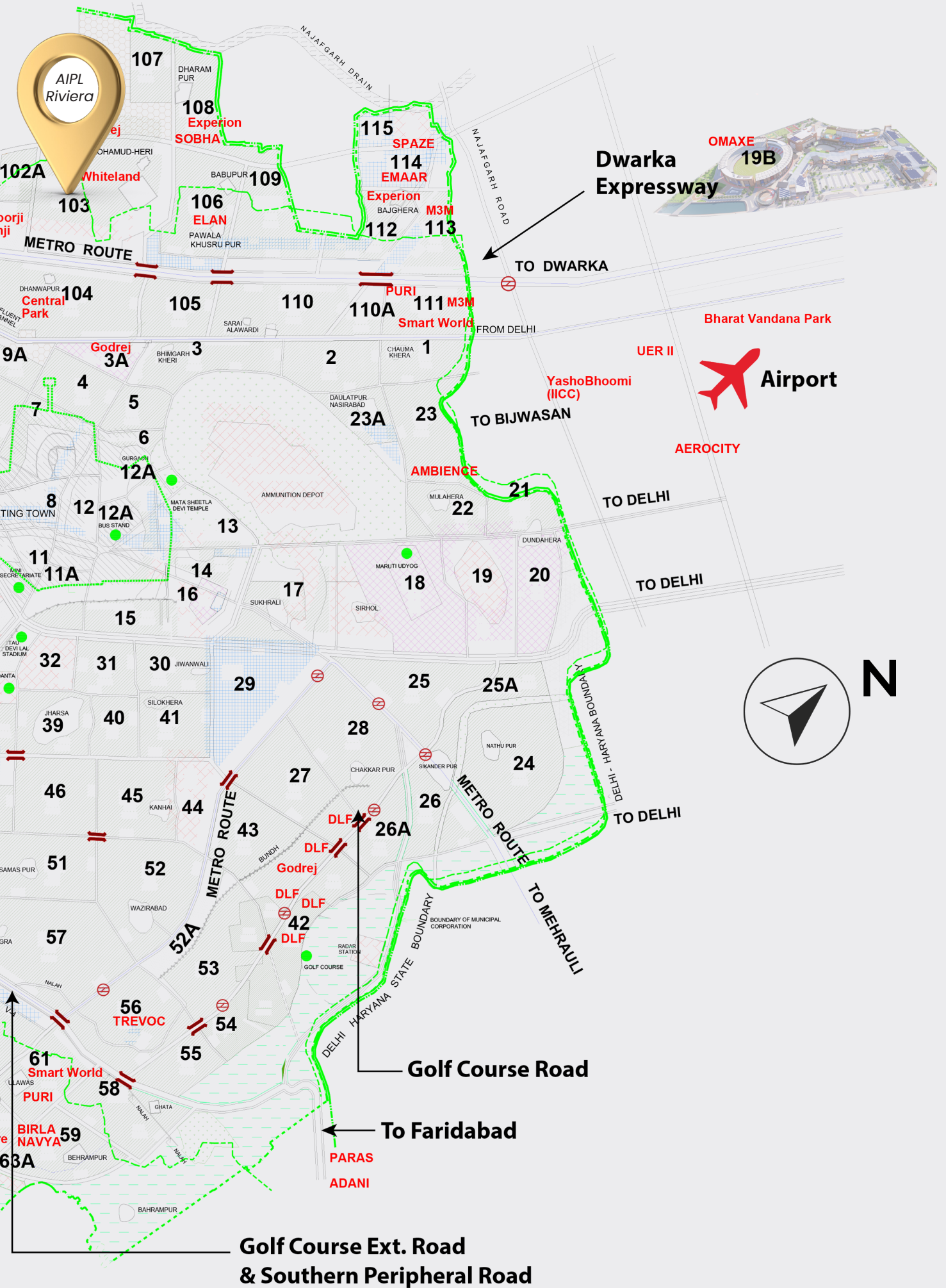
\*Artistic impression

## Amenities

- Dedicated Kids Pool.
- Lush Greenery
- Home Automation
- Waste Disposal
- Luxurious Lobby
- Luxury Club House
- Kids swimming pool
- Badminton Court
- Jogging Track
- Tennis
- Basketball Court
- Central clubhouse
- Swimming pool
- Cycling track
- Outdoor Tennis Courts
- Yoga and Meditation
- Multipurpose Courts
- Rain Water Harvest
- Power Backup
- Sauna and spa
- Gymnasium
- High Ceiling
- SPA
- Serene Water Bodies
- Full power back up
- Sun Deck
- 3 Side Views
- Club House
- Open Spaces
- Nature Trail
- Luxurious & Spacious Living







# Featured Projects

Discover properties handpicked for their exceptional quality and investment potential. From architecture to amenities, these are homes that offer comfort, sophistication, and value.

Price Start @ **₹3.83 Cr\***

**ADANI THE MARQ – SECTOR 102, GURUGRAM**

Price Start @ **₹3.99 Cr\***

**BTP DOWNTOWN 66 –**

Price Start @ **₹7.99 Cr\***

**ELAN THE EMPEROR – S**

Price Start @ **₹3.65 Cr\***

**SUNCITY MONARCH – SECTOR 78, GURUGRAM**

Price Start @ **₹2.10 Cr\***

**M3M FORESTIA – MA**

Price Start @ **₹5.40 Cr\***

**SOBHA CRESCENT – SECTOR 63A, GURUGRAM**

Price Start @ **₹1.50 Cr\***

**SMART WORLD NATURE'S CO**



SECTOR 66, GURUGRAM



Price Start @ ₹1 Cr\*

AIPL JOY DISTRICT - SECTOR 88, GURUGRAM



SECTOR 106, GURUGRAM



Price Start @ ₹1.85 Cr\*

GODREJ NATURE PLUS - SECTOR 33, SOUTH OF GURGAON



MANESAR, GURUGRAM



Price Start @ ₹6.70 Cr\*

EXPERION THE TRILLION - SECTOR 48, GURUGRAM



SECTOR 80, GURUGRAM



Price Start @ ₹3 Cr\*

ASHIANA AAROHAM - SECTOR 80, GURUGRAM

## FIRST-TIME HOME BUYER GUIDE

# 5 Smart Moves Before You Buy Your First Home



With rates at their lowest in years and RERA 2.0 putting more power in buyers' hands, 2026 is the right time to enter the market. Here's what every first-time buyer should know.

Buying your first home is one of the biggest financial decisions you will ever make. The

good news is that the market heading into mid-2026 favours buyers. The RBI has cut rates four times since early 2025, home loan rates now start around 7.35%, and RERA 2.0 has brought in stricter escrow rules, tighter builder accountability, and real-time project tracking.

However, you still need to get the basics in place. And here are the five things you must get right.

“ The 2026 home loan market is among the most favourable for first-time buyers in over a decade. ”

## 01 Calculate Your Real Budget

Your purchase price is just the beginning. Add GST (on under-construction properties), stamp duty (5-7% depending on your state), and registration fees. All these will add about 10% to the price.

Never liquidate all your savings for the down payment: property is not easily liquidated, and a financial buffer should be non-negotiable.

## 02 Verify Your Builder on RERA

A builder's reputation is your greatest protection. Look up the project's RERA registration number directly on your state portal before signing anything. Under RERA 2.0, no developer can demand more than 10% as an advance before the sale agreement is signed, and 70% of your money must sit in an audited escrow account.

Delayed possession? You are entitled to monthly compensation at a prescribed rate.

## 03 Pick Location with Future Value in Mind

Proximity to schools, hospitals, and transport is important today and may drive your purchase. But infrastructure planned for tomorrow is what drives appreciation. Look for corridors with sanctioned metro extensions or highway upgrades. In most Indian cities, peripheral areas have outperformed central locations over a 5-year horizon.

## 04 Check Every Approval, Not Just the Brochure

RERA 2.0 now requires developers to publish quarterly construction updates, layout plans, and all statutory approvals on the state portal. Several states are rolling out drone and geo-tagging audits

to independently verify progress. Use these tools. Do not rely on verbal assurances, check the portal yourself before each stage payment.

## 05 Shop for Your Home Loan

Floating-rate home loans are now in the 7.35–8.50% range. Since January 2026, banks and NBFCs cannot charge prepayment penalties on floating-rate loans up to 50 lakh. This gives you full flexibility to make lump-sum payments or switch lenders. Ensure you have a credit score above 750 for the best rates. Compare at least three lenders before deciding; even a 0.25% difference makes a significant difference over a 20-year tenure.



FIRST-TIME HOME BUYER GUIDE

# India's Office Boom Has a New Engine: **GCCs & AI**

*Global Capability Centres now account for over 40% of all Grade A office leasing in India, and the AI wave is only accelerating their expansion.*



**80.5** mn sq ft  
Record leasing in 2025

**41%**  
GCC share of office  
demand

**1700+**  
GCCs operating in India

**USD 64 bn**  
GCC economic  
contribution

India's office market hit one billion square feet in 2025, making it the world's fourth largest real estate markets.

This is great news. But the real story is who is filling that space.

Global Capability Centres (wholly owned strategic units set up by multinational brands) drove over 40% of all office leasing last year, up from 36% in 2024 and 25% in 2020. These are no longer the basic back-office cost centres. Today's GCCs run AI development, product engineering, financial risk modelling, and R&D for some of the world's largest corporations.

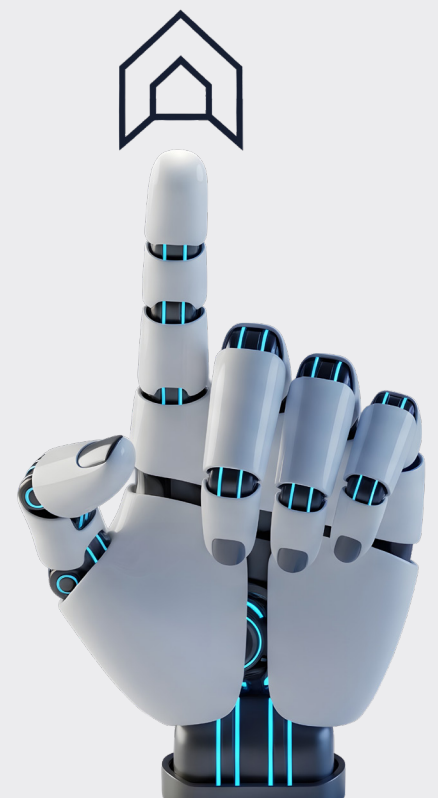
India's 1.5 million annual STEM graduates and grade A office rents at under USD 1/sq ft/month

make the country's proposition more attractive, and hard to match anywhere else. Bengaluru leads with 875+ centres, but Hyderabad, Pune, and Chennai are together capturing 64% of GCC leasing in 2025. Pune alone posted 63% growth in net absorption year-on-year. Tier 2 cities like Kochi, Jaipur, and Indore are now attracting satellite GCC offices too. Industry reports project 2,400 GCCs employing 2.8 million people in India by 2030 — making this one of the most durable demand stories in Asian real estate.

For residential investors, the trend is clear: micro-markets near GCC employment hubs consistently outperform on both price appreciation and rental yield. Case

in point, Manesar and Sonipat are now the star performers in the NCR.

Reach out to Team Save Max for more information and help with your real estate needs.



# Gurugram Q1 2026 Market Watch

## Delhi NCR Launches Adjust

Delhi NCR recorded **9,677 new residential units** in Q1 2026, down **32% QoQ** but up **26% YoY**. Gurugram led with a massive **73% share**, followed by Greater Noida (23%) and Noida (4%). Peripheral corridors such as **Manesar and Dwarka Expressway** drove the frenzied activity, marking this as the **strongest Q1 in over a decade**.

## Mid-Segment Leads Supply

Mid-segment units dominated Q1 launches at **61% share**, followed

by high-end (32%) and luxury (7%). Supply expansion due to strong **end-user demand and affordability**, with key activity in Manesar, Yamuna Expressway, and Dwarka Expressway.

## Price Trends See Correction

Q1 weighted average launch price stood at **INR 14,400 per sq ft**, down **8% QoQ** and **18% YoY**. The decline reflects **higher mid-segment share and pricing recalibration** by developers. Long-term price trajectory remains stable across key NCR markets.

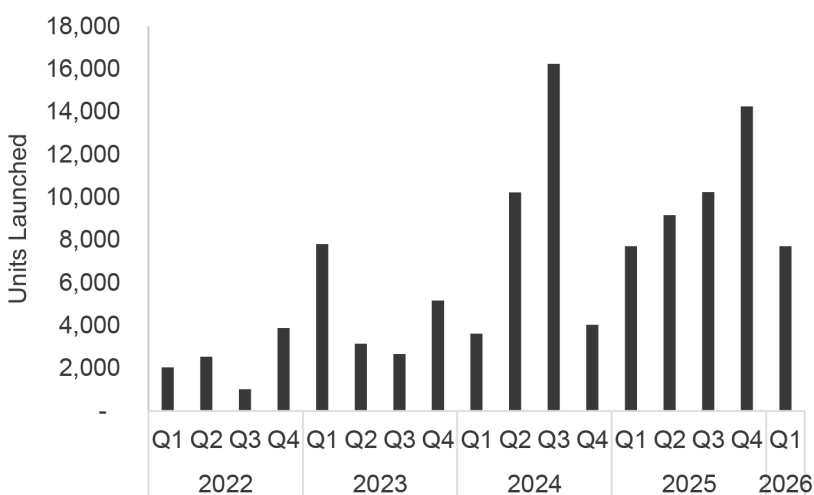
## Gurugram Micro-Market Overview

Gurugram remains the primary supply hub, contributing nearly three-fourths of NCR launches. Growth is led by Dwarka Expressway, Manesar, and New Gurgaon, supported by infrastructure upgrades and improved connectivity. Mid-segment expansion continues alongside resilient luxury demand, reinforcing Gurugram's dominance.

## Gurugram Projects Spotlight

Standout projects span both tiers. Smart World Nature's Court in Manesar (mid-to-luxury 2.5 & 3 BHK with lakeside amenities, NH-48 access), Adani Auralis in Sector 67 delivers premium villas near Golf Course Extension in a high-end style. Others, such as M3M Sector 71 (3-4 BHK), ELAN Empire Sector 84 (luxury with metro/pools), and Sun City Monarch Sector 78/82 (ultra-luxury towers), fuel Dwarka Expressway demand across segments. New entrant Sobha Crescent further adds to premium offerings, highlighting strong developer confidence and diversified demand.

### RESIDENTIAL UNIT LAUNCHES



Data sourced: MarketBeat Delhi NCR Residential Q1 2026, Cushman & Wakefield

## New Launches Overview



**7,064** Units Launched

- ▶ **73% of NCR's** Total Supply
- ▶ NCR Total: **9,677** Units

### Mid-Segment Capital Value

- ▶ Strong End-User Demand
- ▶ High Activity in Peripheral Corridors
- ▶ Competitive Pricing

**INR 10,000 – 18,000** per sq ft



### Luxury Capital Value

- ▶ Premium Gated Communities
- ▶ High-End Amenities
- ▶ Investment Driven Demand

**INR 26,750 – 60,000+** per sq ft



### Weighted Average Launch Price (Delhi NCR)

- ▶ Strategic Price Correction
- ▶ Demand Shift to Mid-Segment

**INR 14,400** per sq ft





**SAVE MAX**

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