

Ultra-rich splurged ₹7,186 cr on 51 luxury homes in 2025

BS REPORTER
Mumbai, 2 January

India's ultra-wealthy spent over ₹7,186 crore buying just 51 luxury homes in 2025, highlighting the growing size and strength of the country's ultra-luxury housing market.

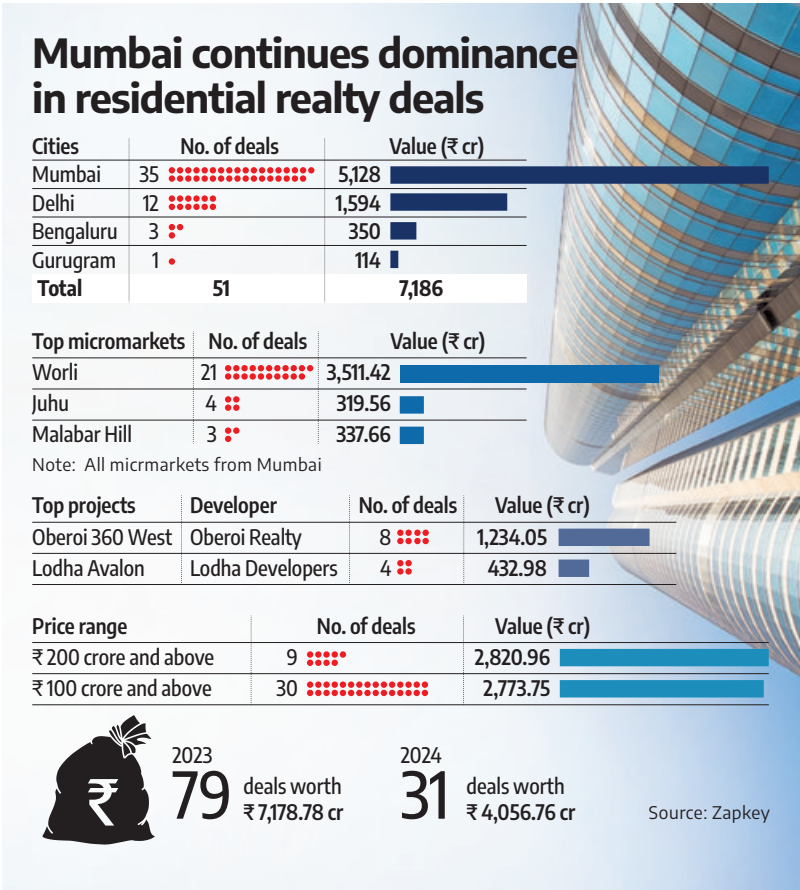
According to an analysis by real estate data analytics firm Zapkey, Mumbai continued to dominate the ultra-luxury housing market, accounting for 35 of the 51 deals, with a total transaction value of around ₹5,128.12 crore.

Meanwhile, Delhi NCR held its ground with 12 high-value transactions primarily in the Lutyens zone. While Mumbai bought vertical palaces, Delhi spent over ₹1,594.11 crore, mostly on independent bungalows in areas like APJ Abdul Kalam Road and Golf Links. Gurugram and Bengaluru accounted for one and three deals, respectively.

Within Mumbai, Worli emerged as the clear standout, accounting for 21 of the top 51 deals. The neighbourhood has steadily cemented its position as the preferred address for India's billionaire class. Of the top 51 transactions, nine crossed the ₹200 crore mark in 2025. As many as 30 residential deals exceeded ₹100 crore, reflecting sustained appetite among high-net-worth individuals for large, high-quality homes in prime locations.

Among individual projects, Oberoi 360 West in Worli recorded the highest number of ultra-luxury transactions, with eight deals featuring in Zapkey's top list, the most for any single residential development in 2025.

In 2023, premium houses worth ₹7,178.78 crore were bought across 79 transactions, according to Zapkey. Meanwhile, in 2024, luxury houses



worth ₹4,056.76 crore were sold across 31 deals.

Ultra-luxury housing is booming in India amid a rise in wealth, shifting buyer preferences for enhanced lifestyles, particularly post Covid-19, and investor confidence. Developers, too, are responding accordingly by creating differentiated offerings with enhanced amenities. Cities like Mumbai (specifically pockets like Worli, Juhu, and Malabar Hill) and Delhi-NCR (including Gurugram) are dominating the demand for these exclusive residences.

TECHDIGEST mybs.in/tech

Samsung unveils Freestyle+ projector

Samsung has unveiled the Freestyle+ portable projector. The upgraded model offers improved brightness along with AI-powered features such as automatic image adjustment based on surroundings and output optimisation according to wall colour. It also runs on Samsung's smart TV platform.



Kingston Dual Portable SSD launched

Kingston has launched its Dual Portable SSD with both USB-A and USB-C connectors for easy file transfers across devices. It offers up to 2TB storage, 1,050MB/s read speeds, and support for Windows 11, macOS, Linux, Chrome OS, Android and iOS.



TRUHOME FINANCE LIMITED

(Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; **Tel:** 1800 102 4345 • **Website:** <http://www.truhomefinance.in>

Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 20.01.2026 between 11:00 a.m. to 12:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagars	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
Loan No. SHLHJIPR0003174 1. MRS. MAMTA MISHRA W/O MUKUL MISHRA (Borrower) 2. MR. MUKUL MISHRA S/O PRABHAKAR MISHRA (Co-Borrower) Address- Khasra no. 56, Shubh Avanaa, Rampura, Jaisinghpura Road, Near Alfa Bal Academy School, Mansarovar, Jaipur (Raj.)- 302026	Rs.2830640/- as on dated. 12-03-2025 under reference of Loan Account No. SHLHJIPR0003174 along with further interest as mentioned hitherto and incidental expenses, costs etc. Date of Demand Notice – 12.03.2025 Date of Physical Possession – 22.11.2025 Date of NPA – 05.03.2025	Rs.2750000/- (Rupees Twenty Seven lakh Fifty Thousand Only) Bid Increment: Rs.10,000/- (Rupees Ten Thousand Only)and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs. 275000/- (Rupees Two lacs Seventy Five Thousand Only) Last date for submission of EMD : 19 Jan, 2026. Time 10 a.m. to 05 p.m.	20- JAN- 2026 Auction Time: 11.00 P.M. to 12.00 p.m.	Rajesh Choudhary 9460117810 Debiyoti 9874702021 Property Inspection date-12-01-2026 Time- 10.00 a.m. to 05.00 p.m.

Description of Property

Flat no. 207, 2nd Floor, Situated at- Avana, Khasra no. 56, Village- Narottampura, Sanganer, Jaipur (Raj.) Area of the Property- Super build up area- 1090 sq. Feet.
Bounded- East- Road 18 mtr, West- Road 9 mtr, North- Other land, South- Other land,

1) For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.
2) The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.

Place : Jaipur
Date : 03-01-2026

Sd/- Authorised Officer- Truhome Finance Limited (Formerly Shriram Housing Finance Limited)

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Business Standard

Insight Out

The living mountains

NEHA BHATT

The best book lists of 2025 are now well and truly everywhere, an eye-watering array of colourful literary candy, like a forest in full bloom, making you wish you had managed to read just a few more this year. Acclaimed author Anuradha Roy's first work of non-fiction would be a worthy addition to anyone's holiday reading.

Twenty-five years ago, Roy and her husband, both of whom work in publishing, left Delhi to build a quiet life in the hills of Ranikhet, having stumbled upon a crumbling cottage on the estate of their publisher friend Ravi Dayal. They bravely set out to bring it back to life, despite all manner of creatures, missing carpenters, and the slow pace of the hills.

Called by the Hills is a fine collection of personal essays that carries a misty Himalayan lightness, offering an escape from the year's heaviness. For anyone who has even fleetingly considered a home in the mountains, here's an intimate portrait, featuring the peaks and troughs of a life lived there. In turns, wry, gentle, and moving, Roy strings together these fragments in evocative prose, as the couple learns to negotiate a tricky and enchanting terrain as permanent residents.

This is a handsomely produced hardback, with the author's own artwork punctuating chapters. A collection of beautiful colour postcards and bookmarks featuring her watercolour paintings come tucked into an envelope attached to the back cover. A portrait of the modest, red-roofed white cottage on a sloping hill on the cover is where the heart of the book resides, and what follows are glimpses of luminous snow peaks stretching across the sky, mountain dogs striking a pose, birds aflutter, and flowers of every kind in bloom.



BOOKS & IDEAS

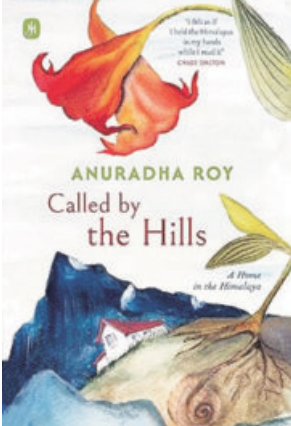
Though not a trained artist, Roy's artwork is an immediate draw, as it invites you to visualise a place in time long before you take in the words.

It was during the pandemic that Roy's fiction publisher, Christopher MacLehose, suggested she write a book on the Himalayas, "specifically its flowers so that imprisoned readers could wander in imagined gardens far away," she writes. It certainly succeeds in doing that, and more.

Although the author does not consider herself a botanical expert, she has a keen eye, a sharp ear, and a deep curiosity for the flora surrounding her in the hills. The book, though, is a far more expansive literary excursion than initially intended, as Roy found she could "not separate the garden from all that went on around it".

And so we get lived-in tales about not just botanical experiments, but the vibrant fauna — freely roaming leopards, unwelcome leeches, all variety of bird calls, friendly dogs — as well as the experience of city people finding their feet in the natural world, and the chilling effects of global warming on the ecology.

Roy's lens highlights micro moments, with days moving in slow motion. She also writes about growing up as the child of a geologist, spending long stretches in tents, an experience that instilled in her a life-long resolve never to sleep in one again.



Called by the Hills: A Home in the Himalaya
Written by Anuradha Roy
Published by Hachette India
166 pages, ₹999

Each chapter works as a piece of studied reflection, a deft patchwork of memories and learnings. In "Accidental Lodging", Roy takes us behind the scenes of the reconstruction of her home, at a time when the internet was "stuff of fantasy" and mobile phones had not made their way up the mountains. In the amusing "The Ancient", she ventures into character study, specifically of Ama, who came with the house, a knowing, sometimes unnerving presence, hovering over Roy as she worked on her garden. Many chapters feature the surrounding community into which the author gradually finds herself embedded — over flowers, jams, books, and conversations — from local shop owners, quirky neighbours, to well-regarded scholarly folk. Dogs, the writing life, books on mountains are threads that run through the book.

Living in nature, Roy is also confronted with questions of existence and ecosystems, with seasons increasingly muddled, snow peaks balding, human-wild conflicts rising. She considers what it means to be a presence there but not interfere with natural systems, such as the implications of hanging artfully-made, lovingly-filled bird feeders, something naturalists caution her against. The dilemma unsettles her, but she understands, even as she watches the birds disappear after the winter party — shortening each year — comes to an end. Her role as witness — and storyteller — stands strong.

The reviewer is an independent journalist

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PUBLIC ANNOUNCEMENT



(Please scan this QR code to view the Draft prospectus)



FLY-HI MARITIME TRAVELS LIMITED

(formerly known as Fly-Hi Maritime Travels Private Limited)
CIN: U63030DL2021PLC387367

Our Company was originally incorporated as a Private Limited Company under the name of **"Fly-Hi Maritime Travels Private Limited"** on September 29, 2021 under the provisions of the Companies Act, 2013 with the Registrar of Companies, Central Registration Centre. Further our Company was converted into Public Limited pursuant to resolution passed by our shareholders at Extra ordinary general meeting held on December 05, 2025 name of our company was changed from **"Fly-Hi Maritime Travels Private Limited"** to **"Fly-Hi Maritime Travels Limited"** and a fresh Certificate of Incorporation pursuant to conversion into Public Limited dated December 08, 2025 issued by the Registrar of Companies, Central Processing Centre. The CIN of our Company is U63030DL2021PLC387367. For details of incorporation, change of registered office of our Company, please refer to the section title **"History and Corporate Structure"** on page no. 164 of this Draft Prospectus.

Registered Office: SF-04, 2nd Floor, Vasant Square Mall, Vasant Kunj, New Delhi- 110070
Telephone: +91- 9152110080; **Website:** www.fhmtravels.in **E-mail:** cs@fhmtravels.in
Contact Person: Ms. Renu Agrawal, Company Secretary and Compliance Officer

OUR PROMOTERS: MR. JITENDRA KUMAR NEGI AND MR. MRIDUL DILIP SINGHVI

DETAILS OF THE ISSUE

INITIAL PUBLIC ISSUE OF UP TO 52,50,000 EQUITY SHARES OF FACE VALUE OF ₹5/- EACH OF FLY-HI MARITIME TRAVELS LIMITED FOR CASH AT A ISSUE PRICE OF ₹ [a]/- PER EQUITY SHARE (INCLUDING A PREMIUM OF ₹ [a]/- PER EQUITY SHARE) ("ISSUE PRICE") AGGREGATING UP TO ₹ [a] LAKHS COMPRISING OF FRESH ISSUE OF UP TO 42,50,000 EQUITY SHARES AGGREGATING TO ₹ [a] LAKHS ("FRESH ISSUE") AND AN OFFER FOR SALE OF UP TO 10,00,000 EQUITY SHARES BY MR. JITENDRA KUMAR NEGI ("SELLING SHAREHOLDER") AGGREGATING TO ₹ [a] LAKHS ("OFFER FOR SALE") ("THE ISSUE") AND UP TO [a] EQUITY SHARES AT AN ISSUE PRICE OF ₹ [a] PER SHARE AGGREGATING TO ₹ [a] LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY MARKET MAKER ("MARKET MAKER RESERVATION PORTION"). THE ISSUE LESS THE MARKET MAKER RESERVATION PORTION I.E. ISSUE OF UP TO [a] EQUITY SHARES OF FACE VALUE OF ₹ 5/- EACH AT AN ISSUE PRICE OF ₹ [a] PER EQUITY SHARE AGGREGATING TO ₹ [a] LAKHS ("NET ISSUE"). THE ISSUE AND THE NET ISSUE WILL CONSTITUTE [a]% AND [a]% OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY. PLEASE REFER TO SECTION TITLED **"TERMS OF THE ISSUE"** BEGINNING ON PAGE NO. 241 OF THIS DRAFT PROSPECTUS.

The Issue is being made through the Fixed Price Method In terms of Rule 19(2)(b)(i) of the SCRR this Issue is being made for at least 25% of the post-Issue paid-up Equity Share capital of our Company. This Issue is being made through Fixed Price process in accordance and compliance with Regulation 229(1) of Chapter IX and other applicable provisions of SEBI ICDR Regulations, wherein a minimum 50% of the Net Issue is allocated for Individual Investors and the balance shall be offered to individual investors who applies for minimum application size and other investors including body corporates or institutions. Provided that the unsubscribed portion in either categories may be allocated to applicants in the other category. For further details please refer the section titled **"Issue Structure"** beginning on page no. 250 of this Draft Prospectus. All potential investors shall participate in the Issue only through an Application Supported by Blocked Amount ("ASBA") process providing details about the bank account which will be blocked by the Self-Certified Syndicate Banks ("SCSBs") for the same. Further pursuant to SEBI circular bearing no. SEBI/HO/CFD/DIL2/CIR/P/2019/76 dated June 28, 2019, for implementation of Phased II for UPI facility, which is effective from July 01, 2019, all potential Bidders (except Anchor Investors) are required to mandatorily utilize the Application Supported by Blocked Amount ("ASBA") process providing details of their respective ASBA accounts or UPI ID (in case of IIs), in which the corresponding Application Amounts will be blocked by the SCSBs or under the UPI Mechanism, as applicable. For details, please refer chapter titled **"Issue Procedure"** beginning on Page no. 253 of this Draft Prospectus. A copy of the Prospectus will be filed with the Registrar of Companies as required under Section 26 of the Companies Act, 2013.

THE ISSUE PRICE IS [a] TIMES OF THE FACE VALUE OF EQUITY SHARES

This public announcement is being made in compliance with the provisions of Regulation 247(2) of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("SEBI ICDR Regulations") to inform the public that our Company is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to undertake initial public offering of its Equity Shares pursuant to the Issue and has filed the Draft Prospectus dated December 31, 2025 which has been filed with the SME Platform of BSE Limited ("BSE SME" or "BSE"). In relation to above, the Draft Prospectus filed with BSE shall be made available to the public for comments, if any, for a period of at least 21 days, from the date mentioned below by hosting it on the respective websites of the Stock Exchange i.e., BSE at www.bseindia.com, website of the Company at www.fhmtravels.in and the website of the Lead Manager to the Issue at www.corporatemakers.in. Our Company hereby invites the members of the public to give comments on the Draft Prospectus filed with BSE with respect to disclosures made in the Draft Prospectus. The members of the public are requested to send a copy of their comments to BSE and /or to the Company Secretary and Compliance Officer i.e., cs@fhmtravels.in of our Company and /or the Lead Manager of the issue at their respective addresses mentioned herein below in relation to the issue on or before 5:00 pm. on the 21st day i.e. 21 days from the date of filing of Issue Document with SME Platform of BSE Limited ("BSE SME").

Investment in Equity and Equity-related securities involve a degree of risk and investors should not invest any funds in this issue unless they can afford to take the risk of losing their investment

Investors are advised to read the risk factors carefully before taking an investment decision in this issue. For taking an investment decision, investors must rely on their own examination of the issuer and this Issue; including the risks involved. The Equity Shares have not been recommended or approved by the Securities and Exchange Board of India ("SEBI"), nor does SEBI guarantee the accuracy or adequacy of the Draft Prospectus. Specific attention of the investors is invited to the statement of **"Risk Factors"** given on page no. 34 of the Draft Prospectus. Any decision to invest in the Equity Shares described in the Draft Prospectus may only be made after the Prospectus has been filed with the RoC and must be made solely on the basis of such Prospectus as there may be material changes in the Prospectus from the Draft Prospectus.

The Equity Shares, when offered, through the Prospectus, and proposed to be listed on the SME Platform of BSE Limited ("BSE SME or BSE"). For details of the main objects of our Company as contained in its Memorandum of Association, see **"History and Corporate Structure"** on page 164 of the Draft Prospectus.

The liability of the members of our Company is limited. For details of the share capital, capital structure of our Company, the names of the signatories for the Memorandum of Association and the number of shares of our Company subscribed by them of our Company, please see **"Capital Structure"** beginning on page 72 of the Draft Prospectus.



CORPORATE MAKERS CAPITAL LIMITED

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Telephone: 011 41411600
Email: info@corporatemakers.in;
Website: www.corporatemakers.in
Investor Grievance Email: compliance@corporatemakers.in;
Contact Person: Mr. Rohit Pareek/ Mr. Pawan Mahur
SEBI Registration Number: INM000013095
CIN: U65100DL1994PLC063880



KFIN TECHNOLOGIES LIMITED

CIN: L72400MH2017PLC444072
Selenium Tower-B, Plot 31 & 32, Gachibowli, Financial District, Nanakramguda, Serili Ngampally, Hyderabad – 500 032
Tel No.: +91 40 6716 2222/ 18003094001 | **Email Id:** flyhi ipo@kfin.tech
Investor Grievance Email Id: einward.ris@kfin.tech
Contact Person: Mr Murali Krishna
Website: www.kfin.tech
SEBI Registration No.: INR000000221

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed in the Draft Prospectus

For Fly-Hi Maritime Travels Limited
On behalf of the Board of Directors
Sd/-

Renu Agrawal
Company Secretary and Compliance Officer

Fly-Hi Maritime Travels Limited is proposing, subject to receipt of requisite approvals, market conditions and other considerations, to make an Initial Public Offer of its Equity Shares and has filed the Draft Prospectus with BSE on December 31, 2025. The Draft Prospectus shall be available on the website of the BSE at www.bseindia.com and is available on website of the Company i.e. www.fhmtravels.in, website of the Lead Manager to the issue i.e. Corporate Makers Capital Limited at www.corporatemakers.in. Potential investors should note that investment in Equity shares involves a high degree of risk and for details relating to such risks, please see the section entitled **"Risk Factors"** on page no. 34 of the Draft Prospectus and the details set out in the Prospectus, when filed. Potential investors should not rely on the Draft Prospectus for making any investment decision

The Equity Shares offered in the Issue have not been and will not be registered under the U.S. Securities Act, 1933 (the **"U.S. Securities Act"**) or any state securities laws in the United States, and may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold only outside the United States in offshore transactions in reliance on Regulations and the applicable laws of the jurisdiction where those offer and sales occur. There will be no public offering of the Equity Shares in the United States.