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How do you look at the evolving trends in the luxury housing segment?

India's luxury housing segment is undergoing a decisive transformation, fuelled by discerning homebuyers seeking exclusivity, superior design, and world-class engineering. Capacit'e Infraprojects Ltd, a leader in high-rise and super-high-rise construction, continues to play a pivotal role in shaping this evolution through its advanced engineering capabilities, precision-led execution, and association with the country's most prestigious developers.

What are the key factors pushing the demand for luxury residential projects?

Luxury housing has moved far beyond niche status. Location remains the strongest value driver, with buyers prioritising premium neighbourhoods that offer familiarity, safety, and long-term desirability.

In Mumbai, demand continues to accelerate for sea-facing sky bungalows and high-rise residences offering privacy, elevated amenities, and iconic views. While in Delhi-NCR, golf-course-facing condominiums have emerged as the new benchmark of luxury community living.

Capacit'e's close collaboration with leading developers reinforces a clear trend—today's luxury buyer expects curated experiences, intelligent design, advanced façade technologies, and seamless services supported by robust engineering.

The surge in luxury residential demand is primarily led by:

- **Established neighbourhood preferences:** Homebuyers increasingly prefer to upgrade within their familiar micro-markets.
- **Premium redevelopment:** Developers are responding by launching upscale projects that elevate design, comfort,

and technology without altering a buyer's trusted environment.

This preference for hyper-local upgrading is significantly expanding demand in premium corridors across metros.

How are you focusing on quality construction and time-bound execution?

Quality and timelines are non-negotiable priorities at Capacit'e. Its integrated delivery model ensures complete lifecycle control. Our key execution enablers include:

- A dedicated QA/QC cell managing mix designs, material tests, formwork, and finishes
- A strong Plant & Machinery division ensuring uninterrupted operations
- Advanced formwork and cycle-time optimisation for accelerated floor-wise construction
- Real-time digital ERP-based monitoring for procurement, cost, and variance control
- End-to-end coordination from design to delivery, ensuring seamless execution

This disciplined approach has enabled the company to consistently deliver premium residential towers on schedule with benchmark quality.

How do you look at the market of luxury real estate in the future?

India's luxury housing sector is set for sustained long-term growth as homebuyers increasingly view premium residences as an expression of identity, comfort, and global lifestyle standards.

Capacit'e's landmark projects consistently achieve top-tier pricing benchmarks, reaffirming the market's preference for developments that deliver superior build quality, engineering excellence, and thoughtful design. ■