

# SUKHRAJ NAHAR TO STEER MCHI WITH CARES

*SUKHRAJ NAHAR took charge as CREDAI-MCHI's 18th President in the presence of CM Devendra Fadnavis, unveiling Mission CARES to shape Mumbai's real estate future.*



CREDAI-MCHI's 18th Change of Guard inauguration with the ceremonial lamp lighting in the presence of Hon'ble Chief Minister of Maharashtra, Devendra Fadnavis





Unveiling The Mission CARES Manifesto during CREDAI-MCHI's 18th Change of Guard

**O**n the eve of Independence Day, a contingent of the Mumbai Metropolitan Region (MMR)'s real estate developers gathered at the Jio World Centre to usher in Sukhraj Nahar as the 18th President of CREDAI-MCHI, their apex body, during the change of guard ceremony. The ceremony conferring the Nahar group chairman of the 2025-2027 Presidency was attended by the Honorable Chief Minister of Maharashtra, Shri Devendra Fadnavis, along with prominent Past Presidents, the current administrative team and other key members of CREDAI-MCHI.

### An emerging Zeitgeist

In keeping with tradition, the event began with a lamp-lighting ceremony, symbolically passing the proverbial torch from Dominic Romell, Director of Romell Group, to Sukhraj Nahar and igniting the visionary path of urban transformation within Mumbai's real estate community. Dominic Romell's 2023-2025 tenure as president was marked by several key initiatives, including the Ease of Doing Redevelopment report and strong advocacy for affordable housing and tax incentives. These actions were aligned with the core principles of Mission GROWTH, which stands for Green Construction, Reform, Opportunity to build a New India, Women Empowerment, Transparency, and Housing for All. Nahar's upcoming Mission CARES appears to be a rejuvenated successor initiative of Romell's Mission GROWTH, which encountered obstacles such as transfer of environmental clearance authority from State SEIAA to Central MoEFCC for housing projects within five kilometres of Eco-sensitive zones.



MCHI CARES Unveiling by Hon'ble Maharashtra Chief Minister Devendra Fadnavis

### Mission CARES An ambitious initiative

Central to the ceremonial appointment of Sukhraj Nahar as President of CREDAI-MCHI was the launch of the Mission CARES Manifesto, an initiative pledging to transform the real estate culture in Maharashtra and India through responsibility, resilience, and regeneration. It calls for a collaborative approach among the government, civil society, and developers within the

urban ecosystem to promote sustainable urban planning.

The CARES framework is built upon five core pillars that guide the organisation's commitments for 2025-2027:

- Compassion through CSR and social welfare for construction workers, women, children, and underserved communities.

- Affordability in Housing through policy reforms and innovative development models.

- Reforestation & Urban Greening to offset the carbon impact of construction and improve city liveability.

- Empowerment through PropTech to drive transparency, digital transformation, and economic growth.

- Skilling of 10,000+ workers annually to power India's infrastructure boom

with capable hands and secure livelihoods.

The five pillars are closely aligned with India's national vision—Housing for All, Skill India, Digital India, and Net Zero 2070—and play a direct role in advancing multiple UN SDGs.

**Shri Devendra Fadnavis,**  
Hon'ble Chief Minister of Maharashtra, addressing the gathering





## Recognition from Key Policymakers

Notable political and administrative figures attended the inauguration of Sukhraj Nahar's presidency. They also expressed their support for the Mission CARES Manifesto.

**Shri. Devendra Fadnavis, Hon. Chief Minister of Maharashtra**, in the event, expressed what an "indispensable partner" CREDAI-MCHI family had been in shaping Mumbai's real estate future. He stressed on the collaborative efforts of the developers and the government in spearheading the country's most successful RERA implementation, improving business facilitation and creating the Mumbai Development Plan. "Today, Mumbai stands at the cusp of a massive transformation — from Asia's largest urban renewal at



Dr. Bhushan Gagrani, Municipal Commissioner of the Brihanmumbai Municipal Corporation (BMC)



Rushi Mehta, Secretary, CREDAI-MCHI

BDD Chawls to slum-free, technology-driven redevelopment, and the creation of the Third and Fourth Mumbai as new economic growth engines," he said. Envisioning Mumbai as an upcoming Innovation City, he opined that with world-class infrastructure, high speed connectivity, we have a once-in-a-generation opportunity to build cities that rival global hubs like Dubai." Over the next 10 years, we can transform Mumbai and the MMR into a global benchmark for urban living. The government is fully committed to working hand-in-hand with the real estate sector to make this vision a reality."

**Mr. Dominic Romell, Immediate Past President, CREDAI-MCHI** extended his full support to the new leadership. He said, "Over the last two years, we've set the stage for deeper collaboration between government bodies, developers, and civil society. I am confident that under Mr. Nahar's leadership, CREDAI-MCHI will now scale new heights—not just in construction, but in conscience as well." Entrusting his



Domnic Romell, Immediate Past President, CREDAI-MCHI

responsibilities to his successor, Mr. Romell further stated, "Our tenure was about turning challenges into opportunities and building a more transparent, inclusive ecosystem. Mission CARES is the natural evolution of that journey — a moral compass for the next era of real estate, ensuring that growth and responsibility go hand in hand."

**Mr. Dhaval Ajmera, outgoing Secretary of CREDAI-MCHI**, highlighted how developers embody the role of healers and emphasized the importance of collaborative efforts within the urban ecosystem. "Mission CARES is not just a vision — it is a call to action for governments, civil society, and every stakeholder in the urban ecosystem to create a future where development is measured by the dignity, equity, and sustainability it brings. Real change in our sector comes from consistent, well-calibrated policy interventions. Mission CARES strengthens our resolve to embed inclusion, green growth, and technology adoption into the governance framework, ensuring that ambition transforms into action."



Domnic Romell passes the Change of Guard baton to Sukhraj Nahar in the presence of Hon'ble Maharashtra Chief Minister Devendra Fadnavis





## A Word from the Incoming Committee

Speaking on his vision for 2025 - 2027, **Sukhraj Nahar, President of CREDAI-MCHI**, emphasized that the real estate sector must lead not by scale, but by soul. He shared, "Our sector has always built Mumbai's skyline. Now, we must also build its soul. Mission CARES is our declaration to the government, home buyers, and our own conscience—that we will develop with empathy, digitise with purpose, green our cities with urgency, and ensure every home is accessible and dignified. This is a pivotal moment to move beyond rhetoric and deliver real, measurable impact."

**Rushi Mehta, Secretary, CREDAI-MCHI** asserted, "The real estate sector touches lives in every square foot it creates. We are not just asking the government to act—we are showing them that the industry is ready to co-create better policies, embrace tech, and uplift every worker, homebuyer, and citizen. Mission CARES represents CREDAI-MCHI's renewed commitment to building with compassion, ensuring access for all, restoring green spaces, driving economic growth through innovation, and skilling the workforce that shapes the region's skylines. The five pillars will guide all member initiatives over the next two years."

Reflecting on the fact that Mumbai developers pay high approval costs (₹54,221 per square meter), which comprise 35%–40% of the total project cost and effectively act as an obstacle to affordable housing, **Keval Valambhia, Chief Operating Officer of CREDAI-MCHI**, declared, "At CREDAI-MCHI, we are pushing for single-window



Dr. Niranjan Hiranandani with other dignitaries at the Change of Guard Ceremony



Sukhraj Nahar, President of CREDAI-MCHI, sharing his vision for MMR's future growth

clearances, rationalized premiums, and tech-led approvals. Prop Tech will enable AI-driven project tracking and blockchain-backed compliance, making the process faster and more transparent. The shift from paperwork to real-time systems is critical. Every

rupee saved in friction is a rupee that builds scale, trust, and better homes. Because at the end, building better homes is about building a stronger India together."

## Forging the Road Ahead

CREDAI-MCHI's Change of Guard 2025-2027 emphasises a new journey forward— one that not only prioritises the present but also future generations. The new committee leading its 2200 members has designed a determined blueprint for the next 24 months. To accelerate innovation, 70% of its member developers will establish at least one Prop Tech. Affordable housing being a priority, they plan to build 10,000+ homes through member projects by 2026. Striving to empower people, they plan to mentor 10,000 construction workers across MMR. With an openness to policy reform, the committee will consult with the state to bring greater balance to development premiums and stamp duties. Finally, the reforestation agenda aims to plant 1 million trees across 50 urban zones by 2026.