

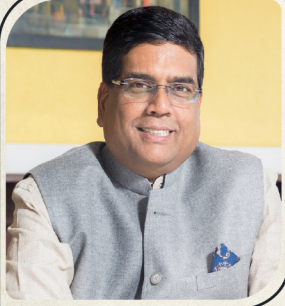
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Sarveshaa SB Chairman & Managing Director, BHADRA Group

particularly in South-West Bengaluru. These investments are reshaping how the city expands and where future residential demand will emerge. What is equally encouraging is the maturity of today's market. Homebuyers are more informed, investors are more discerning and developers are expected to deliver far beyond construction. I believe Bengaluru is entering one of the most significant phases in its urban evolution, presenting exceptional opportunities for developers who build with vision, responsibility and lasting value.

What qualities do you believe are essential for building a successful real estate company in today's dynamic market?

Real estate is fundamentally a business of trust. Credibility creates enduring value and distinction. In today's environment, success is determined by the quality of projects, leadership, governance and execution working together with consistency and clear purpose. Every decision, from land acquisition and financial planning to engineering, customer engagement and project delivery must reflect consistency and accountability. At BHADRA Group, our debt-free philosophy has allowed us to grow with independence and discipline, enabling long-term decisions without compromising quality. Ultimately, organisations that endure are those that build confidence as carefully as they build homes.

What has been the most valuable leadership lesson you've learned throughout your entrepreneurial journey?

One of the most valuable lessons leadership has taught me is that conviction must always be supported by preparation and disciplined execution. Leaders are often required to recognise opportunities long before they become obvious to the market. That conviction, however, must be grounded in research, market understanding and the courage to make long-term decisions.

Kindly share your perspective on the current scenario of the real estate sector in South India, with particular emphasis on Bengaluru. How do you foresee the future of Bengaluru's real estate market and the industry as a whole?

South India's real estate sector has entered a structural growth phase, driven by economic expansion, infrastructure investment and rapid urbanisation. Among all the southern markets, Bengaluru continues to set the benchmark because its growth is supported by a strong employment ecosystem, a diversified economy and sustained end-user demand.

The city's next phase of growth will increasingly be shaped by infrastructure. The expansion of the Metro network, the Bengaluru–Mysuru Expressway, the proposed second international airport and transformational developments such as the GBIT AI City are creating entirely new growth corridors,

Our decision to envision Codename PeakLife as Bengaluru's Tallest Residential Tower was based on our confidence in the long-term transformation of South-West Bengaluru through infrastructure-led growth. Equally important has been investing in people, systems and organisational culture, because enduring businesses are built from within. Long-term success is shaped by thoughtful decisions followed by unwavering commitment to delivering them well.

With your extensive experience in the industry, what advice would you like to share with investors, homebuyers, and other stakeholders in the current real estate market?

Real estate should always be approached with patience and a long-term perspective. For investors, infrastructure remains the most reliable indicator of sustainable value creation. Understanding where employment, connectivity and social infrastructure are converging often provides the clearest insight into tomorrow's growth corridors.

For homebuyers, the most important due diligence extends beyond location. A developer's track record, financial discipline, delivery history and commitment to quality are equally important indicators of long-term value. For the industry, this is an opportunity to raise standards in governance, engineering excellence and customer transparency. Markets consistently reward credibility over short-term optimism, and organisations that place trust and quality at the centre of their business will define the future of Indian real estate.

Beyond business, what are your hobbies or interests that help you unwind and maintain a healthy work-life balance?

Travel has always been an important part of my personal and professional growth. Every city I visit offers valuable lessons in architecture, urban planning, culture and the way communities interact with their built environment. These experiences continue to shape my perspective on creating developments that are relevant, enduring and people centric.

I believe the best ideas often emerge when we step away from our daily routines, observe the world with curiosity and remain open to diverse perspectives.



Codename PeakLife, Kengeri

Our decision to envision Codename PeakLife as Bengaluru's tallest residential tower was based on our confidence in the long-term transformation of South-West Bengaluru through infrastructure-led growth.